

21 Feb 2014

Dear Sir / Madam,

I have seen and reviewed the Drayton Neighbourhood Development Plan. I have serious reservations about site 1 as an area for housing development and wish to make the following comments and raise some important questions:

- 1) The site has helicopter access. Anyone with an ounce of feeling for the safety of villagers will realize that we do not need another exit on to Abingdon Road at this point - the suggested access proposed is via a new roundabout by Sutton Wick Lane, an area of road that has seen serious accidents, costing lives, in recent years. This would bring the number to 10 access roads in a stretch about a quarter of a mile long between the Mace shop and Sutton Wick Lane. This is an insane density of junctions and there are also two bus stops in this same stretch. It is a recipe for disaster.
- 2) Corneville Road offers a direct and straightforward existing access to land of the same farmer who is offering site 1 for development, so why has the option of developing that field not been explored? I have an idea why. As I write there is standing water on the field that makes up part of site 1, despite the farmer's enhanced drainage efforts earlier in the year. This is not just a feature of this particular exceptional year but happens regularly. So it seems the farmer is dumping poorly drained land for housing which in order to be developed will require newly built access onto a busy road which already has a surfeit of access points. This threatens the safety of all village residents. We do not need further housing developments in Oxfordshire on poorly drained land. The Corneville Road option should be explored with the farmer as an alternative. That land is better drained. It still increases traffic, which is less than desirable but at least does

not increase the number of exits on to Abingdon Road. If he has no flexibility then Drayton 2020 should abandon site 1 for anything other than green space or a sports ground facility. Adding to the traffic dangers in this part of the village is not a legacy of which Drayton 2020 or the village could be proud. Unless I missed it, I also detected no plans to do other than concrete over an important archaeological site on site 1 as well.

- 3) With further development planned on the same Road in Abingdon close to Abingdon, then with the development of site 1, gridlock is totally assured.
- 4) I would also like to know why an elderly neighbor of mine in his 80s, a long term resident of Drayton, has been pestered incessantly by phone calls with offers to buy his house at £100K over the market price, presumably because it offered a possible solution to the helicopter access. Was this anything to do with Drayton 2020 or those associated with development plans? I trust not and would welcome assurance. It is a worry that developers and estate agents may already be operating independently with an eye to the main chance and may be undermining the efforts of Drayton 2020. I thought you should be aware of these unsavoury activities.
- 5) Exiting side roads on to Abingdon Road is already a challenge and even this week the village was a rat run for heavy goods vehicles following a major accident on the A34 during the morning rush hour. Sadly such A34 blockages are not that infrequent.
- 6) To the severe safety threats to this part of the village, which Drayton 2020 have chosen to ignore, should be added the impaired aspect to all those living along Barrow Road and the Abingdon Road adjacent to site 1, who would all lose their rural outlook unless the sports ground option is pursued.

#### **In summary**

- The authors of the colour-coded site assessment have seriously down played the severe impact of a site 1 housing development on traffic flows - this should be red not amber;

- They have down played the impact on neighbours – all of whom will have an adverse impact on their existing aspect – this too should be red not amber;
- The notion of easy access to amenities is also severely stretching a point. Mothers with buggies regularly face the obstacle course of cars parked on pavements and even on the bus stop between this site and the shops.

Yours sincerely,

David B Sattelle