

EXECUTIVE SUMMARY: DRAYTON HOUSING CHAPTER

INTRODUCTION

The Drayton Neighbourhood Development Plan (NDP) that is under development will cover many aspects of how the village might develop over the next 15 or more years; the proposals most likely to have a substantial effect on the village are those for the building of new housing.

DRAFT NDP HOUSING VISION IS: “TO ENSURE THAT ANY HOUSING DEVELOPMENT MEETS THE NEEDS OF DRAYTON’S INHABITANTS, FITS INTO THE CHARACTER OF THE VILLAGE AND ENSURES THE VIABILITY AND SUSTAINABILITY OF THE VILLAGE”

The Housing Needs Survey undertaken in May 2012 identified a number of specific needs for new housing and this is to be reflected in the NDP.

The housing policy document (available on the Parish Council’s webpages at <http://www.drayton-near-abingdon.org/drayton-parish-council/council-meetings/planning/>) has been drafted as an interim measure to both inform the District Council’s Local Plan during its preparation stages and also be taken into account in the determination of planning applications by the Parish Council.

Included in it are 15 detailed housing policies which are designed to cover the following main principles:

1. New developments must carry out their own viability assessments and make a contribution to the village to go towards the NDP’s goals in improving the village’s amenities and environment.
2. Any new developments should meet the needs of the village inhabitants first including the provision of Social housing.
3. Any new developments must preserve the character of the village.
4. Any new developments must meet the prescribed energy conservation and sustainability criteria.

Any New development should also meet national & local guidelines and in future comply with a Building Code to be set-out in the Neighbourhood Development Plan, which will be designed to ensure any new development is in keeping with the Village’s character and history.

The Parish Council would expect all landowners or developers proposing to submit planning applications for residential development within the village to discuss these at an early stage with both the Parish Council and residents likely to be affected. Such discussions are regarded as important in seeking to ensure that, where possible, development within the village complies with the draft Neighbourhood Development Plan and the National Planning Policy Framework.

The Parish Council will consult and cooperate with the District Council, neighbouring parish councils and neighbourhood forums when changes in strategic policies, local plans and other neighbourhood development plans are being considered, whether or not these are a response to changes at national level. Up until and beyond the adoption of this NDP the Parish Council will take into account and give weight to the positions of the District Council, Parish Councils and neighbourhood forums.

December 2012