

**BURCOT & CLIFTON HAMPDEN
NEIGHBOURHOOD DEVELOPMENT
ORDER**

CONSULTATION STATEMENT

**Appendix 3 – Responses from Statutory
Consultees to the Regulation 21
Consultation**

Submission Version

Policy and Programmes

**HEAD OF SERVICE: HARRY BARRINGTON-
MOUNTFORD**



Contact officer: Ricardo Rios

08 November 2022

Burcot and Clifton Hampden Neighbourhood Development Order – Comments under Regulation 21 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Thank you for giving the Council the opportunity to offer formal comments on your draft Neighbourhood Development Order (NDO).

Having seen a complete draft, along with the supporting evidence documents, we are able to offer further advice under our duty to support neighbourhood plans. Our response focusses on helping the order meet the basic conditions as specified by the regulations.

To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section of the NDO, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft order meets the basic conditions.

Yours sincerely

Ricardo Rios
Planning Policy Team Leader (Neighbourhood)

Ref	Section	Comment/Recommendation
1.	Draft NDO - page 2	<p data-bbox="533 236 1980 304">Paragraph 2 under the heading ‘The Clifton Hampden and Burcot Neighbourhood Development Order’ states:</p> <p data-bbox="629 347 1928 379"><i>The NDO gives the community three main advantages over a standard planning application:</i></p> <ul data-bbox="725 384 1966 528" style="list-style-type: none"> <li data-bbox="725 384 1626 416">• <i>Profit generated from the development stays in the community</i> <li data-bbox="725 421 1966 489">• <i>The final decision to ‘make’ the order lies with the community, which means the community decides whether a development should be permitted, not the Local Authority</i> <li data-bbox="725 494 1756 528">• <i>Community led development in the Green Belt via an NDO is permitted.</i> <p data-bbox="533 568 2002 746">The first bullet point appears to list a benefit which is normally associated with Community Right to Build Orders (CRtBOs) rather than NDOs in general. Guidance on CRtBOs highlight that disposal of assets granted under a CRtBO must be used for the benefit of the community. Thus, in addition to granting planning permission, a CRtBO ensures that any proceeds can only be used for the benefit of the wider community.</p> <p data-bbox="533 791 2018 860">We recommend providing further explanation on the mechanisms used to ensure profit generate from the development will stay in the community.</p> <p data-bbox="533 903 1984 1007">As regards the third bullet point, it is not correct to state that ‘<i>Community led development in the Green Belt via an NDO is permitted</i>’ this fails to have regard to national planning policy on Green Belt. We recommend this bullet point is amended as follows:</p> <ul data-bbox="725 1050 1973 1153" style="list-style-type: none"> <li data-bbox="725 1050 1973 1153">• Community led development via an NDO is permitted not inappropriate in the Green Belt provided it preserves its openness and does not conflict with the purposes of including land within it. <p data-bbox="533 1198 1995 1302">The penultimate paragraph under the heading ‘Context of Submission’ refers to the neighbourhood plan period to 2034. As stated in our response to the neighbourhood plan consultation, we recommend the neighbourhood plan period is aligned with that of the South Oxfordshire local Plan to 2035.</p>

2.	Draft NDO - page 6	<p>The last bullet point in the section outlining the ‘Benefit directly generated through the NDO scheme’ states that safety Improvements on the bridge improving access to the Barley Mow and the car park, which is also the village carpark, will be funded from Community Infrastructure Levy (CIL). It is not clear if this is proposed to be funded by the parish council’s portion of CIL funds. In any case, such commitment, spending CIL funds, are outside the scope of an NDO. We recommend deleting this bullet point and adding a short paragraph after the list explaining the parish council’s position (e.g. its intention to use its portion of CIL funds generated by the development to deliver local infrastructure) acknowledging that the parish council’s decision on this matter would take place outside of the NDO process.</p> <p>The penultimate paragraph under heading ‘4. Statement of Community Involvement’ contains a typo - ‘or’ should be replaced by ‘of’.</p>
3.	Draft NDO - page 8	<p>We recommend removing the placeholder relating to the Regulation 23 Consultation as the process does not make provision for such updates. You could use this section instead to explain that representations submitted at this stage will be considered by an independent examiner. You could also highlight that the independent examiner will recommend changes to the order where this is necessary to address any concerns raised.</p>
4.	Draft NDO – Section 2. Description of the Order	<p>We have used this section to communicate the council’s overall views on specific elements of the proposed development.</p> <p>The council has previously provided detailed advice on the proposal through our pre-application service. We note that our advice has been published on the NDO website. The pre-application advice provided in 2019 (Ref: P19/S1012/PEJ) can be found here and the advice provided in 2021 (Ref: P21/S4383/PEJ) here.</p> <p>The council’s advice raised a wide range of issues considered relevant to the proposed NDO. We note the Qualifying Body has taken positive steps towards addressing the issues raised. However, there are issues that require further consideration.</p>

Principle of Development

The principle of development and the need to demonstrate very special circumstances is covered in detail in the council's pre-application advice. The council highlighted national planning policies on Green Belt in general and paragraph 148 of the National Planning Policy Framework in particular, which sets out: that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

We welcome the commissioning of a Greenbelt Assessment as it is important that proposals are supported by robust and proportionate evidence. The assessment contributes to the understanding of potential harm to the Green Belt, it also considers harm to the setting of nearby listed buildings and the conservation area (which are considered in more detail in the Statement of Significance and Heritage Impact Assessment). The Greenbelt Assessment concludes that development on the proposed sites would be less intrusive and could be visually contained reducing potential encroachment into the countryside. It also recognises that the proposed sites are the least successful at fulfilling the purposes of the Green Belt, from all the site options considered. It is important that the impact of the actual proposed development is explored further, drawing on your other evidence documents.

We recommend using this information to explain in your basic conditions statement (please also see comments 8 on very special circumstances and 10 on the basic conditions statement) the proposal's harm to the Green Belt and how this is outweighed by other considerations. This will be essential to demonstrate very special circumstances.

As mentioned in our pre-application advice, reducing the harm will assist in any harm being demonstrably outweighed by other considerations, constituting very special circumstances. Therefore, the quantum of development should be carefully considered. In the council's opinion, the quantum of development should be the minimum strictly necessary to meet demonstrable local needs and achieve the wider ambitions of the NDO.

Affordable Housing

The council has carefully considered the evidence documents supporting the proposed NDO including the Initial Viability Report (August 2022). At this stage, we are not satisfied that the provision of 40% affordable housing would be unviable.

The rationale behind the proposed affordable housing type and tenure is also not clear in the available information. The NDO Housing Needs Assessment Summary Report (August 2022) concludes that the updated Affordable Housing tenure mix published by the district council appears to be appropriate for Burcot and Clifton Hampden's needs. More information on tenure mix is provided below.

The council's Affordable Housing Development Team have provided the following comments:

The National Planning Policy Framework states that affordable housing provision will be sought on major development schemes of 10 or more homes, or a site of 0.5 hectares. In accordance with Local Plan Policy H9, the affordable housing provision will be 40% on any site within the district of South Oxfordshire.

For a site of 17 units this would equate to 6.8 affordable homes in accordance with the affordable housing mix below;

<i>Tenure mix</i>	<i>Percentage %</i>	<i>Number of units</i>
First Homes	25%	2
Social rent	35%	2
Affordable rent	25%	1
Home ownership	15%	1

Where the affordable percentage results in a part unit, a financial contribution will be sought on the part residential unit. The expectation would be for 6 units to be delivered on the site with a

commuted sum payable for the 'part' (0.8) unit. An appropriate commuted sum amount will be calculated upon request.

Affordable Housing mix

The council draws upon numerous data sources to inform the required affordable housing unit type mix, including the Oxfordshire SHMA and the council's Housing Needs Register data. The council works closely with its Registered Provider partners to continually monitor and ensure an appropriate mix is secured for those most in need. The unit mix set out in the table below reflects current demand based on these sources.

The demand for two-bedroom shared ownership properties is much higher than for one-bedroom properties. Therefore, the shared ownership mix may be more suitably delivered with a higher proportion of two- and three-bedroom properties, depending on location.

Unit types, sizes, and tenure mix

The site will be required to deliver 2 First Homes in line with the Government's First Homes guidance.

The table below sets out a suggested mix for the remaining 4 affordable housing units;

Unit size	A/R	S/R	HO
1b/ 2p mais	1	0	0
2b/4p hse	0	2	2
Total	1	2	2

Further discussion on an appropriate housing mix would be welcomed at the earliest opportunity.

It is preferable for the majority, if not all of the two-bedroom properties to be delivered as houses rather than flats as houses are considered more suitable for families needing rented accommodation and Registered Providers have advised that houses are more appropriate for shared ownership.

Where 1- or 2-bedroom flats are provided it is preferable that these units are delivered as maisonettes for housing management purposes, avoiding communal hallways and each unit having a direct entrance to the street.

Nationally Described Space Standards (NDSS)

The following minimum sizes are sought for each type of affordable unit:

Bedroom size	1 storey (flat/mais)	2 storey (house)
1bed/ 2 person	50 sqm	0
2 bed/ 4 person	70 sqm	79 sqm

Further guidance on building standards for the affordable housing units can be found under Policy H11 of the local plan.

Location of affordable housing

The affordable housing should be distributed evenly across the site and indistinguishable from the market housing.

Parking

Where possible, parking courts should be avoided with parking spaces provided either on-plot or adjacent to the properties.

All parking spaces on land that is to be transferred to the Registered Provider should be allocated to the individual affordable units and not marked as 'unallocated'.

Allocation of the affordable housing units

The affordable units will be allocated in accordance with the council's Allocations Policy.

We note that the space standards, location, and allocation of affordable housing are addressed in the Draft Section 106 Agreement.

Heritage

The councils Conservation and Design Team support the present draft for the NDO and welcome the evidence base submitted alongside it, especially in relation to heritage. They commented as follows:

We reiterate the pre-application advice given under reference number P21/S4383/PEJ. While we agree that the present proposal is unlikely to detrimentally impact the setting of nearby listed buildings, the change is much greater for the character of the Clifton Hampden conservation area. A not insignificant amount of private and public open space will be lost as a result of the proposed scheme which will impact the communal value associated with the conservation area as well as permanently alter its historic settlement pattern and density. We expect there will be some less than substantial level of harm which will need to be offset by public benefit, which the supplied evidence base appears to capture well. These will of course need to be scrutinised in greater detail throughout the process.

Landscape

The councils Landscape Officer has provided the following comments:

The paddocks (southern site)

Previous comments on the pre-application have largely been accommodated in the layout with buildings set back from the road in keeping with buildings to either side of the site. A grasscrete parking area and burial ground have been introduced between buildings and the road, these would

be largely screened from the road by the existing hedge, however some gapping up may be required and further tree planting; this area should be kept as informal as possible given the rural setting.

Whilst it is accepted that there are white houses in the vicinity, a more muted material such as brick for the 'farmhouse' would be less prominent. Has any assessment been carried out to check potential visibility of the new houses from the High Street, particularly in winter?

Proposed fencing to garden boundaries needs to be clarified on the landscape plans, avoiding the use of close board fences and using hedges as much as possible. A hoggin surface to paths within the orchard/ grassland and burial area would be preferable.

The allotments (northern site):

The tighter housing layout and relocated allotments (and burial area) compared to the pre-application scheme, with the northern field as open grassland are beneficial in terms of the effect on the openness of the Green Belt and maintaining rural character in the northern part of the site.

Overall, the landscape proposals are welcome, particularly the screening and subdivision of parking areas with tree, hedge and shrub planting and the inclusion of significant tree planting throughout the scheme and use of hedges as garden boundaries.

I do have some concerns about the proximity of the allotments to the houses and the lack of space for any tree planting to filter views from upper windows. Buffer planting should be included on the southern allotment boundaries as screening. The gravel finish to driveways and on plot parking will help to soften the hard surfaced areas.

Landscape and Visual Impact Assessment (LVIA)

A LVIA has been submitted with the revised proposals, this is a rather shortened version, for example it includes just one category of landscape impact and does not consider individual landscape impacts such as impacts on the character of the site or on the local landscape character

area, or impacts on physical attributes of the landscape such as vegetation, topography etc, or on perceptual qualities such as tranquillity, sense of place etc.

The assessment of views does not describe the changes to the view and magnitude of impact/ level of effect for each of the photographic viewpoints but makes general assessments. There are no tables setting out the effects. Therefore, it is not always clear how judgements have been determined and this should be addressed. However, I agree that the impacts are relatively localised and that the mitigation proposals can reduce these to an acceptable level.

Noise and Dust

The possibility of detrimental noise impacts for residents has been addressed in the council's pre-application advice.

The application site is likely to be adversely affected by traffic noise from the A415 (Abingdon Road) running adjacent to both sites.

The proposal will need to demonstrate via an environmental noise assessment and noise mitigation scheme that the site is suitable for the proposed development.

It is important to note that this is a very important issue, development proposals will not be acceptable if the noise climate does not meet the relevant guidelines. Furthermore, if acoustic mitigation or layout changes are required, this should be addressed as soon as possible.

The proposed development sites are also close to nearby existing residential properties and the applicant should consider and demonstrate their proposed means of controlling noise and dust adversely affecting these properties.

Drainage and Flood Risk

We note that the issues raised by the council in the pre-application advice have been addressed. In particular, the Flood Risk Assessment confirms that the applicant has obtained confirmation that an easement will be granted by the adjacent landowner for a connection to the off-site watercourse.

Energy and Low Carbon

Policy DES10 (Carbon Reduction) of the South Oxfordshire local Plan requires proposals to demonstrate a 40% carbon reduction over a 2013 Building Regulations baseline. The design of buildings should take a fabric first approach to reducing emissions and incorporate renewable energy technologies. This should include SAP calculations for each building.

We note that the NDO pre-submission material did not include an Energy Statement therefore we are unable to comment on the proposal's compliance with Policy DES10.

The council has produced an advice note to provide guidance on the application of Policy DES10. It includes information on the policy requirements; how the requirements should be met; what type of applications the requirements apply to; and when and how to demonstrate compliance. You can find the council's advice note here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/advice-note-on-policy-des10-carbon-reduction/>

Air Quality

As set out in the council's preapplication advice, due to the location and the size of the proposed development and the sensitivities within the area, we would request an Air Quality Assessment to be carried out to fully assess the air quality impacts of the development.

This must be in line with the Council's Air Quality Guidance for Developers document (available here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/environment-and-neighbourhood-issues/air-quality-2/air-quality/>), and include both mitigation and incorporate basic good practice design in order to help mitigate against the air quality impacts and the potential cumulative effects of piecemeal developments and to enable future proofing of the development as laid out in the guidance.

Land Contamination

The council's Environmental Protection Team provided the following comment:

I have considered the proposal from a contaminated land perspective and could not locate any additional information relevant to contaminated land submitted following my consultation response dated 7 February 2022 made in relation to planning preapplication reference P21/S4383/PEJ. I therefore have no further observations to add to the comments made previously.

These comments were as follows:

'I have considered the application from a contaminated land perspective and reviewed the following report...GIS Ltd Report On Ground Investigation at Land at Clifton Hampden, Oxon February 2021 Report No. S.5632. This report identifies a potential risk to the development from general arsenic contamination which will need to be addressed either through further site investigation, detailed quantitative risk assessment or remedial works.

Should this matter not be addressed beforehand then conditions can be imposed on any future planning consent to ensure that the arsenic land contamination risks are addressed.'

Developer Contributions

The proposal will be liable for Community Infrastructure Levy (CIL), except where relief applies. Legal agreements will be sought, including for the provision of affordable housing and contributions towards waste and recycling, waste management on site, and street naming and numbering. There will also be

		<p>financial contributions requested by Oxfordshire County Council in relation to education and transport improvements.</p> <p>We note these aspects have been addressed in the Draft Section 106 Agreement. Please note we are currently reviewing our Developer Contributions Supplementary Planning Document and our Community Infrastructure Levy (CIL) Charging Schedule. More information is available here: https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/spds-and-spgs/developer-contributions-spd/</p>
5.	Draft NDO – Section 5. The Surgery	<p>Page 2 - Limited Local Options</p> <p>This section states: “<i>Clifton Hampden needs to have capacity to expand to meet the needs of the proposed new Culham development, as well as housing expansion in Long Wittenham and at the edge of Didcot</i>”. We recommend referencing the source of this information. You should also be mindful that the South Oxfordshire Local Plan Policy STRAT9: Land Adjacent to Culham Science Centre requires the provision of sufficient health care capacity, likely to be a total of one new GP surgery on site to serve existing and future demand in this area in accordance with the council’s Infrastructure Delivery Plan.</p> <p>We note that the Surgery Support Documents demonstrate the proposed surgery is supported by the Abingdon and District Primary Care Network and the Oxfordshire Clinical Commissioning Group. However, it would be helpful if information on how the surgery is being funded and any future ownership arrangements are made available. On the point of ownership arrangements, it would be helpful to understand what safeguards have been considered/are being proposed to secure the long-term delivery of the surgery service and/or to deal with any future sale or disposal of the site.</p> <p>Confidence on the long-terms prospect of the surgery is relevant to the very special circumstances case. We therefore recommend the Surgery Support Documents is updated to include information on funding, ownership and any safeguards included.</p>
6.	Draft NDO – Section 6. Housing Need	<p>In April 2019 the council advised the Qualifying Body that a Housing Needs Assessment (HNA) could be needed if the proposal was required to demonstrate very special circumstances. This is noted on the Minutes of the NP Committee Meeting on 24 April 2019. This advice was reiterated in the councils most recent pre-application advice.</p>

We note that the Qualifying Body commissioned a HNA and that a Summary Report (August 2022) was published alongside the NDO supporting documents. The Summary Report refers to a supporting Full Report, which provides background information and more detailed supporting calculations. Whilst we have been unable to locate the Full Report, the Housing Need section of the draft NDO document and the Summary Report contain sufficient information to enable the council to comment on.

The councils preapplication advice posed the following questions:

- How would the development proposals ensure that it would meet local need?
- Would there need to be some form of legal agreement in place to ensure the proposed dwellings will meet a local need in perpetuity?
- Has a local connection mechanism been considered?
- Is the strength of the evidence of a need sufficiently robust to demonstrate a significant housing need?

The council recommended the preparation of a HNA to supplement local knowledge and village questionnaires. When commenting on the scope of the commissioned HNA, the council emphasized this would be a key piece of evidence in demonstrating a need and helping justify very special circumstances for development in the Green Belt.

The HNA provides valuable information about housing need in the parish. However, we believe it would be helpful for the HNA to identify the quantum of development needed to address local housing needs. In doing so, it should have regard to paragraph 4.38 of the South Oxfordshire Local Plan which states “This Local Plan does not set down a requirement for Smaller Villages in the Green Belt to deliver additional housing and as such, Smaller Villages would not be expected to propose alterations to the Green Belt through Neighbourhood Development Plans”. We therefore recommend that the HNA is updated or that an addendum note is produced to address the quantum of development.

We also recommend this section of the NDO, and the basic conditions statement are updated to reflect any updates to the HNA and explain how the NDO is addressing demonstrable local needs.

7.	Draft NDO – Section 7. Site Selection	We recommend this section is amended to give more emphasis to the independent assessment. As mentioned elsewhere in this response, we welcome the commissioning of the Greenbelt Assessment as it is important that proposals are supported by robust and proportionate evidence.
8.	Draft NDO – Section 8. Very Special Circumstances	<p>The supporting information (Counsel Opinion July 2022) sets out the Very Special Circumstances test is likely to be met for at least four reasons:</p> <ul style="list-style-type: none"> (1) The CRBO proposal will provide new housing within the Parish to meet its housing needs, given the extent of Green Belt coverage; (2) The CRBO proposal will deliver a much-needed new doctor's surgery, which will result in significant improvements in healthcare provision locally; (3) There are no alternative sites available to deliver these benefits; (4) The CRBO and Community Land Trust nature of the proposal ensures that the scheme is community-led and will deliver significant social and economic benefits, in line with the Localism legislation and national planning policy. (5) The proposal has very strong community support, as demonstrated by the consultation work undertaken to date. <p>Paragraph 85 of the counsel opinion sets out that the detailed provisions of the order will cover the harm to openness that will arise from the development. We consider this to be very important but has not yet been fully achieved. The Green Belt Assessment provides a helpful starting point, it provides useful information about the potential impact of development on the proposed sites. This should be taken forward, drawing on your other evidence documents to explain the harm that will arise from the proposed development. This should also give you an opportunity to explain how any harm has been mitigated and reduced as far as possible.</p> <p>We recommend you detail this information within your basic conditions statement. A summary could be included within this section of the draft NDO.</p> <p>This will provide you with a platform to the present your case regarding very special circumstances and explain how you have balanced other considerations to arrive at the conclusion that they clearly outweigh the identified harm.</p>

		As regards reason 1, please see comment 6 regarding the HNA. As regards reason 2, please see comment 5. At this stage, we have no further comments on the other reasons.
9.	Draft NDO – Section 10. Financial Viability	<p>The council has carefully considered the evidence documents supporting the proposed NDO including the Initial Viability Report (August 2022). At this stage we are not satisfied that the delivery of a policy compliant quantum of affordable housing would make the proposal unviable.</p> <p>In addition, given the circumstances surrounding the NDO, with the proposed sites being in the Green Belt and development being considered only due to very special circumstances, we recommend the Qualifying Body re-evaluate the land value. This will likely have wider implications to the overall viability of the scheme and may affect the overall package being proposed. In the council’s opinion, the quantum of development should be the minimum strictly necessary to meet demonstrable local needs and achieve the wider ambitions of the NDO.</p> <p>There are also still some unanswered questions that should be addressed in the next iteration of the Viability Assessment – such as how the doctor’s surgery is being funded and why the village shop is included in the land sale, but no income is being derived from it.</p> <p>The council commissioned a review of the Initial Viability Report to inform its comments. This is available in Appendix 1.</p>
10.	Basic Conditions Statement	<p>We note the format of this document takes inspiration from one of the very few made neighbourhood development orders in the country. Our wider experience with neighbourhood planning indicates it is important for basic conditions statements to demonstrate how proposals meet the basic conditions. In certain areas, as currently drafted, this document falls short of doing this and we believe it could be used more effectively. To achieve this, we make the following recommendations:</p>

Para 1.3

To reflect the intent of basic condition (a) more accurately, we recommend amending the first bullet point to: 'having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order'

Section 3 – The national Planning Policy Framework

This section should be broadened to include both national planning policy and guidance. To be used more effectively this section should explain how the proposals meet/contribute/advance the intent of relevant national planning policy and guidance. In essence, this section should set out how the proposal meet the tests set out in national planning policy. It provides you with an opportunity to set out, for example, how you have balanced considerations of housing need, provision of community facilities and Green Belt considerations. This section should assist in demonstrating the ways in which the proposal has addressed planning policy and how decisions have been made to conclude on a final proposal which can be justified in planning terms. You have done this to a certain extent in section 5, but we recommend you take this further. You can find a recent example of how a neighbourhood planning group has demonstrated conformity with basic condition (a) [here](#).

Given the more detailed nature of an NDOs compared to neighbourhood plans, it would be appropriate to include more detailed information (similar to that normally found in a planning statement) than the above example. We would be happy to provide further advice on this and provide comments on any future drafts of your basic conditions statement.

Section 5 - General conformity with Strategic policies

We note the bullet points in this section seek to demonstrate how the proposals meet basic condition (e) however, as currently drafted, this document only provides a summary of case and refers to other documents. We recommend this section amended in a similar fashion to section 3 so that it provides a clear explanation of how the proposals are in general conformity with strategic policies, including where you have had to balance competing priorities. It is also important that the reasoning contained in more detailed documents/assessments (such as your counsel opinion on very special circumstances) are brought into this document.

		<p>EU Obligations retained in UK Law</p> <p>We recommend a formal Environmental Impact Assessment Screening Opinion is obtained and this section is updated accordingly.</p>
11.	Draft Section 106 Agreement	Having regard to the latest proposal, the draft proposed Section 106 Agreement provides a useful starting point. Should the NDO proceed to the submission stage the council will be able to assess the proposal further and recommend modifications.
12.	Suggested Draft Planning Conditions	<p>The council's Development Management Team provided the following comment:</p> <p>Having regard to the latest proposal, the draft proposed conditions seem like a sensible starting point. Should the NDO proceed to the submission stage the council will be able to assess the proposal further and recommend final wording of any conditions to an appointed independent examiner.</p>

**ADAMS
INTEGRA**



Assessment of Viability Report

Land north and south of Abingdon Road
Clifton Hampden
South Oxfordshire

October 2022

Contents

Introduction	3
Viability Guidance	4
Appraisal inputs	6
Conclusions	16

**ADAMS
INTEGRA**

Adams Integra
St John's House
St John's Street
Chichester
West Sussex
PO19 1UU

F: 01243 779993

W: www.adamsintegra.co.uk

Introduction

Adams Integra has been instructed by South Oxfordshire District Council to review evidence submitted in support of the Burcot and Clifton Hampden Neighbourhood Development Order (NDO). which proposes the following:

"17 new houses, associated open space together with provision for a new surgery to serve the village, other community facilities including burial ground, landscaping, highway and other associated works"

and to provide the following:

- i) review the viability assessment report (including underlying assumptions, land and sales values) currently being consulted on (pre-submission consultation) by the Parish Council and
- ii) advise, in a report, whether the viability assessment supporting the NDO is appropriate, robust and reasonable to support the development proposed in the NDO or
- iii) if not, in what ways the assessment should be amended, what additional assessment is necessary and what additional information will be required
- iv) to provide advice on what additional development may be required to support the full 40% affordable housing requirement on-site or off-site should the proposal proceed in its current form.

We have been provided with an Initial Viability Report on Feasibility dated August 2022 compiled by Bailey Venning Associates (BVA) in conjunction with Thomas Homes.

The conclusion of their report says the following:

"As noted in the preceding section, our initial analysis suggests that the scheme is just below the official threshold of viability but not sufficiently so as to suggest that development is unlikely to go ahead.

As we understand it, the price under negotiation with the Trust (£1.3m) is slightly below both the BLV we have assessed and the RLV we calculated in our initial appraisals.

In moving from here to finalise our report, we would welcome further information on the cost of the benefits sought.

We would also wish to undertake further scrutiny of the arrangements for the procurement of the doctors' surgery."

Viability Guidance

In advising the Council in respect of viability, we need to have regard to published guidance. In this respect, we are considering in particular the National Planning Policy Framework (NPPF) July 2021; The Planning Practice Guidance, updated September 2019 and the RICS publication "Assessing viability in planning under the NPPF 2019" **March 2021**.

With regard to NPPF, we believe that paragraph 58 is particularly relevant. It states:

58 Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

The Planning Policy Guidance goes on to say the following:

"Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force."

and

"Any viability assessment should reflect the government's recommended approach to defining key inputs as set out in National Planning Guidance."

The PPG goes on to say the following:

**"Standardised inputs to viability assessment
What are the principles for carrying out a viability assessment?"**

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment."

It also goes on to look at the following:

- *How should gross development value be defined for the purpose of viability assessment?*
- *How should costs be defined for the purpose of viability assessment?*
- *How should land value be defined for the purpose of viability assessment?*
- *What factors should be considered to establish benchmark land value?*
- *What is meant by existing use value in viability assessment?*
- *How should the premium to the landowner be defined for viability assessment?*
- *Can alternative uses be used in establishing benchmark land value?*
- *How should a return to developers be defined for the purpose of viability assessment?*

Between NPPF and RICS the guidance presents a case for requiring flexibility in the face of changing market conditions, whilst affirming that development will entail an element of risk for the developer. A viability assessment needs to take both these positions into account.

The ability of the site to contribute a level of Section 106 contributions needs to be assessed through a consideration of the various inputs into the development appraisals.

Appraisal Inputs

We have considered the main inputs into the development appraisal as follows:

Sales Values

The BVA report says the following:

"We have been provided with a full set of proposed values for the open market units from two agents with experience in the area. The values are summarised in the table below:

I am satisfied, for the time being that the range of value identified in the schedule above is either accurate or, if anything, slightly ambitious. I have therefore run versions of our model at both the upper and lower value points as sensitivities."

Plot	Storeys	Beds	Unit Size (m2)	Low Value	Higher Value	£/m2	£/m2
1	2	2	88	£385,000	£400,000	£4,381	£4,551
2	2	1	61	£250,000	£260,000	£4,115	£4,279
3	2	1	61	£250,000	£260,000	£4,115	£4,279
4	2	1	78	£250,000	£260,000	£3,200	£3,328
5	2	1	78	£250,000	£260,000	£3,200	£3,328
6	2	2	88	£385,000	£400,000	£4,381	£4,551
7	2	3	100	£485,000	£500,000	£4,865	£5,016
8	2	3	100	£485,000	£500,000	£4,865	£5,016
9	2	2	79	£415,000	£425,000	£5,231	£5,357
10	2	2	79	£415,000	£425,000	£5,231	£5,357
11	2	2	79	£415,000	£425,000	£5,231	£5,357
12	2	2	79	£415,000	£425,000	£5,231	£5,357
13	1	2	80	£460,000	£480,000	£5,724	£5,973
14	1	2	80	£460,000	£480,000	£5,724	£5,973
15	2	5	252	£1,150,000	£1,250,000	£4,568	£4,965
16	2	5	252	£1,150,000	£1,250,000	£4,568	£4,965
17	2	5	323	£1,500,000	£1,600,000	£4,644	£4,953
			1957	£9,120,000	£9,600,000	£4,660	£4,905

The BVA sales values are assumed as follows:

We carried out our own research using websites such as Rightmove and Zoopla and through talking to Local Estate Agents. (See Appendix 3).

It is our opinion that the higher sales values are fair and reasonable and these are the values we have adopted.

Affordable Housing Requirement

Policy H9 of the South Local Plan requires schemes with a net gain of 10 or more homes to provide 40% of the total number of dwellings on the site as affordable housing. The council will expect a tenure mix of 40% affordable rent and 35% social rent and 25% other routes to home ownership.

On a previous site the affordable housing team said the following:

"However we'd like the applicant to explore possibilities of 75% affordable rented & 25% home ownership routes."

This would equate to the following:

Tenure mix	Percentage %	Number of units
Affordable rent	75%	5
Home ownership	25%	2

We have assumed 4 x 1-bed flats and 1 x 2-bed house for rent and 2 x 2-bed houses for shared ownership.

The BVA report goes on to say the following:

"The modelling I received from Thomas Homes, the development partner here assumed that the affordable homes would achieve values of £210,000 for the 1 bedroom units and £236,500 for the two bedroom units.

I do not endorse that approach in general and, specifically, not here. Although it is common for developers to apply 60% - 70% of the open market value as a rule of thumb, it does not reflect the approach that Registered Providers take to valuing affordable homes. The value to an RP will be related to the rent that they can charge which is, itself linked to the 30th centile of the local rental market (the Local Housing Allowance).

Moreover, in order to ensure improved affordability and to hedge against political risks to the LHA itself, most RPs in high value areas may seek to undershoot the LHA.

As such I would be surprised to see an RP pay in excess of £160,000 for an affordable rented home with one bedroom or £180,000 for a two bedroom home in this location. I am aware that this gives rise to an unusually low value/m2 in respect of the one bedroom maisonettes in particular but this is a consequence

of their being somewhat larger than the minima set out in NDSS guidance.

I have reduced the unit values accordingly in my modelling.”

We have assumed an LHA rate rent for the rented units and a shared ownership value of 65% of open market value.

Surgery Value

The BVA report says the following:

“I am informed that the NHS trust has agreed to take on the completed surgery at a value that reflects the cost of development. On that basis, its effect on the viability appraisal should be neutral. That is the assumption made by Thomas Homes, whose appraisal does not include the cost of the surgery. For my part, I have included the surgery as drawn and at a standard cost (see below). I have then applied assumptions which relate to my experience in order to investigate whether value neutrality is consistent with conventional costs.

To that end, I start from the premise that the NHS rarely acquires sites outright. I understand that it is possible but that it is more conventional for them to take a long lease. Because trusts are often taking sites that are the subject of planning obligations (as in this case) they are often simply seeking to pay what it is necessary to provide the facility rather than a price which would include a profit for a developer.

As such, rents can vary quite widely – from around £200-400/m² in my experience. I have adopted a rent level towards the lower end of that range and then applied a yield which renders the provision of the surgery, effectively cost neutral (from the point of view of the developer and the landowner).

The rent I used was £240/m². That was consistent with a yield of 7%. That in turn is a little higher than I would expect to see in relation to an NHS project – because I would expect the surgery to provide a relatively good standard of covenant, which might well be reflected in a notably lower yield.

I shall return to this matter in the concluding remarks.”

in their concluding remarks BVA say the following:

“We would also wish to undertake further scrutiny of the arrangements for the procurement of the doctors’ surgery.”

In our experience a net annual rent of £240 per m² is a fair and reasonable assumption. We would normally apply a yield of 6% resulting in a capital value of £1,400,000.

However, we would also wish to be provided with more information regarding the procurement of the doctor's surgery.

Build Costs

The BVA report says the following:

"I have been supplied with an assessment of costs from Thomas Homes, their cost is "all in" and includes allowances for fees, contingency and all abnormal costs. Whilst the figures they have supplied are not at all unreasonable, I am required to make an assessment not of whether Thomas Homes is able to deliver this development based on their internal cost base but whether a typical developer would be able to deliver it.

On that basis, guidance suggests that we have recourse to the BCIS database. BCIS publishes average construction costs for various types of development in different parts of the country. They also publish values for different points in the data distribution: lowest, lower quartile, median, mean, upper quartile and highest.

For the purposes of this exercise, we have run our appraisal at the mean and upper quartile levels.

The appraisal based on mean values has been run against the lower values reported above, and the upper quartile costs have been run against the higher values set out above.

I should further note that, the BCIS costs reflect only on plot costs and they are deliberately shorn of the cost associated with utilities, externals estate roads, landscaping, and abnormals. For the purposes of plan making and viability testing and viability testing, it is therefore common to uplift the costs by 10% to make allowances for such elements. The table below shows the figures:

	Base rate	Plus externals
Mean	£1,515	£1,667
UQ	£1,656	£1,822

The latest BCIS rates for newbuild flats (rebased to South Oxfordshire) show a range from a lower quartile rate of £1,333 per m² to and upper quartile rate of £1,661 per m² with a median rate of 1,481 per m² and a mean rate of 1,522 per m². (See appendix 2).

BCIS rates do not include for external works or contingencies. We have made an allowance of 10% for externals.

It is our opinion that the BCIS median rate (including externals) of £1,675 per m² is a fair and reasonable assumption.

Surgery build costs

For the surgery we have assumed a mean BCIS rate of £2,844 per m².

Village Hall

The BVA report says the following:

In respect of the extension to the village hall, we have been provided with an indicative cost of £75,000. Based on the 34m² of the extension, that works out to £2,206/m² – although we take that to be an all-in rate.

It is our opinion that this is a fair and reasonable assumption.

Contingencies

We have included a contingency rate of 5% in our overall build cost.

Professional Fees

The BVA report says the following:

"... it is necessary to make provision for the cost of procuring the services of architects, project managers, engineers, etc. Guidance on the conduct of viability studies suggests allowances between 8% and 12%. We have allowed 10% in this case, reflecting the fact that the site is not terribly complicated but that several different uses are to be integrated."

In line with recent viability appraisals carried out we have, at this stage, applied an allowance of 7%.

CIL / S106 costs

The BVA report says the following:

"Beyond the new surgery, the extension to the village hall and the four affordable homes, we have been provided with the following costs:

- Village Contributions - £200,000*
 - Car Park - £150,000*
 - Allotments and Cemetery - £100,000*
 - Public Open space £125,000*
 - Community Infrastructure Levy @ £181.09/m² (£308,000)*
- We understand that many of these costs are secured by the draft S106 in respect of the site but we have not been provided with a copy. One of the purposes of the two stage reporting structure is*

to consult on these matters and to ensure that these costs are accurate and have not been double-counted."

We have included the above costs in our appraisal at this stage.

Sales and Marketing costs

The BVA appraisal shows a sales and marketing allowance of 5%. It says the following:

"We have allowed 1% of the gross development value of the open market units to cover the cost of marketing and a further 1.75% of value to cover agency fees. These are relatively standard allowances. We have also allowed £2,000/unit to account for the cost of legal services upon sale. No agency, marketing or legal fees have been allowed in respect of the affordable homes."

In line with recent viability appraisals carried out in the area we have assumed a sales and marketing allowance of 2% and £1,000 per property for legal fees.

Interest

We have applied an all-inclusive interest rate of 7% which is a fair and reasonable assumption.

Timings

In modelling the development, we have assumed a 6-month lead in period and a construction period of 12 months.

We have assumed sales commencing after 10 months and at a rate of 2 per month.

Profit

In considering the appropriate return for risk and profit we have considered the HCA DAT, RICS GN and market practice. It is usual practice in a development appraisal to assume a required return in terms of a capital sum, and to include it in the cash flow on the assumption that the development will be sold on completion and a capital profit received. The return for a scheme of this nature would be calculated as a percentage of the Gross Development Value (GDV).

Our experience over the last 5 years is that a typical allowance would currently be between 15% and 20% on GDV.

The BVA report says the following:

"Provision is normally made for residential developer profit at different levels according to tenure. Typically, an allowance of 20% of gross development value is made in respect of open market units and 6% of cost in respect of affordable homes. We have

reflected these allowances here. No profit at all has been allowed in respect of the new surgery.

In this case, it is our opinion that a profit level of 17.5% on GDV for the open market units is a fair and reasonable assumption.

We have applied a profit level of 6% for the affordable units.

Benchmark Land Value

The BVA report says the following:

"Agricultural land might have a value of perhaps £25,000/ha and public allotments perhaps even less. Even so, where land has development potential is appropriate to assume that any developer (even one with the charitable commitments of the ownership trust in this case) will expect to achieve at least some share in the proceeds of development.

It has therefore become conventional to assume that, for greenfield development, landowners will expect to receive at least ten times the agricultural land value in exchange for bringing sites forward - £250,000/ha or £100,000/acre.

In this case, the extent of the land parcels appears to be around 4.4ha and, accordingly, it is reasonable to set the BLV for the site at £1.1m.

We agree with BVA that the benchmark land value of 10 times agricultural value is fair and reasonable for a greenfield site. However, that applies only to sites that are allocated for housing.

The whole of this particular site (and wider parish) are in the Green Belt is only being considered due to "very special circumstances". It is being argued that the development of market homes in the Green Belt is needed to deliver the new GP surgery, other facilities and financial contributions.

It is our opinion, therefore, that careful consideration should be given to the "uplift" over the EUV that is being applied.

The Planning Practice Guidance is quite clear that the benchmark land value should be calculated on an Existing Use Value plus uplift basis.

It says the following:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the [existing use value \(EUV\)](#) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

We have carried out a residual land appraisal of the proposed development which includes the benchmark land value and the profit and shows the amount of surplus or deficit that is available for S106 contributions (including affordable housing).

What factors should be considered to establish benchmark land value?

Benchmark land value should:

- be based upon [existing use value](#)*
- allow for a premium to landowners (including equity resulting from those building their own homes)*
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect

the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can

include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

It is clear from the above guidance that the existing use value is key, and it is our opinion that this site would have an existing use value of £10,000 per acre.

Any uplift applied to the EUV needs to take into account the other costs to this development (Doctors surgery, Village Contributions, Car Park, Allotments and Cemetery, Public Open space).

For viability assessments such as this it is our opinion that the site value should be assessed by means of a residual development appraisal, i.e. the land value is generally determined last, and is not a fixed input at a level unrelated to the cost of abnormalities and the planning gain (S106 obligations, CIL, planning conditions). In short, it is the requirements of this site which drive the land value.

The valuation process therefore involves judging where the value of the site would be when all of the costs are fully reflected.

This is then viewed alongside the price at which a reasonable, hypothetical, commercially minded landowner would dispose of the land having regard to the site's Existing Use Value ("EUV")

We have carried out a residual land valuation which establishes a residual land value which we will then consider against a reasonable existing use value to establish whether there is any surplus available for an affordable housing contribution.

The BVA report goes on to say the following:

However, we understand that, as part of the same disposal, the trust will also be disposing of the village shop and its associated accommodation, an asset which has been valued by Savills at £400,000.

On that basis, we assess the Benchmark Land Value at £1.5m."

We would request that further information is provided as to why the village stores should be included in the land value equation. It appears that the value of the village stores has been added to the BLV but there is no further mention of this in the appraisal and no income derived.

We have at this stage not included this in our appraisal.

Conclusions

We have reviewed the appraisal provided by BVA and we have carried out our own appraisal of the scheme using the inputs described above to establish the RLV of the proposed scheme with the policy compliant number of affordable houses.

The argus has been utilised to establish the Residual Land Value of the Proposed Scheme.

The appraisal which can be found at Appendix 1 for the proposed 17 houses and flats results in a residual land value of £1,852,172.

This clearly shows that a scheme with 40% affordable housing would be viable.

This RLV is above the existing use value of £108,726 by a factor of 17 and demonstrates that the proposed scheme is viable and could provide an 40% affordable housing as well as the other proposed contributions as outlined in the report above.

**End of Report
Adams Integra
October 2022**

Appendix 1 – RLV of the proposed scheme with 40% affordable housing

Appendix 2 – BCIS build cost rates

Appendix 3 – Sales research



Adams Integra
St John's House
St John's Street
Chichester
West Sussex
PO19 1UU

F: 01243 779993

W: www.adamsintegra.co.uk

APPENDIX 1

Clifton Hampden
17 units, 7 Affordable (40%)

Development Appraisal
Prepared by David Coate
Adams Integra
24 October 2022

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden
17 units, 7 Affordable (40%)

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed EOT	1	88.00	4,545.45	400,000	400,000
2 bed EOT aff rent	1	88.00	1,471.00	129,448	129,448
GF Maisonette 1 bed aff rent	1	61.00	1,471.00	89,731	89,731
GF Maisonette 1 bed aff rent	1	61.00	1,471.00	89,731	89,731
FF Maisonette 1 bed aff rent	1	78.00	1,471.00	114,738	114,738
FF Maisonette 1 bed aff rent	1	78.00	1,471.00	114,738	114,738
Semi 3 bed	1	100.00	5,000.00	500,000	500,000
Semi 3 bed	1	100.00	5,000.00	500,000	500,000
Semi 2 bed shared ownership	1	79.00	3,496.84	276,250	276,250
Semi 2 bed shared ownership	1	79.00	3,496.84	276,250	276,250
Semi 2 bed	1	79.00	5,379.75	425,000	425,000
Semi 2 bed	1	79.00	5,379.75	425,000	425,000
Semi (Barn Style) 2 bed	1	80.00	6,000.00	480,000	480,000
Semi (Barn Style) 2 bed	1	80.00	6,000.00	480,000	480,000
Linked Barn 5 bed	1	252.00	4,960.32	1,250,000	1,250,000
Linked Barn 5 bed	1	252.00	4,960.32	1,250,000	1,250,000
Detached Farmhouse 5 bed	1	323.00	4,953.56	1,600,000	1,600,000
Totals	17	1,957.00			8,400,886

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Surgery	1	350.00	240.00	84,000	84,000	84,000

Investment Valuation

Surgery						
Current Rent	84,000	YP @	6.0000%	16.6667	1,400,000	

GROSS DEVELOPMENT VALUE**9,800,886****NET REALISATION****9,800,886**

APPRAISAL SUMMARY**ADAMS INTEGRA**

Clifton Hampden
17 units, 7 Affordable (40%)

OUTLAY**ACQUISITION COSTS**

Residualised Price			1,849,702	
				1,849,702
Stamp Duty			81,985	
Agent Fee	1.00%		18,497	
Legal	0.75%		13,873	
				114,355

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Surgery	350.00 m ²	2,844.00 pm ²	995,400	
2 bed EOT	88.00 m ²	1,675.00 pm ²	147,400	
2 bed EOT aff rent	88.00 m ²	1,675.00 pm ²	147,400	
GF Maisonette 1 bed aff rent	61.00 m ²	1,675.00 pm ²	102,175	
GF Maisonette 1 bed aff rent	61.00 m ²	1,675.00 pm ²	102,175	
FF Maisonette 1 bed aff rent	78.00 m ²	1,675.00 pm ²	130,650	
FF Maisonette 1 bed aff rent	78.00 m ²	1,675.00 pm ²	130,650	
Semi 3 bed	100.00 m ²	1,675.00 pm ²	167,500	
Semi 3 bed	100.00 m ²	1,675.00 pm ²	167,500	
Semi 2 bed shared ownership	79.00 m ²	1,675.00 pm ²	132,325	
Semi 2 bed shared ownership	79.00 m ²	1,675.00 pm ²	132,325	
Semi 2 bed	79.00 m ²	1,675.00 pm ²	132,325	
Semi 2 bed	79.00 m ²	1,675.00 pm ²	132,325	
Semi (Barn Style) 2 bed	80.00 m ²	1,675.00 pm ²	134,000	
Semi (Barn Style) 2 bed	80.00 m ²	1,675.00 pm ²	134,000	
Linked Barn 5 bed	252.00 m ²	1,675.00 pm ²	422,100	
Linked Barn 5 bed	252.00 m ²	1,675.00 pm ²	422,100	
Detached Farmhouse 5 bed	<u>323.00 m²</u>	1,675.00 pm ²	<u>541,025</u>	
Totals	2,307.00 m²		4,273,375	4,273,375
Contingency		5.00%	213,669	
Village Contributions			200,000	
S106/S278			60,000	
CIL	1,702.00 m ²	181.09 pm ²	308,215	
				781,884

APPRAISAL SUMMARY**ADAMS INTEGRA****Clifton Hampden****17 units, 7 Affordable (40%)****Other Construction**

POS			125,000	
Car Park			150,000	
Allotments & Cemetary			100,000	
Village Hall			75,000	
				450,000

PROFESSIONAL FEES

Professional Fees	7.00%		307,886	
				307,886

MARKETING & LETTING

Marketing	1.00%		84,009	
				84,009

DISPOSAL FEES

Sales Agent Fee		1.00%	98,009	
Sales Legal Fee	17.00 un	1,000.00 /un	17,000	
				115,009

MISCELLANEOUS FEES

Open Market Profit		17.50%	1,279,250	
Affordable PProfit		6.00%	65,453	
				1,344,703

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			258,421	
Construction			184,025	
Other			37,517	
Total Finance Cost				479,963

TOTAL COSTS**9,800,886****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%

Clifton Hampden**17 units, 7 Affordable (40%)**

Profit on NDV%	0.00%
Development Yield% (on Rent)	0.86%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	6.09%
Rent Cover	0 mths
Profit Erosion (finance rate 6.500%)	N/A

APPENDIX 2

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 08-Oct-2022 05:36

› Rebased to South Oxfordshire (106; sample 24)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
421. Health Centres, clinics, group practice surgeries							
Generally (15)	2,844	1,272	2,252	2,708	3,371	5,138	56
Public (15)	3,074	1,272	2,623	3,202	3,456	5,138	39
Private (15)	2,286	1,476	2,060	2,247	2,439	3,579	16
810. Housing, mixed developments (15)	1,522	833	1,333	1,481	1,661	3,423	1225
810.1 Estate housing							
Generally (15)	1,527	735	1,302	1,469	1,674	5,309	1419
Single storey (15)	1,726	1,036	1,474	1,669	1,917	5,309	231
2-storey (15)	1,473	735	1,277	1,431	1,611	3,196	1101
3-storey (15)	1,597	950	1,313	1,520	1,822	3,132	82
4-storey or above (15)	3,217	1,558	2,577	2,877	4,283	4,791	5
810.11 Estate housing detached (15)	1,971	1,133	1,555	1,717	2,058	5,309	23
810.12 Estate housing semi detached							
Generally (15)	1,528	898	1,304	1,499	1,676	2,797	341
Single storey (15)	1,698	1,111	1,465	1,666	1,873	2,797	73
2-storey (15)	1,482	898	1,302	1,445	1,617	2,637	257
3-storey (15)	1,478	1,123	1,183	1,452	1,678	2,179	11
810.13 Estate housing terraced							
Generally (15)	1,571	915	1,277	1,470	1,726	4,791	245
Single storey (15)	1,799	1,151	1,492	1,843	2,082	2,539	20
2-storey (15)	1,503	915	1,264	1,435	1,652	3,196	186
3-storey (15)	1,630	950	1,304	1,496	1,864	3,132	37
4-storey or above (10)	4,537	4,283	-	-	-	4,791	2
816. Flats (apartments)							
Generally (15)	1,795	884	1,491	1,697	2,029	6,161	850
1-2 storey (15)	1,704	1,051	1,442	1,612	1,923	3,101	185
3-5 storey (15)	1,769	884	1,487	1,687	2,011	3,754	567

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
6 storey or above (15)	2,135	1,310	1,744	2,010	2,293	6,161	95

APPENDIX 3

Comparables

Methodology

In undertaking our comparable research for the residential units we have had consideration to recent market transactions, historic land registry data and the expert opinion of local agents. The results of this research are set out below, for ease we have highlighted the key comparable schemes.

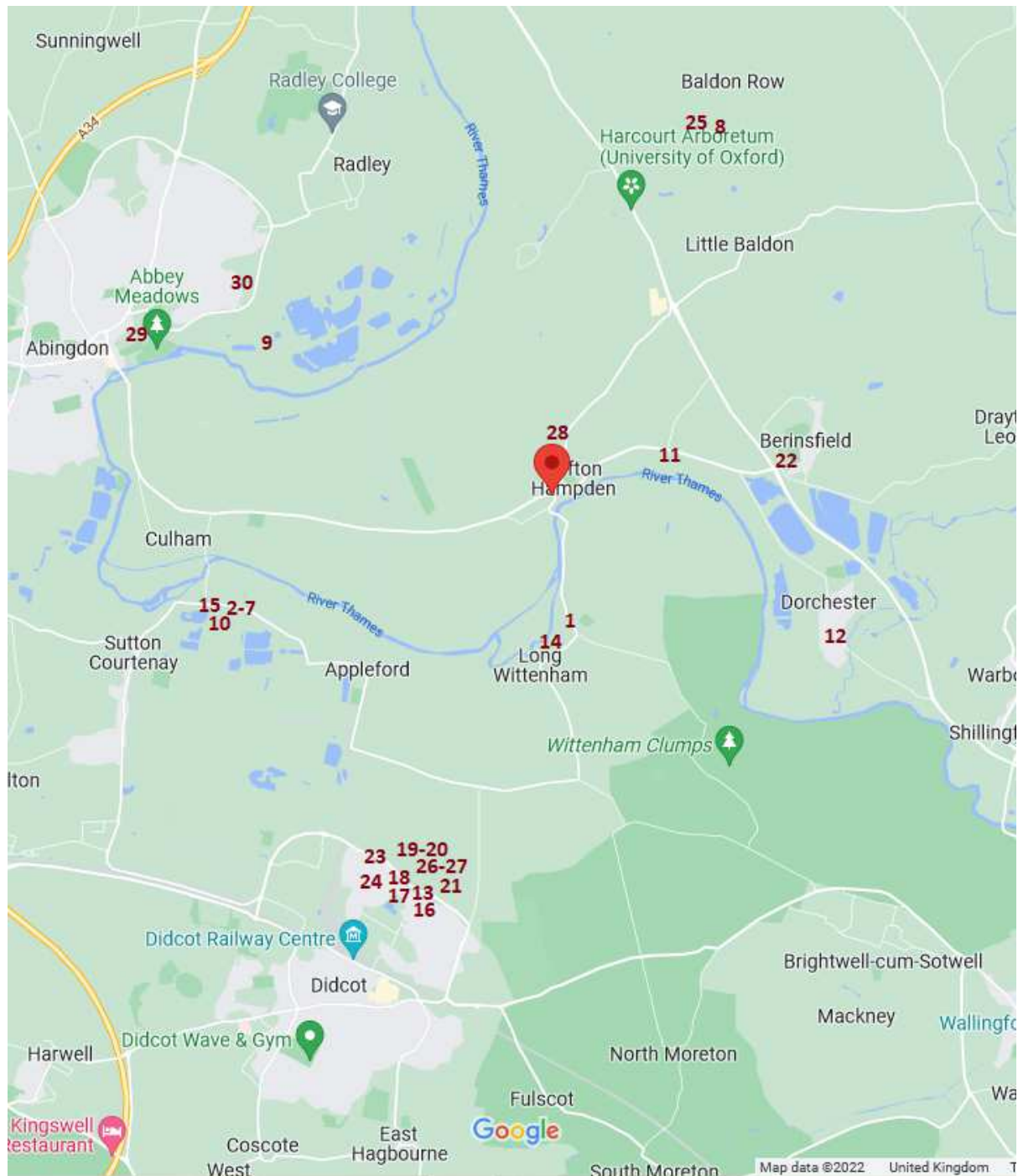
Our advice is based on market evidence which has come into our possession from numerous sources.

We cannot accept liability for any errors or omissions in third party information. That from other agents and valuers is given in good faith but without liability. It is often only provided in verbal form. Some comes from data bases such as the Land Registry or computer data bases to which we subscribe. In all cases, other than where we have had a direct involvement in the transaction, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

[Proposed Residential Development at Land off Abingdon Road, Clifton Hampden, South Oxfordshire, OX14 3EG](#)

Comparable Maps for Properties for Sale

For ease of reference a map detailing the locations of the comparables referenced in this statement is provided below (please note that the numbers correlate to the order in which the comparables are discussed below). Only those nearby properties determined to be suitable comparables have been allocated a number and discussed in more detail.



represents the postal location of the subject site.

1	Long Wittenham, Abingdon, Oxfordshire, OX14
---	---------------------------------------------

2	Appleford Road, Sutton Courtenay, Abingdon
3	Appleford Road, Sutton Courtenay, Abingdon
4	Appleford Road, Sutton Courtenay, Abingdon
5	Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH
6	Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH
7	Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH
8	Plot 6, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44
9	Barton Lane, Abingdon, Oxfordshire, OX14 3NE
10	Appleford Road, Sutton Courtenay. OX14 4PP
11	Burcot, Abingdon, Oxfordshire
12	WATLING LANE, DORCHESTER-ON-THAMES
13	Didcot, Oxfordshire, OX11 7SB
14	Earl's Forge, Didcot Road, Long Wittenham, Oxfordshire, OX14 4RG
15	Appleford Road, Sutton Courtenay. OX14 4PP
16	Didcot, Oxfordshire, OX11 7SB
17	Didcot, Oxfordshire, OX11 7SB
18	Didcot, Oxfordshire, OX11 7SB
19	Willington Down, Lady Grove, Didcot, OX11 9BS
20	Willington Down, Lady Grove, Didcot, OX11 9BS
21	Newton Close Didcot OX11 9GJ
22	KENNET CLOSE, BERINSFIELD
23	Monks Lode, Didcot
24	Didcot, Oxfordshire, OX11
25	Plot 1, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44
26	Willington Down, Lady Grove, Didcot, OX11 9BS
27	Willington Down, Lady Grove, Didcot, OX11 9BS
28	Watery Lane, Clifton Hampden, Abingdon, Abingdon, Oxfordshire, OX14
29	Abingdon, Oxfordshire, OX14
30	Abingdon, Oxfordshire, OX14

1. Long Wittenham, Abingdon, Oxfordshire, OX14



Description

A six bedroom two storey (not including the basement level) detached house with a garden and garage. There are four outbuildings. Allocated parking is available. The garage is a double garage. The property also has a single carport. The outbuildings include an office and storage outbuildings. This property is located within one mile of the subject site. It has five bathrooms, four of which en-suite, and an additional cloakroom. The asking price of this property is £1,750,000 with a total area of 435 m², excluding the dimensions of the outbuildings and the garage, equating to a sales value of £4,023 per m². This property is marketed by The Country House Department Limited, Oxford.

Reference

[Long Wittenham, Abingdon, Oxfordshire, OX14](#)

2. Appleford Road, Sutton Courtenay, Abingdon

Heritage Park Site plan

KEY
● The Holborn (5)
● The Oxford (5)
● The Portland (5)
② indicates location of Mattocoe



This information is for guidance only and does not form any part of any contract or constitute a statement of fact. It is intended to provide a general overview of the property and is not intended to be used as a basis for any investment decision. The information is provided for information only and does not constitute an offer of any financial product. Please contact your broker for more information.

Description

A five bedroom two storey new build detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £649,995 with a total area of 173.7 m², equating to a sales value of £3,742 per m². This property is marketed by Allen & Harris, Abingdon.

Reference

[Appleford Road, Sutton Courtenay, Abingdon](#)

3. Appleford Road, Sutton Courtenay, Abingdon



Description

A five bedroom two storey new build detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £734,995 with a total area of 197.9 m², equating to a sales value of £3,714 per m². This property is marketed by Allen & Harris, Abingdon.

Reference

[Appleford Road, Sutton Courtenay, Abingdon](#)

4. Appleford Road, Sutton Courtenay, Abingdon

Heritage Park Site plan

- KEY
- The Holborn (5)
 - The Oxford (5)
 - The Portland (5)
- © indicates location of feature



This information is for guidance only and does not form any part of any contract or constitute a statement of fact. It is intended to provide a general overview of the property and is not intended to be used as a basis for any investment decision. The information is provided for general information only and is not intended to be used as a basis for any investment decision. The information is provided for general information only and is not intended to be used as a basis for any investment decision.

Description

A five bedroom two storey new build detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £659,995 with a total area of 173.7 m², equating to a sales value of £3,800 per m². This property is marketed by Allen & Harris, Abingdon.

Reference

[Appleford Road, Sutton Courtenay, Abingdon](#)

5. Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH



Description

A five bedroom two storey new build detached house with a garden and garage. Allocated parking is available. The garage is a double garage. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £689,995 with a total area of 197.5 m², excluding the dimensions of the garage, equating to a sales value of £3,494 per m². This property is marketed by Charles Church.

Reference

[Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH](#)

6. Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH



Description

A five bedroom two storey new build detached house with a garden and garage. Allocated parking is available. The garage is a single garage. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £659,995 with a total area of 173.1 m², excluding the dimensions of the garage, equating to a sales value of £3,813 per m². This property is marketed by Charles Church.

Reference

[Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH](#)

7. Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH



Description

A five bedroom two storey new build detached house with a garden and garage. Allocated parking is available. The garage is a single garage. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £649,995 with a total area of 173.1 m², excluding the dimensions of the garage, equating to a sales value of £3,755 per m². This property is marketed by Charles Church.

Reference

[Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH](#)

8. Plot 6, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44



Description

A five bedroom two storey new build detached barn conversion with a garden and garage. Allocated parking is available. The garage is a single garage. There is additional external storage space in excess of 18 sq. m not included in the GIFA. The property is due for completion December 2022. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £1,350,000 with a total area of 212.5 m², excluding the dimensions of the garage, equating to a sales value of £6,353 per m². This property is marketed by Savills New Homes, Summertown.

Reference

[Plot 6, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44](#)

9. Barton Lane, Abingdon, Oxfordshire, OX14 3NE



Description

A five bedroom two storey detached house with a garden and garage. Allocated parking is available. The garage is a double garage. This property is located within less than three miles of the subject site. It has four bathrooms, two of which en-suite. The asking price of this property is £2,000,000 with a total area of 349 m², excluding the dimensions of the garage, equating to a sales value of £5,731 per m². This property is marketed by Fine & Country, Droitwich.

Reference

[Barton Lane, Abingdon, Oxfordshire, OX14 3NE](#)

10. Appleford Road, Sutton Courtenay. OX14 4PP



Description

A five bedroom three storey new build detached house with a garden and garage. Allocated parking is available. The garage is a single garage. This property is located within three miles of the subject site. It has three bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £700,000 with a total area of 473.7 m², excluding the dimensions of the garage, equating to a sales value of £1,478 per m². This property is marketed by Linden Homes Thames Valley.

Reference

[Appleford Road, Sutton Courtenay. OX14 4PP](#)

11. Burcot, Abingdon, Oxfordshire



Description

A four bedroom two storey new build detached house with a garden and garage. Allocated parking is available. The garage is a double garage. This property is located within less than a mile of the subject site. It has four bathrooms, all of which en-suite, and an additional cloakroom. The asking price of this property is £1,250,000 with a total area of 259.3 m², excluding the dimensions of the garage, equating to a sales value of £4,821 per m². This property is marketed by Scottfraser, East Oxford.

Reference

[Burcot, Abingdon, Oxfordshire](#)

12. WATLING LANE, DORCHESTER-ON-THAMES



Description

A four bedroom two storey new build detached house with a garden. Allocated parking is available. This property is located within less than three miles of the subject site. It has two bathrooms, both of which en-suite, and an additional cloakroom. This property is under offer for an undisclosed price, however was introduced to the market for £1,100,000 with a total area of 194.3 m², equating to a sales value of £5,661 per m². This property is marketed by In House, Wallingford.

Reference

[WATLING LANE, DORCHESTER-ON-THAMES](#)

13. Didcot, Oxfordshire, OX11 7SB



Description

A three bedroom three storey new build end-of-terrace house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £435,000 with a total area of 122.3 m², equating to a sales value of £3,557 per m². This property is marketed by Croudace Homes.

Reference

[Didcot, Oxfordshire, OX11 7SB](#)

14. Earl's Forge, Didcot Road, Long Wittenham, Oxfordshire, OX14 4RG



Description

A three bedroom three storey new build semi-detached house with a garden. Allocated parking is available. This property is located within just over a mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £519,999 with a total area of 115 m², equating to a sales value of £4,522 per m². This property is marketed by Elivia Homes.

Reference

[Earl's Forge, Didcot Road, Long Wittenham, Oxfordshire, OX14 4RG](#)

15. Appleford Road, Sutton Courtenay. OX14 4PP



Description

A three bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £395,000 with a total area of 80.5 m², equating to a sales value of £4,907 per m². This property is marketed by Linden Homes Thames Valley.

Reference

[Appleford Road, Sutton Courtenay. OX14 4PP](#)

16. Didcot, Oxfordshire, OX11 7SB



Description

A three bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £432,500 with a total area of 83.3 m², equating to a sales value of £5,192 per m². This property is marketed by Croudace Homes.

Reference

[Didcot, Oxfordshire, OX11 7SB](#)

17. Didcot, Oxfordshire, OX11 7SB



Description

A three bedroom three storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £440,000 with a total area of 122.3 m², equating to a sales value of £3,598 per m². This property is marketed by Croudace Homes.

Reference

[Didcot, Oxfordshire, OX11 7SB](#)

18. Didcot, Oxfordshire, OX11 7SB



Description

A three bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £435,000 with a total area of 83.3 m², equating to a sales value of £5,222 per m². This property is marketed by Croudace Homes.

Reference

[Didcot, Oxfordshire, OX11 7SB](#)

19. Willington Down, Lady Grove, Didcot, OX11 9BS



Description

A two bedroom one storey new build apartment. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £320,000 with a total area of 66.8 m², equating to a sales value of £4,790 per m². This property is marketed by Legal and General Midlands.

Reference

[Willington Down, Lady Grove, Didcot, OX11 9BS](#)

20. Willington Down, Lady Grove, Didcot, OX11 9BS



Description

A two bedroom one storey new build apartment. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £269,950 with a total area of 68.1 m², equating to a sales value of £3,964 per m². This property is marketed by Legal and General Midlands.

Reference

[Willington Down, Lady Grove, Didcot, OX11 9BS](#)

21. Newton Close Didcot OX11 9GJ



Description

A two bedroom one storey new build apartment. Allocated parking is unspecified. This property is marketed for £202,500 representing a 75% shared ownership of the property, equating to a full market value of £270,000. This property is located within three miles of the subject site. It has one bathroom. The asking price of this property is £270,000 with a total area of 78 m², equating to a sales value of £3,462 per m². This property is marketed by Soha Housing.

Reference

[Newton Close Didcot OX11 9GJ](#)

22. KENNET CLOSE, BERINSFIELD



Description

A two bedroom two storey end-of-terrace house with a garden. Allocated parking is available. This property is located within less than three miles of the subject site. It has one bathroom. This property is under offer for an undisclosed price, however was introduced to the market for £260,000 with a total area of 62.4 m², equating to a sales value of £4,167 per m². This property is marketed by In House, Wallingford.

Reference

[KENNET CLOSE, BERINSFIELD](#)

23. Monks Lode, Didcot



Description

A two bedroom two storey end-of-terrace house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £275,000 with a total area of 54.8 m², equating to a sales value of £5,018 per m². This property is marketed by William Jones Estate Agents, Didcot.

Reference

[Monks Lode, Didcot](#)

24. Didcot, Oxfordshire, OX11



Description

A two bedroom two storey end-of-terrace house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. The asking price of this property is £260,000 with a total area of 53.6 m², equating to a sales value of £4,851 per m². This property is marketed by Chancellors, Didcot.

Reference

[Didcot, Oxfordshire, OX11](#)

25. Plot 1, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44



Description

A two bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £600,000 with a total area of 104 m², equating to a sales value of £5,769 per m². This property is marketed by Savills New Homes, Summertown.

Reference

[Plot 1, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44](#)

26. Willington Down, Lady Grove, Didcot, OX11 9BS



Description

A two bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £365,000 with a total area of 81.6 m², equating to a sales value of £4,473 per m². This property is marketed by Legal and General Midlands.

Reference

[Willington Down, Lady Grove, Didcot, OX11 9BS](#)

27. Willington Down, Lady Grove, Didcot, OX11 9BS



Description

A two bedroom two storey new build semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom and an additional cloakroom. The asking price of this property is £350,000 with a total area of 69.5 m², equating to a sales value of £5,036 per m². This property is marketed by Legal and General Midlands.

Reference

[Willington Down, Lady Grove, Didcot, OX11 9BS](#)

28. Watery Lane, Clifton Hampden, Abingdon, Abingdon, Oxfordshire, OX14



Description

A two bedroom two storey terraced house with a garden. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has one en-suite bathroom. The asking price of this property is £400,000 with a total area of 65 m², equating to a sales value of £6,154 per m². This property is marketed by Davis Tate, Abingdon.

Reference

[Watery Lane, Clifton Hampden, Abingdon, Abingdon, Oxfordshire, OX14](#)

29. Abingdon, Oxfordshire, OX14



Description

A one bedroom one storey flat with a balcony. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. The asking price of this property is £235,000 with a total area of 45.7 m², equating to a sales value of £5,142 per m². This property is marketed by Chancellors, Abingdon.

Reference

[Abingdon, Oxfordshire, OX14](#)

30. Abingdon, Oxfordshire, OX14



Description

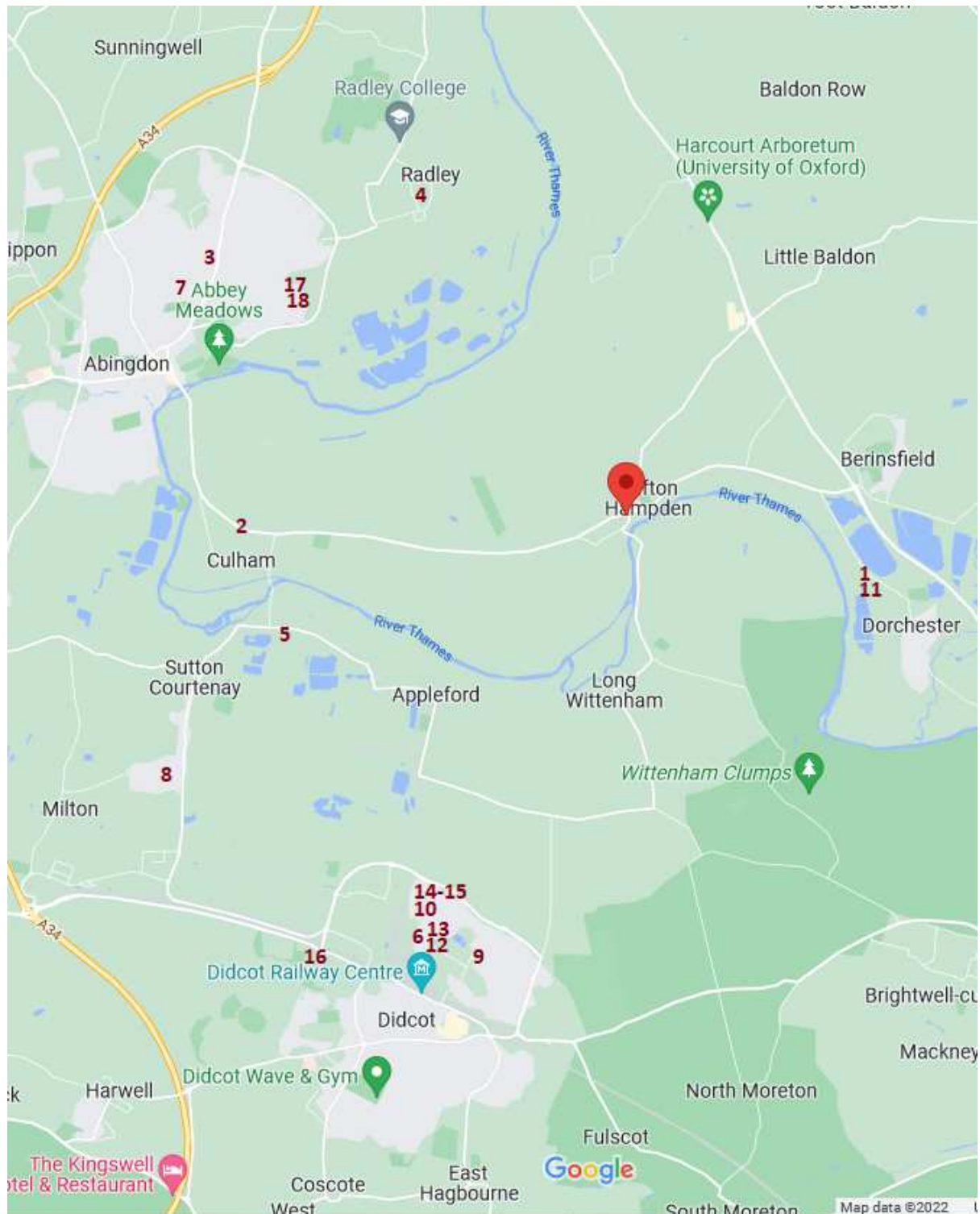
A one bedroom one storey maisonette. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. The asking price of this property is £205,000 with a total area of 44.5 m², equating to a sales value of £4,607 per m². This property is marketed by Chancellors, Abingdon.

Reference

[Abingdon, Oxfordshire, OX14](#)

Comparable Maps for Sold Properties

For ease of reference a map detailing the locations of the comparables referenced in this statement is provided below (please note that the numbers correlate to the order in which the comparables are discussed below). Only those nearby properties determined to be suitable comparables have been allocated a number and discussed in more detail.



1	The Barn, 28, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7JY
----------	-----------------------------------------------------------------------------------------

2	Culham Lodge, Abingdon Road, Culham, Abingdon, Oxfordshire OX14 3BN
3	Beechdene, Tatham Road, Abingdon, Oxfordshire OX14 1QD
4	12, New Road, Radley, Abingdon, Oxfordshire OX14 3AP
5	7, Skylark Fields, Sutton Courtenay, Abingdon, Oxfordshire OX14 4FZ
6	36, Abbey Brook, Didcot, Oxfordshire OX11 7FY
7	49, Boxhill Road, Abingdon, Oxfordshire OX14 2ET
8	93c, Bradstocks Way, Sutton Courtenay, Abingdon, Oxfordshire OX14 4DB
9	1, Penpont Water, Didcot, Oxfordshire OX11 7LR
10	20, Medlock Grove, Didcot, Oxfordshire OX11 7XY
11	49, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7LA
12	51, Bowmont Water, Didcot, Oxfordshire OX11 7GE
13	33, Abbey Brook, Didcot, Oxfordshire OX11 7FY
14	24, Brunstock Beck, Didcot, Oxfordshire OX11 7YF
15	18, Chinnock Brook, Didcot, Oxfordshire OX11 7XU
16	40, North Road, Didcot, Oxfordshire OX11 7EQ
17	1a, Hadland Road, Abingdon, Oxfordshire OX14 3XW
18	33, Villeboys Close, Abingdon, Oxfordshire OX14 3XR

1. The Barn, 28, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7JY



Description

A five bedroom two storey detached house with a garden and garage. There are two outbuildings. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The property has two single garages with a home office above them, and a summerhouse. This property was sold on 08/04/2022 for £3,283,000 with a total area of 341.2 m², excluding the dimensions of the outbuildings and the garage, equating to a sales value of £9,622 per m².

Reference

[The Barn, 28, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7JY](#)

2. Culham Lodge, Abingdon Road, Culham, Abingdon, Oxfordshire OX14 3BN



Description

A five bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, one of which en-suite, and an additional cloakroom. The garage is a double garage. This property was sold on 08/04/2022 for £1,400,000 with a total area of 300 m², excluding the dimensions of the garage, equating to a sales value of £4,667 per m².

Reference

[Culham Lodge, Abingdon Road, Culham, Abingdon, Oxfordshire OX14 3BN](#)

3. Beechdene, Tatham Road, Abingdon, Oxfordshire OX14 1QD



Description

A four bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The garage is a double garage. This property was new build in c. 2016. This property was sold on 24/06/2022 for £898,000 with a total area of 260.7 m², excluding the dimensions of the garage, equating to a sales value of £3,445 per m².

Reference

[Beechdene, Tatham Road, Abingdon, Oxfordshire OX14 1QD](#)

4. 12, New Road, Radley, Abingdon, Oxfordshire OX14 3AP



Description

A four bedroom two storey detached house with a garden and garage. There is also an additional outbuilding. Allocated parking is available. This property is located within three miles of the subject site. It has four bathrooms, two of which en-suite. This property was sold on 03/03/2022 for £735,000 with a total area of 205.7 m², including the dimensions of the outbuilding but not the garage, equating to a sales value of £3,573 per m².

Reference

[12, New Road, Radley, Abingdon, Oxfordshire OX14 3AP](#)

5. 7, Skylark Fields, Sutton Courtenay, Abingdon, Oxfordshire OX14 4FZ



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was new build in 2018. This property was sold on 20/04/2022 for £365,000 with a total area of 93.8 m², equating to a sales value of £3,891 per m².

Reference

[7, Skylark Fields, Sutton Courtenay, Abingdon, Oxfordshire OX14 4FZ](#)

6. 36, Abbey Brook, Didcot, Oxfordshire OX11 7FY



Description

A three bedroom two storey semi-detached house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 02/12/2021 for £377,500 with a total area of 82.4 m², excluding the dimensions of the garage, equating to a sales value of £4,581 per m².

Reference

[36, Abbey Brook, Didcot, Oxfordshire OX11 7FY](#)

7. 49, Boxhill Road, Abingdon, Oxfordshire OX14 2ET



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 01/04/2022 for £542,500 with a total area of 121.1 m², equating to a sales value of £4,480 per m².

Reference

[49, Boxhill Road, Abingdon, Oxfordshire OX14 2ET](#)

8. 93c, Bradstocks Way, Sutton Courtenay, Abingdon, Oxfordshire OX14 4DB



Description

A three bedroom three storey semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 17/02/2022 for £325,000 with a total area of 77.7 m², equating to a sales value of £4,183 per m².

Reference

[93c, Bradstocks Way, Sutton Courtenay, Abingdon, Oxfordshire OX14 4DB](#)

9. 1, Penpont Water, Didcot, Oxfordshire OX11 7LR



Description

A three bedroom two storey semi-detached house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 18/07/2022 for £310,000 with a total area of 74.6 m², excluding the dimensions of the garage, equating to a sales value of £4,155 per m².

Reference

[1, Penpont Water, Didcot, Oxfordshire OX11 7LR](#)

10. 20, Medlock Grove, Didcot, Oxfordshire OX11 7XY



Description

A three bedroom three storey end-of-terrace house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 20/05/2022 for £368,000 with a total area of 94 m², excluding the dimensions of the garage, equating to a sales value of £3,915 per m².

Reference

[20, Medlock Grove, Didcot, Oxfordshire OX11 7XY](#)

11. [49, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7LA](#)



Description

A two bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 24/11/2021 for £575,000 with a total area of 72.8 m², equating to a sales value of £7,898 per m².

Reference

[49, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7LA](#)

12. 51, Bowmont Water, Didcot, Oxfordshire OX11 7GE



Description

A two bedroom two storey semi-detached house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 10/01/2022 for £320,000 with a total area of 81 m², excluding the dimensions of the garage, equating to a sales value of £3,951 per m².

Reference

[51, Bowmont Water, Didcot, Oxfordshire OX11 7GE](#)

13. 33, Abbey Brook, Didcot, Oxfordshire OX11 7FY



Description

A two bedroom two storey end-of-terrace house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 11/02/2022 for £320,000 with a total area of 68.7 m², excluding the dimensions of the garage, equating to a sales value of £4,658 per m².

Reference

[33, Abbey Brook, Didcot, Oxfordshire OX11 7FY](#)

14. 24, Brunstock Beck, Didcot, Oxfordshire OX11 7YF



Description

A two bedroom two storey end-of-terrace house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. This property was sold on 29/10/2021 for £262,000 with a total area of 55 m², equating to a sales value of £4,764 per m².

Reference

[24, Brunstock Beck, Didcot, Oxfordshire OX11 7YF](#)

15. 18, Chinnock Brook, Didcot, Oxfordshire OX11 7XU



Description

A two bedroom two storey end-of-terrace house with a garden and garage. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 05/08/2022 for £330,000 with a total area of 71.1 m², excluding the dimensions of the garage, equating to a sales value of £4,641 per m².

Reference

[18, Chinnock Brook, Didcot, Oxfordshire OX11 7XU](#)

16. 40, North Road, Didcot, Oxfordshire OX11 7EQ



Description

A two bedroom two storey end-of-terrace house with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. This property was sold on 19/04/2022 for £300,000 with a total area of 73.5 m², equating to a sales value of £4,082 per m².

Reference

[40, North Road, Didcot, Oxfordshire OX11 7EQ](#)

17. 1a, Hadland Road, Abingdon, Oxfordshire OX14 3XW



Description

A one bedroom one storey flat with a garden. Allocated parking is available. This property is located within three miles of the subject site. It has one bathroom. This property was sold on 15/07/2022 for £168,000 with a total area of 39 m², equating to a sales value of £4,308 per m².

Reference

[1a, Hadland Road, Abingdon, Oxfordshire OX14 3XW](#)

18. 33, Villeboys Close, Abingdon, Oxfordshire OX14 3XR



Description

A one bedroom one storey flat with a garden. Allocated parking is unspecified. This property is located within three miles of the subject site. It has one bathroom. This property was sold on 11/03/2022 for £185,000 with a total area of 41 m², equating to a sales value of £4,512 per m².

Reference

[33, Villeboys Close, Abingdon, Oxfordshire OX14 3XR](#)

Summary

Search criteria

Every comparable property listed is situated within three miles of the subject site. New build properties were included in the search criteria and were preferred. Less upmarket properties were excluded from the search criteria, as well as properties that did not provide floor areas. Duplicate entries of already listed properties, where noted, were also not considered.

Properties for Sale

Market prices of 4, 5 and 6-bedroom detached houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
Long Wittenham, Abingdon, Oxfordshire, OX14	6	detached house	1,750,000	435.0	4023	0.96	The garage is a double garage. The property also has a single carport. The outbuildings include an office and storage outbuildings.
Appleford Road, Sutton Courtenay, Abingdon	5	new build detached house	649,995	173.7	3742	2.28	
Appleford Road, Sutton Courtenay, Abingdon	5	new build detached house	734,995	197.9	3714	2.28	
Appleford Road, Sutton Courtenay, Abingdon	5	new build detached house	659,995	173.7	3800	2.28	
Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH	5	new build detached house	689,995	197.5	3494	2.28	The garage is a double garage.
Heritage Park, Appleford Road, Sutton Courtenay, Oxfordshire, OX14 4FH	5	new build detached house	659,995	173.1	3813	2.28	The garage is a single garage.
Heritage Park, Appleford Road,	5	new build detached	649,995	173.1	3755	2.28	The garage is a single garage.

Sutton Courtenay, Oxfordshire, OX14 4FH		house					
Plot 6, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44	5	new build detached barn conversion	1,350,000	212.5	6353	2.56	The garage is a single garage. There is additional external storage space in excess of 18 sq. m not included in the GIFA. The property is due for completion December 2022.
Barton Lane, Abingdon, Oxfordshire, OX14 3NE	5	detached house	2,000,000	349.0	5731	2.19	The garage is a double garage.
Appleford Road, Sutton Courtenay, OX14 4PP	5	new build detached house	700,000	473.7	1478	2.39	The garage is a single garage.
Burcot, Abingdon, Oxfordshire	4	new build detached house	1,250,000	259.3	4821	0.75	The garage is a double garage.
WATLING LANE, DORCHESTER-ON-THAMES	4	new build detached house	1,100,000	194.3	5661	2.18	
Totals			12,194,970	3,012.8			
			Average	4,047.7			

Market prices of 3-bedroom end-of-terrace/semi-detached houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
Didcot, Oxfordshire, OX11 7SB	3	new build end-of-terrace house	435,000	122.3	3557	2.91	
Earl's Forge, Didcot Road, Long Wittenham, Oxfordshire, OX14 4RG	3	new build semi-detached house	519,999	115.0	4522	1.19	
Appleford Road, Sutton Courtenay, OX14 4PP	3	new build semi-detached house	395,000	80.5	4907	2.39	
Didcot, Oxfordshire, OX11 7SB	3	new build semi-detached house	432,500	83.3	5192	2.91	
Didcot, Oxfordshire, OX11 7SB	3	new build semi-detached house	440,000	122.3	3598	2.91	
Didcot, Oxfordshire, OX11 7SB	3	new build semi-detached house	435,000	83.3	5222	2.91	
Totals			2,657,499	606.7			
			Average	4,380.3			

Market prices of 2-bedroom end-of-terrace/semi-detached houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
KENNET CLOSE, BERINSFIELD	2	end-of-terrace house	260,000	62.4	4167	1.62	
Monks Lode, Didcot	2	end-of-terrace house	275,000	54.8	5018	2.89	
Didcot, Oxfordshire, OX11	2	end-of-terrace house	260,000	53.6	4851	2.92	
Plot 1, The Rickyard, Durham Leys Farm, The Green, Marsh Baldon, Oxford, OX44	2	new build semi-detached house	600,000	104.0	5769	2.56	
Willington Down, Lady Grove, Didcot, OX11 9BS	2	new build semi-detached house	365,000	81.6	4473	2.64	

Willington Down, Lady Grove, Didcot, OX11 9BS	2	new build semi-detached house	350,000	69.5	5036	2.64	
Watery Lane, Clifton Hampden, Abingdon, Abingdon, Oxfordshire, OX14	2	terraced house	400,000	65.0	6154	0.12	
Totals			2,510,000	490.9			
Average			5,113.1				

Market prices of 2-
bedroom flats

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
Willington Down, Lady Grove, Didcot, OX11 9BS	2	new build apartment	320,000	66.8	4790	2.64	
Willington Down, Lady Grove, Didcot, OX11 9BS	2	new build apartment	269,950	68.1	3964	2.64	
Newton Close Didcot OX11 9GJ	2	new build apartment	270,000	78.0	3462	2.88	This property is marketed for £202,500 representing a 75% shared ownership of the property, equating to a full market value of £270,000.
Totals			859,950	212.9			
Average			4,039.2				

Market prices of 1-
bedroom flats

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
Abingdon, Oxfordshire, OX14	1	flat	235,000	45.7	5142	2.94	
Abingdon, Oxfordshire, OX14	1	maisonette	205,000	44.5	4607	2.55	
Totals			440,000	90.2			
Average			4,878.0				

Sold Properties

Achieved sale prices of 4 and 5-bedroom detached houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
The Barn, 28, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7JY	5	detached house	3283000	341.2	9622	Within 3	The property has two single garages with a home office above them, and a summerhouse.
Culham Lodge, Abingdon Road, Culham, Abingdon, Oxfordshire OX14 3BN	5	detached house	1400000	300.0	4667	Within 3	The garage is a double garage.
Beechdene, Tatham Road, Abingdon, Oxfordshire OX14 1QD	4	detached house	898000	260.7	3445	Within 3	The garage is a double garage. This property was new build in c. 2016.
12, New Road, Radley, Abingdon, Oxfordshire OX14 3AP	4	detached house	735000	205.7	3573	Within 3	
Totals			6316000	1107.6			
			Average	5702.4			

Achieved sale prices of 3-bedroom end-of-terrace and semi-detached houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
7, Skylark Fields, Sutton Courtenay, Abingdon, Oxfordshire OX14 4FZ	3	semi-detached house	365000	93.8	3891	Within 3	This property was new build in 2018.
36, Abbey Brook, Didcot, Oxfordshire OX11 7FY	3	semi-detached house	377500	82.4	4581	Within 3	
49, Boxhill Road, Abingdon, Oxfordshire OX14 2ET	3	semi-detached house	542500	121.1	4480	Within 3	

93c, Bradstocks Way, Sutton Courtenay, Abingdon, Oxfordshire OX14 4DB	3	semi-detached house	325000	77.7	4183	Within 3	
1, Penpont Water, Didcot, Oxfordshire OX11 7LR	3	semi-detached house	310000	74.6	4155	Within 3	
20, Medlock Grove, Didcot, Oxfordshire OX11 7XY	3	end-of-terrace house	368000	94.0	3915	Within 3	
Totals			2288000	543.6			
			Average		4209.0		

Achieved sale prices of 2-bedroom end-of-terrace and semi-detached houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
49, Abingdon Road, Dorchester On Thames, Wallingford, Oxfordshire OX10 7LA	2	semi-detached house	575000	72.8	7898	Within 3	
51, Bowmont Water, Didcot, Oxfordshire OX11 7GE	2	semi-detached house	320000	81.0	3951	Within 3	
33, Abbey Brook, Didcot, Oxfordshire OX11 7FY	2	end-of-terrace house	320000	68.7	4658	Within 3	
24, Brunstock Beck, Didcot, Oxfordshire OX11 7YF	2	end-of-terrace house	262000	55.0	4764	Within 3	
18, Chinnock Brook, Didcot, Oxfordshire OX11 7XU	2	end-of-terrace house	330000	71.1	4641	Within 3	
40, North Road, Didcot, Oxfordshire OX11 7EQ	2	end-of-terrace house	300000	73.5	4082	Within 3	
Totals			2107000	422.1			
			Average		4991.7		

Achieved sale prices of 1-bedroom flats previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)	Distance from subject site /miles	Notes
1a, Hadland Road, Abingdon, Oxfordshire OX14 3XW	1	flat	168000	39.0	4308	Within 3	
33, Villeboys Close, Abingdon, Oxfordshire OX14 3XR	1	flat	185000	41.0	4512	Within 3	
Totals			353000	80.0			
			Average	4412.5			

NDO Regulation 21 Consultation

Response from Historic England

Dear Sir/ Madam,

Thank you for consulting Historic England on the proposed Neighbourhood Development Order at Burcot and Clifton Hampden.

Having reviewed the information we have no specific comments to make.

Best regards,

Rachel

Rachel Fletcher (she/her)

Inspector of Historic Buildings and Areas

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: South Oxfordshire

Application no: DraftNeighbourhoodDevelopmentOrder

Proposal: Draft Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site. Proposed development for each of these sites are provided below.

Response Date: 29th September 2022

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: Draft Neighbourhood Development Order

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site.

Transport Development Control

As you may be aware, Oxfordshire County Council is a consultee of the local planning authority and provides advice on the likely transport and highways impact of development where necessary.

It should be noted that the advice below represents the informal opinion of an Officer of the Council only, which is given entirely without prejudice to the formal consideration of any planning application, which may be submitted. Nevertheless, the comments are given in good faith and fairly reflect an opinion at the time of drafting given the information submitted.

At this stage in the process, the main issues associated with the proposal are set out under the detailed comments heading, which are based on a review of the submitted plans and accompanying Transport Statement.

The following links provide basic information needed to assist in the highway and transport consideration of many proposals.

- [OCC Street Design Guide \(oxfordshire.gov.uk\)](http://oxfordshire.gov.uk)
- [OCC Cycling Design Standards A guide for Developers, Planners and Engineers 2017](#)
- [OCC Walking Design Standards](#)
- [OCC Parking Standards](#)
- [OCC Local Standards and Guidance for Surface Water Drainage](#)
- [OCC Guidance on Transport Assessments and Travel Plans](#)
- [GOV.UK - Cycle infrastructure design \(LTN 1/20\)](#)

County Council Transport Guidance for new developments

[Transport for new developments | Oxfordshire County Council](#)

TRICS – National information source for assisting the prediction of trip generation from new developments. <http://www.trics.org/>

Local Planning Guidance and Information

South Oxfordshire

[South Oxfordshire Design Guide](#)

[South Oxfordshire Local Plan 2035](#)

Legal agreement required to secure:

S278.

Provision of necessary off-site works associated with the means of access and mitigation works along the local highway network.

S106.

The requirements for a Section 106 agreement will be defined on receipt of a formal planning application and associated Transport Statement. However, it is likely that financial contributions will be sought in relation to improvements associated with public transport services and infrastructure adjacent to the development.

Conditions:

The requirements for planning conditions will be defined on receipt of a formal planning application and associated Transport Statement.

Informatives:

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

Where works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:

- i. a Section 184 Notice under the Highways Act 1980, or

- ii. a legal agreement between the applicant and Oxfordshire County Council.

Detailed comments:

Summary

Pre-application advice is sought in relation to a mixed-use development on two separate land parcels located along each side of the A415 (Abingdon Road) within the village of Clifton Hampden.

The land parcels and the nature of development of each site are identified as;

Allotment Site (north of A415) - 14 dwellings
- Doctors Surgery
- Extension (toilet block) to existing Village Hall

Paddock Site (south of A415) - 3 dwellings
- Burial Garden

The following comments are provided in relation to the submitted Transport Statement (TS) and associated plans.

Allotment Site

Parking

The TS informs that 28 allocated and 6 unallocated car parking spaces will be provided to serve residents and visitors associated with the proposed dwellings. In addition, a total of 44 cycle parking spaces will also be provided.

From reviewing the car parking provision, based on the number of bedrooms in each dwelling, this appears to have been calculated incorrectly and is slightly above the council's requirement (24 allocated and 5 unallocated spaces). Nevertheless, the number of spaces shown on the parking allocation plan provided within the TS is correct.

In terms of cycle parking, the number of spaces proposed are acceptable. However, the TS informs that cycle parking in relation to the maisonettes at the site will be provided within the curtilage of the proposed doctors surgery, which would not be accepted. As a result, this cycle parking will be required to be located adjacent to the proposed maisonettes, secured and undercover.

When considering car parking associated with the proposed doctor's surgery, it is noted that the Council does not currently have specific standards. Nevertheless, the TS proposes 22 car parking spaces and simply informs that this is sufficient to meet operational capacity and future growth. However, in order to confirm that the proposed number of car parking spaces are appropriate, a formal assessment will be required to be undertaken.

With regards to car parking associated with the village hall, this will be retained as existing (10 spaces) albeit relocated within the site. When reviewing, based on the nature and size of the proposed extension and that the hall is an existing facility, this is considered acceptable.

It is noted that car parking for the proposed doctor's surgery and village hall within the site will also be used for the dropping off/picking up of pupils attending the adjacent Clifton Hampden Primary School.

While the principle of this appears acceptable, there are concerns that the car parking required for the doctor's surgery will be taken by parent's dropping off/picking up pupils, particularly during the afternoon. As a result, details of how this would operate and be managed to retain adequate car parking for the surgery during both morning and afternoon drop off/pick up periods will be required.

Access

Access to the site will be provided via a simple priority junction along the A415 (Abingdon Road). Visibility from the access is proposed at 2.4m x 56m to the west and 2.4m x 58m to the east. However, when reviewing the speed surveys (ATC 3) provided within the TS, visibility is required to be provided at 59m to the west and 71m to the east.

Additionally, should a formal planning application be submitted, a review of the proposed access will be required to be undertaken to establish the requirement for a right turn lane. This will require a capacity analysis of the access and the adjacent signal-controlled junction of Abingdon Road/High Street, taking account of the proposed HiF improvement works, in order to review the interaction between each junction and associated queuing.

The swept paths provided within the TS at the site access appear acceptable. However, swept paths will also be required showing a 11.6m long refuse vehicle passing a large car within the site.

Layout

In order to provide formal comments in relation to the layout of the site, the submitted plans are required to show all dimensions associated with parking bays, carriageway

and footway widths and junction radii etc. In addition, the boundary of the adjacent highway will be required to be clearly shown on the submitted plans.

Notwithstanding the above, there are concerns in relation to the location of the access that will serve the proposed surgery car park and that of the site, which are located in close proximity to each other. As this could lead to vehicle queuing and congestion along the site access road and adjacent highway, the access to the car park will be required to be relocated.

Paddock Site

As noted, the Paddock Site will include the construction of 3 No. dwellings and a burial **garden**, which will act as an extension to Clifton Hampden's existing burial **ground**. However, in order to undertake a meaningful review, further details in relation to the specific use and operation of the proposed burial garden will be required to be provided in support of a formal planning application.

Parking

The TS informs that 6 allocated and 2 unallocated car parking spaces will be provided to serve residents and visitors associated with the proposed dwellings, which is in accordance with the council's standards. In addition, a total of 10 cycle parking spaces will also be provided, which is acceptable.

In terms of the proposed burial garden, the TS informs that around 20 car parking spaces will be provided. However, before further comment can be provided in this regard, details of the burial garden (as above) are required to be provided.

Access

Access to the site will be provided via a simple priority junction along the A415 (Abingdon Road). Visibility from the access is proposed at 2.4m x 144m to the southwest and 2.4m x 103m to the northeast, which is acceptable based on the speed surveys provided within the TS.

However, it is noted that there is a fall in the carriageway level to the west of the access, which appears to obstruct visibility along the vertical plane. As a result, the TS has provided a cross-section of the carriageway in order to demonstrate that visibility is achievable.

Nevertheless, the cross-section does not provide sufficient detail to confirm that appropriate visibility can be provided. Therefore, should a formal planning application be submitted, further detail in this regard will be required to be submitted.

Layout

In order to provide formal comments in relation to the layout of the site, the submitted plans are required to show all dimensions associated with parking bays, carriageway and footway widths and junction radii etc. In addition, the boundary of the adjacent highway will be required to be clearly shown on the submitted plans.

Assessment Methodology

A review of road traffic accidents along the adjacent highway network has been undertaken within the TS, based on information obtained from the Crashmap website for a period between 2017 and 2021. However, data obtained from the Crashmap website is not accepted as this is not considered to be accurate or up to date. As a result, a review will be required to be undertaken based on data obtained from Oxfordshire County Council.

The trip rates identified within the TS have been derived from the TRICS Database, which is acceptable. However, the selected sample sites are not representative due to their location, including Ireland, Scotland and London. Additionally, the number of dwellings and the size of GP Surgeries within the sample sites are significantly higher than that proposed and no meaningful details associated with the proposed burial garden have been included.

While noting that the trip generation associated with the proposals would not be significant, these details will be required to be addressed should a formal planning application be submitted.

Additionally, a comparative assessment of the existing and proposed doctors' surgery will be required to be undertaken in terms of the associated traffic generation. This should include details in relation to the number of staff and consultation rooms at each.

Mitigation

The TS informs that a number of public rights of way adjacent to the site will be upgraded by way of resurfacing and enhanced signage, in order to improve sustainable travel options.

While these improvements are welcomed, the applicant will also be required to provide a 3.5m wide cycle/footway across the frontage of both sites. The cycle way/footway will form part of future facilities that will provide a link between Berinsfield and Cullham as identified within the SODC Local Plan.

In addition, a TUCAN crossing will be required to be provided along the A415 (Abingdon Road) within the vicinity of the development and the existing national speed limit/30mph transition will be required to be relocated further to the west (location to be confirmed).

General Comments

It should be noted that A Stage 1 Road Safety Audit will be required to be undertaken in relation to the layout of both sites and the means of access, which shall be submitted together with a designer's response in support of a formal planning application.

Officer's Name: Paul Harrison

Officer's Title: Development Control Consultant (Transport)

Date: 23/09/2022

Application no: DraftNeighbourhoodDevelopmentOrder

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site. Proposed development for each of these sites are provided below.

Lead Local Flood Authority

Recommendation:

No objection subject to conditions and planning

Conditions:

Condition 1:

Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change and 10% urban creep (Note: the C_v values should be set to 0.95 for roofs and 0.90 for paved areas and MADD should be 0.0);
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (to include three tests at each location and using the full depth of the trial pit);
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element;
- Details of how water quality will be managed during construction and post development in perpetuity; and
- Consent for any connections into third party drainage systems

Reason:

To ensure that there is no flooding due to the site drainage and that the water environment is protected.

Condition 2:

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- As built plans in both .pdf and .shp file format;
- Photographs to document each stage of the drainage system on site;
- Photographs of the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company.

Reason:

In accordance with section 21 of the Flood and Water Management Act 2010.

Detailed comments:

This application is in the nature of a pre-app and only requires general comments at this stage. There is no obvious reason why the sites cannot be developed in a satisfactory manner. The applicant is advised to consider SuDS at an early stage and to allow room for swales and other above ground measures in his plans.

Officer's Name: Diane Rotherham

Officer's Title: Flood Risk Engineer

Date: 28/09/2022

Application no: DraftNeighbourhoodDevelopmentOrder

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site. Proposed development for each of these sites are provided below.

Minerals & Waste

Recommendation:

Comment

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The northern site, known as the Allotment Site, and the southern site, known as the Paddock Site, are located within the built-up area of Clifton Hampden.

Neither of the sites lie close to a Safeguarding Waste Management Site.

The Allotment Site does not fall within a Mineral Consultation Area. The Paddock Site falls within the Mineral Consultation Area for a Mineral Safeguarding Area. However, the Paddock Site does not actually fall within the safeguarding Sharp Sand and Gravel Area which lies to the south of the site. The proposed Neighbourhood Development Order would not increase the existing constraints on mineral working within the nearby Minerals Safeguarding Area due to the need for adequate unworked margins (buffer zones) between existing development and any mineral extraction. Therefore, we raise no objection to the proposed Neighbourhood Development Order.

Officer's Name: Naomi Woodcock
Officer's Title: Minerals & Waste Planner
Date: 27/09/2022

Application no: DraftNeighbourhoodDevelopmentOrder

Location: Two sites – northern site, land north of Abingdon Road, Clifton Hampden known as the Allotments Site. Southern site, land south of Abingdon Road, Clifton Hampden, known as the Paddocks Site. Proposed development for each of these sites are provided below.

Education Comments

Section 106 contributions can only be required from a housing development if they are:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The scale of housing development proposed would be expected to generate 4 additional primary school pupils, and 3 additional secondary school pupils, so less than 1 per year group. On this basis, it is not expected that the county council would seek any contribution towards school capacity from the proposed development. However, should the scale of development increase, then the council would need to reassess.

Officer's Name: Louise Heavey

Officer's Title: Access to Learning Information Analyst

Date: 29/09/2022



David Wilson

Burcot and Clifton Hampden Parish Council

Issued via email:
ConsultationBACH@gmail.com

1st Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

22 September 2022

South Oxfordshire – BURCOT & CLIFTON HAMPDEN NEIGHBOURHOOD PLAN 2011 – 2034 PRE-SUBMISSION DRAFT FOR REGULATION 14 CONSULTATION

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment upon the above.

As you will be aware, Thames Water are the statutory water supply and sewerage undertaker for the South and Vale area and are hence a **“specific consultation body”** in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

General Water and Wastewater Infrastructure Comments

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2021, states: *“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”*

Paragraph 11 states: *“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: *“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”*

Paragraph 26 of the revised NPPF goes on to state: *“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”*

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that *“Adequate water and wastewater infrastructure is needed to support sustainable development”* (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for water supply infrastructure;
- The developments demand for Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

In light of the above comments and Government guidance we agree that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend that the Neighbourhood Plan include the following policy/supporting text:

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Water Efficiency/Sustainable Design

The Environment Agency has designated the Thames Water region to be “seriously water stressed” which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.

Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on the our website via the following link:
<https://www.thameswater.co.uk/Be-water-smart>

It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.

Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.

Proposed policy text:

“Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.”

Comments in Relation to Flood Risk and Sustainable Drainage Systems

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

Flood risk sustainability objectives and policies should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan ***“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”***

Site Allocations

The attached table provides Thames Water’s site specific comments from desktop assessments on water, sewerage/waste water network and waste water treatment infrastructure in relation to the proposed development sites, but more detailed modelling may be required to refine the requirements.

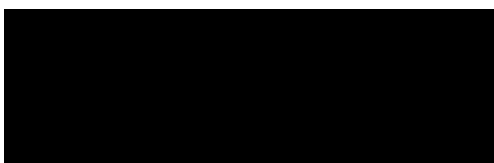
We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully,



David Wilson
Thames Water Property Town Planner

Site ID	Site Name	Net Gain to System (l/day)	Net Foul Water Increase to System (l/s)	Net Property Equivalent Increase - Waste	Net Increase in Demand (l/day)	Net Increase in Peak Demand (l/s)	Net Property Equivalent Increase - Water	Water Response	Waste Response
73505	Paddock Site	3207.6	0.04	3	1050	0.04	3	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ
73499	The Allotment Site	14968.8	0.17	14	4900	0.17	14	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. Infrastructure at the wastewater treatment works is operating close to capacity. It is recommended that the developer liaise with Thames Water at the earliest opportunity to determine the magnitude of spare capacity in the system and a suitable connection point. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

NDO Regulation 21 Consultation

Response from Buckinghamshire, Oxfordshire and Berkshire West Clinical
Commissioning Group

----- Forwarded message -----

From: REDMAN, Peter (NHS BUCKINGHAMSHIRE, OXFORDSHIRE AND
BERKSHIRE WEST ICB - 10Q) [REDACTED]

Date: Mon, Feb 6, 2023 at 6:01 PM

Subject: Clifton Hampden Neighbourhood Development Order

To: clerkatcliftonhampden@gmail.com <clerkatcliftonhampden@gmail.com>

Cc: DANDRIDGE, Julie (NHS BUCKINGHAMSHIRE, OXFORDSHIRE AND
BERKSHIRE WEST ICB - 10Q) [REDACTED] >

FAO Anne Davies, Parish Clerk

Dear Ms Davies,

Many thanks for your letter (attached) inviting the ICB to comment by 6 March.

I apologise for the late response but can confirm that the ICB's view is that the
ICB need not be involved in addition to OCCG - the OCCG letter of 24 November
2021 is still relevant.

Kind Regards

Peter Redman MSc MRICS

Senior Programme Manager - Primary Care Estates

NHS Buckinghamshire Oxfordshire and Berkshire West Integrated Care Board

[REDACTED]

[REDACTED]