

Email Reply to Tony & Pauline Croucher (29th April 2014)

On the proposal to build a new Drayton bypass/relief road and develop land east of Drayton for housing, this is outside the scope of a neighbourhood plan, and I had thought you had been referred to VWHDC to submit this idea to them for their Local Plan revision. The VWHDC have proposed a number of new local roads, including a southern bypass of Abingdon and crossing of the Ock, which would pass north of Drayton, plus improvements to the A34 at Lodge Hill etc. Whilst you will have seen in the local press that the Lodge Hill improvement may be funded by OCC/VWHDC/government and developer contributions – though it is still far from certain it is fully affordable - there is no prospect for the Abingdon southern bypass being afforded before 2030, though VWHDC have reserved the land for it so that it is not precluded in the more distant future. Roads, including the one you and others have put forward, are very costly, and there is no public money now, and developers will not fully fund them unless there are hundreds/thousands of houses built and such a road is a prior requirement for planning permission.

The Drayton2020 Neighbourhood Plan needs to be compliant with the VWHDC Local Plan, otherwise it will not pass the next stage and be submitted by VWHDC for Examination. The Drayton bypass you suggest is not currently in the VWHDC Local Plan, and their Strategic Housing Market Assessment (SHMA) – Appendix 6 for Drayton, attached shows the east of Drayton sites – DRAY 01 & DRAY09 (see map and chart at end of attached document and the two excerpts below) as undeliverable/unsuitable due to heavy constraints. The Drayton NDP has not favoured sites east of Drayton since they are outside the curtilage of the current village and so would breach a fundamental principle agreed at the outset in the consultation that the built form of the village should be constrained as far as possible within the current built area. The Parish Council had previously rejected the proposed Caudwell development east of the burial ground for this and other reasons (following consultation under the previous VWHDC abortive IHSP)

DRAY01 - Suitability for housing

Policy constraints Adj. Conservation area. Adj. Listed building.

Archaeological constraints.

Physical constraints Small power line. Sensitive Landscape. Semiisolated from settlement

Accessibility Potential

Overall suitability/developability Unsuitable due to heavy constraints

Availability and Achievability

Availability Unknown

Achievability Unknown

Overall assessment of site deliverability Undeliverable

DRAY09 - Suitability for housing

Policy constraints None

Physical constraints Sensitive landscape, semi-isolated from settlement

Accessibility Potential (site has been extended NW to meet road)

Overall suitability/developability Unsuitable due to heavy constraints.

Availability and Achievability

Availability Unknown

Achievability Unknown

Overall assessment of site deliverability Undeliverable

You should also note the following observation from OCC to the Draft Drayton2020 NDP (see their full comments online at <http://www.drayton-near-abingdon.org/drayton2020/consultations/>)

“ Contributions to Infrastructure

Infrastructure requirements and aspirations identified need to be deliverable **directly or indirectly through development. Other than existing developer contributions secured it is very unlikely funding over and above that secured through future developer contributions will be available.**

The Plan must carefully consider what infrastructure it can deliver and thought must be given to the level of contributions that can reasonably be expected from the scale of development planned for Drayton.”

If a Drayton bypass was included in the Drayton2020 NDP it would be struck out by OCC and the plan would fail since it would not be in conformity with VWHDC/OCC requirements.

I hope that this explains why Drayton2020/PC feel that this idea is best referred to VWHDC who can consider its merits under their Local Plan next revision. You should ask them for their response to the idea.

David Perrow

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