

Housing Development Project & Community Building Project – Option Territories

Do nothing

Discontinue the projects

Progress as currently

Support 20 home development
Est. £400k to support CBP/village projects.

Seek Diocesan Help to Increase Support

We could ask the Diocese for suggestions/possibility to increase the support of the CBP/village projects to closer to the £600k amount. Re-consider the 25 home option? Seek a Community Right to Build Order? Other ideas?

Pursue Community Right to Build

Process likely to take 18mo-2yrs. In this process, the community grants planning permission via a referendum, not SODC. The process will require a good amount of volunteer time (less than a NP)

- Though not a requirement, we can decide to also undertake the development (ie if we choose to create the structure to build some homes and the Community Building), then any profit generated by the project must stay within the community. So buildings constructed by the community organisation can only be disposed of, improved or developed in a way that benefits the community.
- The community organisation can also ensure certain provisions are put in place so that affordable housing remains affordable in perpetuity.

Pursue Neighbourhood Plan

Process likely to take 2+ yrs and could include the whole Parish in a 'call for land'. The process will require a great deal of volunteer time.

- There are a great deal of similarities with a CRtB in regard to process, though the focus would be on development in all of the Parish, and not limited only to one area.
- The process basically re-writes/adapts the Local Planning policies to be more specific for our circumstances.

Community Right To Build – Key Steps

1. Decide on the area relevant for our project (the 'neighbourhood area'). For example, we could pursue the Glebe Field, or any other area(s) in the village/parish. If that land hasn't been designated elsewhere (ie in a Neighbourhood Plan), we would apply to SODC (our local planning authority). Guidance on this can be found in the Government's planning guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/designating-a-neighbourhood-area/>). This becomes the minimum area in which people will be eligible to vote at the referendum, though we would likely put forward that the whole Parish will be eligible to vote in the referendum.
2. We will need to carry out good quality publicity and consultation and ensure that we give appropriate time and opportunities for everyone to put forward their views on the project. We will ultimately need to reach a separate legal agreement with the owner of the land we want to develop, so we will need to do a bit more investigation on this too.
3. We will then need to present our proposals in the form of a Community Right to Build Order and submit it – and the other required documents – to SODC for independent examination. Just like a Neighbourhood Plan, an independent examiner checks to make sure the proposal is legal and that it meets certain rules and regulations. If it does, it will be approved.
4. SODC will then arrange a local referendum (they will bear the cost). If over 50 per cent of those voting support the Order, our local planning authority will make it (bring it into force) and we will not have to seek a traditional planning permission. No building work can actually start though, until our agreement with the landowner is finalised. (Land and building owners are not compelled to agree to our proposals – so again, we will need to involve them in the process).
5. A successful Community Right to Build Order results in planning permission for development consistent with the Order. An order may be used to grant outline or full consent. If it grants outline consent, there would still be reserved matters applications to consider. Other consents, such as building regulations, must be applied for separately – as with any planning consent.

Neighbourhood Plan – Key Steps

Stage 1: Defining the neighbourhood

The parish council will take the lead on neighbourhood planning, aided by South Oxfordshire District Council.

Stage 2: Preparing the plan

Next, the parish council (or a subcommittee) will begin collecting our ideas together and drawing up our plans. Local planning authority (SODC) have a 'duty to support' in terms of agreeing the area covered, providing general guidance and advice on the shape and content of the Plan, and finally validating whether the plan is in line with the strategic objectives of the Local Plan.

Stage 3: Independent check

Once a neighbourhood plan or order has been prepared, an independent examiner will check that it meets the correct basic standards through an Examination. An Examination report will be released which may contain requirements for modifications.

Stage 4: Community referendum

The local planning authority (SODC) will organise a referendum on any plan or order that meets the correct standards. This ensures that the community has the final say on whether a neighbourhood plan or order comes into force. If a simple majority of those who vote support the plan, then it comes into force.

Stage 5: Legal force

Once a neighbourhood plan is in force, it carries real legal weight and is a statutory document. SODC remain the decision maker but will be obliged, by law, to take what it says into account when considering proposals for development in the designated neighbourhood area. In addition, the CIL monies collected for all developments in the area are increased from 15% to 25% of those collected.