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21 February 2014
L 140215 AT Neighbourhood Plan Reps Letter

Mr David Perrow
Drayton Parish Clerk
c/o 12 Loddon Close
Abingdon
Oxon
OX14 3TB

Dear Mr Perrow,

DRAYTON 2020 NEIGHBOURHOOD PLAN

LAND AT SOUTH OF HIGH STREET, DRAYTON, OXFORDSHIRE

Savills has been instructed by Bloor Homes to submit representations on the Drayton 2020 Neighbourhood Plan. Bloors has an option agreement with the landowners at South of High Street and are therefore committed to working with Drayton 2020 in the delivery of a high quality housing development, in parallel with the Vale's own Local Plan preparation.

Policy Context

We consider that Drayton is a sustainable location for development with a good level of services. It is also in very close proximity to the A34 and the District's principal market town of Abingdon. Bus services exist in the form of routes to Abingdon, Didcot and Oxford. Railway stations are located within Didcot and Radley approximately five miles from the site. Employment opportunities are also located at Abingdon Science and Business Parks and Milton Park.

Drayton2020: This opinion is noted, but there are also sustainability issues relating to Drayton in respect of deficits in provision for transport (buses/cycles), traffic volumes, education (school places) and recreation (village hall and playing fields/playgrounds). Potential developers will need to address these deficits.

The Site

The site is some 9.18 hectares in area centred on grid reference 447782 193951. There is an approved junction at the main point of access directly off the High Street. Currently the site comprises a series of agricultural land parcels. Existing trees, fences and hedgerows define the boundaries of the current field layout.

It is considered the site is capable of providing the following:

§ an appropriate level of housing to meet local private/affordable need;

§ informal open space comprising local equipped areas of play, landscaped spaces, footpaths and cycle route;

§ sustainable drainage features; and

§ retention of existing trees/hedges (where applicable).

Drayton2020: This proposed onsite provision is welcomed and discussions regarding this and other issues relating to this possible development are ongoing.

Drayton 2020 Neighbourhood Plan

In order to agree the 'basic design parameters' for the site separate discussions are currently being held in regard to the preparation of a Design Brief. In addition discussions are also being held in relation to a Drayton-wide Transport Brief.

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Whilst Drayton 2020 has made good progress to date on the preparation of the draft Drayton Neighbourhood Plan it is vitally important that Drayton 2020 maintains the current momentum and adheres to the current timetable for the referendum.

In terms of the specific policy contained within the Drayton Neighbour Plan Bloors would like to make the following comments:

Drayton2020: The comments made below have all being reviewed. Most are supportive of the existing Plan. Where specific points are made and changes are being considered for the next version of the Plan, these are given in their context below

§ Planning Policy P-LF1 Creation of Village Green on Manor Farm Site

It is considered the Manor Farm site should be redeveloped to provide a village green and new community centre together with a limited amount of enabling development. Bloors considers a new village green will provide an important new focal point to the village and will boost connectivity.

§ Planning Policy P-LF3 Village Building Code

Bloors considers new development within Drayton and South of High Street should be designed in accordance with the Development Plan, Design Guide as well as the Parish Council's own design guide and site-specific design briefs.

§ Planning Policy P-LF4 Conservation Area

It is considered all new development within Drayton and South of High Street should be designed to conserve and enhance the character and appearance of the Conservation Area.

§ Planning Policy C-LF8 A34 Noise Reduction

Bloors supports the need to counter noise from the A34 to the south and west of the village. Noise assessments should therefore be required for all development proposals.

§ Planning Policy C-T1: Traffic Speed Reduction

Bloors supports a 20mph limit being imposed on the High Street.

§ Planning Policy C-T5 Pedestrian Crossing

Bloors supports a further pedestrian crossing on the High Street.

§ Planning Policy C-T7 Cycle Ways

Bloors supports the provision of cycle ways within Drayton and South of High Street.

§ Planning Policy P-WP1 New Community Building

A new community building should only be pursued if it can be adequately demonstrated that the existing village hall is at the end of its economic life. If a new community building is required then the building needs to be within a suitable/accessible location (ideally within the centre of the village) and be reasonable in terms of scale and size.

§ Planning Policy P-WP5 Additional Recreational Facilities

Bloors supports the provision of recreational facilities within Drayton and South of High Street where it meets the requirements of the Development Plan as well as the Design Guide.

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§ Planning Policy P-S1 Local Building Materials

Bloors supports the use of locally manufactured and source buildings within Drayton and South of High Street where it is practical and viable to do so.

§ Planning Policy C-S2 Enhancement of Wildlife & Natural Habitat

Bloors supports the enhancement of wildlife and natural habitats within Drayton and South of High Street where there is a proven need.

§ Planning Policy P-H1: Meeting Needs

Bloors supports the provision of a mix of housing types within Drayton and South of High Street where there is a proven need and where it is viable to do so.

§ Planning Policy P-H2: Affordable Housing

The provision of affordable housing within Drayton and South of High Street is supported where it accords with the Development Plan and viable to do so. Bloors supports the requirement to pepper-pot the affordable housing within development sites and to make them visually indistinguishable.

§ Planning Policy P-H3: Provision for Elderly

The provision of housing for the elderly within Drayton and South of High Street is supported where there is a demonstrable need and where it is viable to do so.

§ Planning Policy P-H4:Self Build

Although Bloor supports self builds on smaller sites it does not support the provision of self builds at South of High Street.

§ Planning Policy P-H5 Co-Housing

If Co-Housing is understood to mean the provision of homes supplemented by shared facilities (e.g. cooking, dining, garden and governance) then Bloor does not support this policy requirement for South of High Street.

§ Planning Policy P-H6 Scale of Development 2014-2029

Whilst the scale of development within Drayton should broadly accord with Local Plan Parts 1 and 2 it should not be capped at 10% above the allocation. It is considered a cap would be too restrictive and would not provide enough flexibility if housing need within Drayton/Vale were to change over time.

Drayton2020: This policy is to be amended in the next version of the Plan

§ Planning Policy P-H7 Site Priority

It is considered policy H7 should be more specific about the order in which the housing sites should come forward for development. It is considered the site to the south of High Street is both suitable and ready for development now. There are no known environmental, economic or social reasons which prevent the site being satisfactorily redeveloped for housing.

Drayton2020: Site prioritisation is being considered for the next version of the Plan.

§ Planning Policy P-H8/H9 Contributions

Bloor accepts the principle of Section 106 contributions where they are necessary and directly related and appropriate in scale and kind. Bloor also supports the introduction of CIL.

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§ Planning Policy P-H10 Conservation Area

It is accepted that development within or near to Conservation Areas should be sensitively laid out and designed. It is accepted development proposals for South of High Street should be accompanied by a Design and Access Statement and Heritage Statement.

§ Planning Policy P-H11 Sympathetic Design

It is accepted development should demonstrate high quality design and should be fully justified within a Design and Access Statement. Bloor is also supportive of the preparation of a Design Brief for south of High Street.

§ Planning Policy P-H12 External Facilities

Bloors supports the provision of appropriate car/cycle parking as well as waste/recycling storage where it accords with the requirements of the Development Plan and Design Guide.

§ Planning Policy P-H13 Energy Standards

Bloors supports the requirement for energy efficient buildings within Drayton and South of High Street where it accords with the Development Plan and meets the requirements of National Legislation and Building Regulations. The provision of energy efficiency standards over and above the minimal requirements should only be provided if it is viable to do so.

§ Planning Policy P-H14 Material Choice

Bloors supports the requirement of low carbon building materials within Drayton and South of High Street where it accords with the Development Plan and meets the requirements of National Legislation and Building Regulations. The provision of low carbon building materials over and above the minimum requirements should only be provided if it is viable to do so.

§ Planning Policy P-H15 Site Selection

It is agreed sites should only be assessed according to the selection criteria contained within Drayton Neighbourhood Plan. It is considered important for Drayton 2020 to re-assess the 'traffic light' assessment for south of High Street taking into account of the emerging Design Brief as well as the Drayton-wide Transport Brief.

Drayton2020: Traffic light assessments will be reviewed in the next version of the Plan

§ Planning Policy P-H16 Site Availability

Bloors supports this policy in its entirety.

If you require any further information at this stage please do not hesitate to contact me on 01865 269114

Yours sincerely

Arron Twamley

Associate

CC Bloor Homes