

**Minutes of the Drayton 2020 Steering Group Meeting held at 7pm on Friday 21st February 2014 in the Caudwell Day Centre, Gravel Lane, Drayton, OX14 4HY**

**Present: Andrew Bax (Chairman); Pat Athawes; Janet Manning; David Mercer (from 7.10pm); Richard Williams**

**Not Present: Diane Dunsdon; Pervin Shahin; John Scott; Tom Shebbeare (Vice Chairman); Richard Webber;**

**In Attendance: David Perrow (Parish Clerk)**

**Minutes**

**2014/035 Public Participation** Five members of the public were present (Julie & Neil Brown; Daniel Scharf (left 7.25 pm); Douglas Smith; and Oenone Grant (arrived 7.45pm); and took part in discussions throughout the meeting. The following specific issues were raised:

- (a) Barrow Road site (Julie & Neil Brown). Would like to see site layout with greatest distance between existing houses on Abingdon Road and new houses. This issue would be raised when Drayton2020 next meets the developers (meeting arranged for early March)
- (b) Daniel Scharf commented on the VWHDC's Local Plan, revised and republished today with information on housing numbers derived from the Strategic Housing Market Assessment (SHMA) (see item 2014/4 below). He reported that it looks like the VWHDC will not implement the Community Infrastructure Levy (CIL) but that infrastructure funding will need to continue to come from s106 agreements, which are site specific. There may also be additional funding for community infrastructure from the New Homes Bonus. Taken together the sites south of Abingdon/north of the A34 will further strain the transport network and cause congestion. There is nothing in the revised Local Plan which addresses this issue of transport at the strategic level capable of delivery within 5 years. Daniel stressed the need to phase developments in villages, and particularly that the South of High Street should not be expected to take 200 houses, and any housing not in one tranche within 5 years.
- (c) Douglas Smith asked questions about the Manor Site development, concerning the revised proposal for access off Abingdon Road, rather than via Gravel Lane/the Green, and also about the s16 contributions. It was explained that OCC Highways seem to have shifted their position on the feasibility of a roundabout at Hilliat Fields, compared to their advice 15 years ago. However, the Drayton Draft NDP does not favour another roundabout, and a different form of junction on Abingdon Road is being discussed with Earl of Plymouth/OCC, plus a scheme for the whole of the Abingdon Road/High Street to cope with traffic management and pedestrian/cyclist safety

**2014/036 Apologies – Diane Dunsdon; John Scott; Tom Shebbeare (Vice Chairman); Richard Webber;**

**2014/037 Declarations of Interest.** No declarations of interest.

**2014/038 The Minutes of Previous Meeting** held on 7<sup>th</sup> February 2014 were approved without need of any amendment

**David Mercer arrived 7.10pm**

**2014/039 Matters Arising/Report Back on Actions**

Action points other than those detailed below were dealt with in a report which was taken as read.

(a) **Sovereign Vale Housing Association/Lyford Close Playground.** This will be discussed at the Parish Council meeting on Monday 3<sup>rd</sup> March

(b) **CPRE Larger Villages Meeting – 3<sup>rd</sup> March.** Andrew Bax & Daniel Scharf have registered to attend this meeting on behalf of Drayton2020

**2014/040 VWHDC's Revised Local Plan – outcome from the SHMA**

The VWHDC's Local Plan has been revised/updated and republished today with information on housing numbers derived from the Strategic Housing Market Assessment (SHMA) The Vale's overall housing target has been raised by over 7,000 to 20,560 new homes being needed between 2011 and 2031. 4,000 of the additional 7,430 need to be built between 2014-15 and 2019-20, in addition to those already given planning permission. VWHDC has identified 23 new 'strategic' sites (200 houses and more) and the 9 hectare site South of High Street Drayton is one of these, described as being able to take 'up to' 200 houses.

It was pointed out – Scharf had identified – that the additional traffic on the Abingdon-Steventon Road and the A34 was unsustainable without major alterations to the A34 to add both additional junctions and carriageways, and without a bypass around Abingdon. It was feared that each separate development would be treated individually and that incremental change would be dealt with by inadequate amelioration measures such as the two extra pedestrian crossings deemed to deal with the traffic from the 159 houses given permission in South Abingdon. Douglas Smith pointed out that a B road has a finite capacity and asked what happens if this capacity is exceeded?

Staggered developments in villages should be preferred to large scale single developments where strategic sites are concerned.

**Oenone Grant arrived 7.45pm**

**2014/041 Pre-Submission Copy of the Neighbourhood Plan**

(a) **Statutory & Other Replies.** The Clerk tabled a report showing 38 responses (17 from Statutory bodies; 2 from landowners' agents and the remainder from residents – some responses from more than one resident). The VWHDC had asked for an extension for their response until Wednesday 26<sup>th</sup> February, and this was **agreed** and that further responses would be accepted until midnight on Wed 26<sup>th</sup> February

(b) **Design Code.** Janet Manning reported that she spoken to VWHDC and had been advised to refer to the VWHDC Design Code in the Drayton Revised Code. The Revised Code would be submitted to VWHDC by Janet for their comments before being included as an Appendix to the Submission copy  
**Action:** Janet Manning to consult with Kathryn Macdonald/Sarah Osborne at VWHDC to finalise the Revised Drayton Design Code

**David Mercer arrived 7.10pm**

- (c) **Revision Process.** A meeting of the Drafting Group was arranged for 7.30pm Friday 28<sup>th</sup> February at David Mercer's house.

#### **2014/041 Feasibility Group Report Back**

- (a) **Landowner/OCC/VWHDC Meetings.** Andrew Bax summarised the discussions to date. There had been no further meetings since the last Steering Group, but correspondence had been exchanged with representatives of Earl of Plymouth Estates and Tom Shebbeare; a meeting with Savills (South of High Street site) was arranged for Friday 28<sup>th</sup> February, and a meeting with WYG/Caudwells (Barrow Road site) was in the process of being fixed for early March
- (b) **Community Building/New Green.** Andrew Bax summarised the current position which was for a two module building (Pre-School in one module/café & meeting room(s)) the other. Each would be 800 sq. m. positioning on the Green and access/car parking was being discussed, as were s106 contributions in kind/in cash from E of Plymouth Estates.
- (c) **Existing Village Hall.** Andrew Bax reported on a meeting between an architect and representatives of the Village Hall. A plan/costing was being drawn up based on a specification received from the Village Hall Management Committee. The Clerk reported that ORCC had been consulted and were also providing advice. A refurbishment is thought to be about one-third the price of a new build, though 20% vat was payable on the refurbishment. There was discussion about a removable 'thrust' stage and roll up seating.
- (d) **S106 Costings.** A meeting would be arranged next week to do further work on the 'wishlist' to produce a costed s106 list for the revised, Submission copy.
- (e) **A34 Flyover planting.** The Clerk has written to the Highways Agency to ask permission for planting against the flyover.

#### **2014/042 Finances and Fundraising**

The Clerk reported that there had been no change in the finances since the previous meeting.

#### **2014/043 Any Other Business**

- (a) The Clerk drew attention to the consultation, currently underway, on a revised OCC Mineral s Policy.

**2014/434 The dates and time of Future Meetings were noted:** All at 7pm at the Caudwell Day Centre.

- **Friday 7<sup>th</sup> March 2014**
- **Friday 21<sup>st</sup> March 2014**

**The meeting concluded at 8.35 pm**

**Signed:**

**Andrew Bax (Chairman)  
7<sup>th</sup> March 2014**

## **ACTION CHECKLIST- DRAYTON2020 MEETING – 21<sup>st</sup> February 2014**

<b>Who</b>	<b>Action Point</b>	<b>Report back on Action</b>
<b>Janet Manning</b>	Janet Manning to consult with Kathryn Macdonald/Sarah borne at VWHDC to finalise the Revised Drayton Design Code	
<b>Richard Webber</b>	Richard Webber to ask Paul Fermer (OCC) what the cost of an OCC 'decluttering survey' to look at minimising road signage in Drayton would cost.	
<b>Tom Shebbeare</b>	Tom Shebbeare to ask the plantsman for a sketch and plant list/costing.	