

LAND NORTH OF BARROW ROAD DRAYTON

WELCOME

Welcome to this part of the exhibition which sets out Miller Homes' proposals for 65 high quality family homes and new sports facilities on land north of Barrow Road and west of Abingdon Road in Drayton.

We hope that you find this event informative and we would be grateful if you could take the time to complete one of the comment forms available.



SITE LOCATION PLAN

The site is located on land north of Barrow Road and west of Abingdon Road.

MILLER HOMES

With more than 80 years' experience in homebuilding, Miller Homes has earned a reputation for sustainable, high-quality developments with excellent design standards. Miller Homes listens to what their customers and the local communities that they work in say they want.

Miller Homes' efforts have been recognised by prestigious awards including Major Housebuilder of the Year, Large Housebuilder of the Year, Best Sustainable Development and Private Housebuilder of the Year. However, what they are most proud of is their customer satisfaction results. When asked, 'would you recommend Miller Homes to your best friend?' 97% of Miller Homes' customers say they would. If you would like more information about Miller Homes or the work they do, please visit www.millerhomes.co.uk.

SITE BACKGROUND & CONTEXT

Miller Homes and the landowner, Mr Paul Caudwell, have been working with Drayton 2020 and the Vale of White Horse District Council for a number of years to bring forward a site to help meet the need for residential development and sports facilities in the village. A number of sites within Mr Caudwell's ownership were considered, including land east of Church Lane. However, land north of Barrow Road offered the opportunity to deliver the full package of benefits whilst seeking to minimise impacts.



View across site towards properties on Abingdon Road

Miller Homes is proposing to submit a full planning application in relation to the land north of Barrow Road, located on the northern fringe of Drayton. The proposal site measures approximately 8 hectares and currently comprises two arable fields.

Need for New Housing

The National Planning Policy Framework (NPPF) is explicit in requiring Local Planning Authorities to significantly boost their supply of housing. The Vale of White Horse District Council have acknowledged that they are unable to demonstrate a five year supply of deliverable housing sites as required by the NPPF. The 65 new homes proposed at land north of Barrow Road will assist in addressing the absence of a five year land supply in the Vale as well as bringing forward significant leisure facilities in a sustainable location.

The site also forms an allocation for residential development in the draft Drayton Neighbourhood Plan. In designing the proposed development, the project team has held several meetings with Drayton 2020 and the Vale of White Horse District Council to seek their input and feedback on the proposal from an early stage.

The following boards set out the site opportunities and constraints, details of the proposed development and technical considerations before summarising the key benefits that the proposals will deliver.



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OPPORTUNITIES & CONSTRAINTS

In designing the proposed scheme, the project team has considered the site constraints and opportunities which in turn have been used to inform the overall design approach and layout.

Constraints

- Key views (from restricted byways and Abingdon Road)
- Site levels (slopes upwards to the north)
- Protection of existing trees and vegetation
- Existing residential properties
- Potential noise disturbance (A34 to west)
- Protection of tumulus at northern boundary of site

Opportunities

- Provision of an extensive area of sports pitches, pavilion, parking & informal open space
- Contributing towards local housing needs (market and affordable)
- Access directly off Abingdon Road
- Gateway feature on Abingdon Road
- Pedestrian linkages to primary school, adjoining restricted byways, bus stops and village centre
- Draw upon character of Drayton
- Dwellings fronting sports pitches
- New landscape planting
- Retention of existing boundary trees and vegetation (buffer / screening)



DWELLING DESIGN

Drayton provides great variety in building types and material used, as well as how buildings address the street. The predominant use of warm orange brick and traditional clay tile pitched roofs dominate the built form. However, there are pockets of rendered, stone, painted stone and painted brickwork dwellings.

Buildings range from 1 storey bungalows to 2.5 storey, generally with defendable frontages in the form of fencing, low walls or hedges, usually behind a grass verge and path, creating a strong linear frontage. Chimney stacks are a dominant feature throughout the village and a more traditional Georgian window module exists in older parts of the village as demonstrated on the photomontage below.



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THE PROPOSALS

The application proposes the construction of 65 dwellings together with associated landscaping, parking and access. The proposals will also bring forward new community benefits to include three football pitches (catering for a range of ages), a cricket pitch, a new pavilion building and associated car parking. New pedestrian links will be introduced through the site as part of a comprehensive landscaping scheme, which will include a wildflower meadow and tree-lined walking route.

The majority of the proposed dwellings are located in the southern portion of the site. Where possible, these dwellings have been orientated to front onto the sports facilities. A small number of dwellings are located in the north-eastern part of the site to provide natural surveillance over the proposed sports pavilion and parking area. A mix of dwelling types and tenures is proposed including 39 open market houses and 26 affordable houses. The breakdown of house types is as follows:

- | | |
|---------------------|---------------------|
| 12 no. 2 bed houses | 26 no. 4 bed houses |
| 25 no. 3 bed houses | 2 no. 5 bed houses |

The design team consider that the site offers a real opportunity to further enhance the existing built character of Drayton. Consisting of two storey family dwellings, the proposal is in keeping with the scale of properties in the local area. The traditional style and design of the scheme also draws reference from local architectural features. The proposed houses will incorporate a combination of red facing brickwork, stonework and contrasting brick details which will add to the aesthetic charm and high quality of the scheme. The dwellings will be designed to be energy efficient and to meet Code for Sustainable Homes Level 3.

Sports Facilities

The northern part of the site is approximately 4.7 hectares in area and will become a sports facility and general amenity space for use by the Drayton community. It is likely to be owned and managed by the Parish Council. The proposals include a full sized adult football pitch, an under 13-14 football pitch, an under 9-10 football pitch (all to FA standards) and a cricket pitch. Land would also be made available to the Parish Council for the construction of a pavilion/changing rooms and a car park as shown on the indicative site layout plan.



Indicative house types



PROPOSED SITE LAYOUT PLAN

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TECHNICAL CONSIDERATIONS

Accessibility

Vehicular access is proposed via a new junction from Abingdon Road, which is of an appropriate width with the necessary visibility splays to accommodate traffic associated with the proposed development.

The present 30mph and 50mph signs are situated just before the access to Sutton Wick as shown on the drawing opposite which could lead to some motorists not reducing speed sufficiently to 30mph before entering the village. It is therefore proposed to relocate the existing 30mph signs and roundalls 90m north of their present position and introduce a gateway feature similar to that shown opposite. This should ensure motorists entering the village will be driving at the correct speed.

Traffic flows associated with the proposed development, both alone and in combination with existing/proposed developments in the area, can be delivered without an unacceptable impact upon the local highway network.

Appropriate levels of car parking will be provided to serve the residential development and there will also be a dedicated new car park to serve the proposed sports pitches and pavilion. The proposals include new footpath connections to Drayton Primary School, the byways north and south of the site and to the bus stops on Abingdon Road which provide services to Oxford, Abingdon, Wantage, Didcot, Harwell Campus and Milton Park.

Flood Risk & Drainage

The site is located within Flood Zone 1 and outside of the flood plain and therefore is not at risk from tidal or fluvial flooding. The development will be designed in accordance with Sustainable Urban Drainage Systems, incorporating soakaways for the houses and permeable paving for the roads. This system will be capable of receiving run-off from a 1:100 year +30% climate change storm event. The foul drainage from the houses will be piped to new foul sewers located within the roads which in turn will connect to the existing foul sewerage network.

Noise, Air Quality & Lighting

Sound Advice noise consultants have carried out an assessment of the impact of noise at the Drayton site, looking at noise from the A34 and Abingdon Road. The site has been modelled with Cadna software in order to calculate glazing, ventilation specification and garden noise.

Given the separation distances between the dwellings and the noise sources as well as intervening vegetation it is not anticipated that there will be any significant noise impacts. The site is not located within an Air Quality Management Area. The scale of development proposed is unlikely to give rise to emissions that would have a significant impact on air quality. Lighting associated with the proposed roads and with the sports facilities will be designed to minimise light spill and an appropriate lighting strategy can be adopted to ensure that there are no significant impacts on ecology.



Landscaping & Trees

The proposed development will have minimal visual impact in the wider landscape as it has been designed to assimilate into the existing residential form on the edge of the village. The residential element has been designed so the majority of the built form sits behind existing built development along Abingdon Road and Barrow Road. The design strategy includes retention and enhancement of boundary hedgerows and trees where possible and substantial tree planting is proposed throughout the site.

Ecology

The application site is not located within an area of international or national ecological significance. The site is generally considered to be of moderate ecological value and habitats within the site offer the potential to support protected and notable species. As a result, reptile, water vole and bat surveys are underway and mitigation will be incorporated into the proposals as necessary. Ecological enhancements are likely to include the use of native species within the landscape design and the provision of bat and bird nest boxes.

Archaeology & Cultural Heritage

An archaeological desk-based assessment is currently in production which will incorporate the results of a full geophysical survey and propose further evaluation and/or mitigation, as required. The tumulus site has already been excluded from development at the design stage and will be retained within amenity space. The application proposals will not impact upon Drayton Conservation Area which is located at the opposite end of the village around the High Street.

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SUMMARY

In taking into account all of the opportunities and constraints, the application scheme will deliver a structured, distinctive and attractive semi-urban environment which respects the existing character and appearance of Drayton. In summary, the proposals will bring forward significant benefits including:

- Provision of much needed open market and affordable housing (39 open market and 26 affordable), helping to address housing requirements in the District.
- A significant new sports facility, open space and green pedestrian routes for use by the future occupants of the development as well as the existing residents of Drayton.
- Financial contributions towards improving local infrastructure, to be agreed with Drayton 2020, the Vale of White Horse District Council and Oxfordshire County Council during the application process.

- An attractive and high quality development in a sustainable location.
- An increased local population which will raise expenditure levels in the area contributing to its vitality and viability.

In this context, the application proposals accord with the positive approach to sustainable development promoted in the National Planning Policy Framework.

Miller Homes and the project team will continue to work with Drayton 2020 to refine the proposals ahead of the submission of a planning application.



FEEDBACK

Thank you for taking the time to attend today's exhibition about Miller Homes' proposals. We hope you found the event informative and we would be grateful if you could take the time to complete one of the comment forms available.

You can also make comments and view the exhibition boards online at:

www.millerdrayton.co.uk