

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

Present: Andrew Bax (Chairman); Pat Athawes; Janet Manning; David Mercer (from 7.10pm); Pervin Shahin; John Scott; Tom Shebbeare (Vice Chairman); Richard Webber; Richard Williams

Not Present: Diane Dunsdon

In Attendance: David Perrow (Parish Clerk)

Minutes

2014/045 Public Participation 5 members of the public (Kevin Arrowood; Chris Bone; Margaret & Paul Coster and Tony Croucher were present, and they took part in discussions throughout the meeting

2014/046 Apologies – Diane Dunsdon

2014/047 Declarations of Interest. No declarations of interest.

2014/048 The Minutes of Previous Meeting held on 21st February 2014 were approved without need of any substantive amendment

2014/049 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) **A34 flyover planting.** The Highways Agency had replied refusing permission on health and safety grounds for the planting of climbing plants up the flyover, attached to wires. It was **agreed** that this decision should be challenged.

Actions: (a) Kevin Arrowood agreed to produce sketches/annotated photos illustrating the wires and planting – Clerk to supply photos of the flyover and examples of other schemes (Tom Shebbeare suggested the roundabout at Waterloo)

(b) **CPRE Larger Villages Meeting – 3rd March.** Andrew Bax & Daniel Scharf had attended this meeting, with about 20 others from larger villages. The main point was the extra-ordinary number of new jobs which the Local Enterprise Partnership was envisaging in the area within the Local Plan period – 80,000 in Oxfordshire, including 21,000 in VWHDC. Half the VWHDC housing is based on these speculative figures.

David Mercer arrived 7.10pm

2014/050 VWHDC's Revised Local Plan/SHMA

The VWHDC Local Plan was now proposing to build over 20,000 houses, representing 40% growth in the VWHDC housing stock, within the next 15 years, with the construction front loaded to build the majority in the 5 years 2015-20. Whilst the VWHDC had conducted its Strategic Housing Assessment in consultation with

Oxford City and other local district councils in Oxfordshire, VWHDC had published their SHMA ahead of the others. However, it appeared that all the Oxfordshire councils would increase their housing figures substantially, which can only increase pressure on the local transport infrastructure (particularly the A34 and rail congestion) across the County.

Given that the VWHDC Local Plan amendments are out for consultation until 4th April, it was **decided:**

- (a)** That the Drayton2020 NDP did not yet need to deviate from its current strategy. We would ‘stick to our guns’
- (b)** Publicity: Drayton2020/Drayton PC will publicise the VWHDC consultation on its revised Local Plan, but will not organise an orchestrated protest against the Plan, preferring to express its views in a written response and to encourage others to do so. It was therefore decided not to deliver our own leaflet door to door, but to promote the VWHDC’s own communications methods.
- (c)** That immediate clarification was needed on the housing numbers for Drayton, and that a meeting should be held with VWHDC officers to obtain this figure. Richard Webber suggested that this meeting might be with Adrian Duffield & Anna Robinson, who head the VWHDC Planning Team
- (d)** That Drayton2020 Steering Group should put in a written response to VWHDC on the revised Local Plan (to be agreed at the next meeting) making the following points:
 - Disappointment that the Local Plan/SHMA has undermined and would now delay the Drayton2020 NDP
 - Ongoing discussions involving VWHDC, local landowners and Drayton2020 have been disregarded in the Local Plan
 - The South of High Street site should not be a strategic site – it should be ‘de-listed’. It is not capable of supporting 200 houses if allowance is made for preservation of species diversity and archaeology, provision of public amenities such as playgrounds, open space and footpaths, and allowance for on site drainage (SUDS). The developer has proposed a staged development of fewer than 200 houses which would produce a quality development at lower density but with these essential amenities. The developer does not believe that 200 houses on this site would sell.
 - Drayton has proposed 3 housing development sites in its NDP. Whilst none of these is ‘strategic’ (more than 200 houses) in their own right, together they will deliver the required VWHDC housing allocated for Drayton in three high quality developments with balanced community benefits including locally sustainable drainage, badly needed extra recreation and open space, linked footpaths and cycle ways, carefully designed junctions and road traffic safety improvements and proper traffic management appropriate to the village environment; planting with preservation and enhancement of biodiversity; preservation of the Drayton Conservation area and of local archaeology; provision of extra primary school places; and contribution towards extra community buildings and enhancement of the existing village hall.
 - All this would be put at risk if development is concentrated on one site only to build a second rate housing estate – yet again – just to satisfy a numbers game. If neighbourhood planning is to have meaning then local people need to be allowed to choose the housing sites and the scale and nature of development, within the overall housing allocation from VWHDC. If this is not allowed to happen, what are neighbourhood plans for, and are we not wasting our time and public money in a meaningless public relations exercise?

- The transport infrastructure needs improvement **before** major housing developments are approved. Drayton2020 is particularly concerned with the scale and number of strategic sites south of Abingdon: South Abingdon, Sutton Courtenay, Steventon, Drayton, Milton and Milton Heights and the outskirts of Didcot. The cumulative effects of all these developments on the local village road network and the A34 needs to be mitigated in its entirety by careful strategic transport planning to improve the A34 (widening/extra junctions), provide alleviation of traffic on Drayton Road by an improved bridging of the Ock, and by much more certain provision of better cycle ways, bus services, car clubs, and local facilities, school places and employment opportunities in villages to limit car commuting.

Richard Williams would also be drafting a response to the revised Local Plan/SHMA from Drayton Parish Council, and would base his April Chronicle article on this.

2014/051 Pre-Submission Copy of the Neighbourhood Plan

- (a) **Project Plan.** The Clerk tabled a suggested Revision to the Project plan. It was recognised that given that VWHDC had not submitted its response to the Consultation copy of the Drayton2020 NDP by the deadline, and did not seem able to respond until after 19th March, and that the revised Local Plan added such uncertainty to the housing numbers and sites in Drayton, detailed discussions would be need with VWHDC before the Submission Copy could be finalised. The Revised Project Plan was **agreed**, involving a developer-funded exhibition in 1st week June, Submission in mid-June with Examination August to mid-Sept and an October Referendum. VWHDC would need to agree this revision to the Project Plan.
- (b) **Design 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 Oborn at VWHDC to finalise the Revised Drayton Design Code

2014/052 Feasibility Group Report Back

(a) Landowner/OCC/VWHDC Meetings.

- **Transport.** A meeting with the developers (except E of Plymouth who could not be present) had been held and Tom Shebbeare showed a draft scheme for traffic calming and traffic management through Drayton. It was probable that if three sites were to be developed, the three developers would fund a third each, taking care of the stretch of road nearest their developments. Roundabouts would be phased out in favour of ‘tables’ and staggered junctions. Signage would be reduced and more pedestrian crossing places created using varied road surface treatments and road narrowing by planned parking on street in certain places
- **Manor Farm.** There had been another email exchange but E. of Plymouth had not yet produced their revised Design Brief. Tom Shebbeare would send a further email next week and will request the revised Design Brief and a further meeting. The designs available to date seemed to show too many housing units relative to what VWHDC (43 houses in Local Plan) and Drayton2020 would permit.
- **Barrow Road.** A further meeting had been held with WYG (Mr Caudwell’s agents) who had drafted a scheme for the proposed development with approx.. 60 houses of varied types, showing playing fields, a pavilion and footpaths through to Drayton Community School and right around the site. Plans were tabled of this draft scheme. The developers were suggesting that as part of their

community contribution they would establish a fund to pay for maintenance of the open spaces and footpaths.

Comments were made about the position of the houses relative to the existing houses on Abingdon Road, suggesting that the new housing should be on the far (north/west) side of the available land, and the recreation space between the existing and new housing. This idea, first expressed at the October Curry Evening by some of the existing Abingdon Road residents, had been put to developers. However, there were problems with such a design:

- It was believed that VWHDC would not approve a design which detached new housing from the existing settlement and extended housing into the countryside
- There was archaeology on the north-west part of the site which needed to be preserved – houses could but be built there and the space had therefore been left open
- The Abingdon Road houses and the new houses had abutting back gardens, which would maximise the space between the houses and ensure that each did not overlook the other
- The developer had specified a new hedge/tree line which would deal with overlooking issues.

The nature of this vegetative barrier was open for discussion with existing residents near the site.

Action: Andrew Bax to show designs to the Football Club and obtain their feedback

- (b) **Community Building/New Green.** Costs, sizes and a draft design were now being prepared and should be available at the next meeting
- (c) **Existing Village Hall.** Similarly, costs, ideas for extension and a draft design were now being prepared for Drayton Village Hall and should be available at the next meeting
- (d) **S106 Costs.** Progressing this was now urgent, since the landowners/developers were asking for our detailed requirements. Agreement with VWHDC/OCC was required and this would be sought as a matter of urgency as part of the meeting with VWHDC.

2014/053 Finances and Fundraising

- (a) The Clerk tabled an updated financial report showing a total expenditure to date of £21,794, remaining funds of £5,712, of which £2,542 was uncommitted. The Parish Council had advanced a further £3,000 if needed (not included in these figures), and a further £3,000 would be available from 1st April to meet clerking costs.
- (b) Fundraising. The Clerk drew attention to government funding for cycle ways available by application from Highways Authorities (i.e. OCC) by 31st March. He would forward details to Cllr Richard Webber who would ask OCC if they could apply for this funding for a cycle way between Abingdon and Milton Park, through Drayton

2014/054 Any Other Business

- (a) The Annual Parish Assembly would be held in Drayton Village Hall on Monday 7th April from 7pm, Drayton2020 Steering Group agreed to provide people to staff the refreshments (which would be provided by the Parish Council), and Andrew Bax agreed to speak about Drayton2020 for 10 mins.

2014/055 The dates and time of Future Meetings were noted: All at 7pm at the Caudwell Day Centre.

- **Friday 21st March 2014**

Agreed to continue to meet fortnightly in April and May, except Easter Week

The meeting concluded at 9.02 pm

Signed:

Andrew Bax (Chairman), 21st March 2014

ACTION CHECKLIST- DRAYTON2020 MEETING –7th March 2014

Who	Action Point	Report back on Action
ALL (except Parish Councillors)	To assist with catering at the Annual Parish Meeting at the Village Hall on Monday 7 th April, from 7pm (Andrew/Tom to lead this)	
Andrew Bax	Andrew Bax to show designs to the Football Club and obtain their feedback	
Andrew Bax	Andrew Bax to do 10 minute presentation at the Annual Parish Meeting on Monday 7 th April at Drayton Village Hall	
Janet Manning	Janet Manning to consult with Kathryn Macdonald/Sarah Oborn at VWHDC to finalise the Revised Drayton Design Code	
Richard Webber	Richard Webber to consult OCC on whether they will apply for govt. funding for a cycle path from Abingdon to Milton Park, through Drayton (deadline is 31 st March)	
Richard Williams	Richard Williams to draft the PC's response to the SHMA/Revised VWHDC Local Plan and to base the April Chronicle article on this	Chronicle article submitted and added to Dayton2020 website
Tom Shebbeare	Tom Shebbeare to reply to E of Plymouth email and set up next meeting to look at next version of their Design Brief	
Clerk	Kevin Arrowood agreed to produce sketches/annotated photos illustrating the wires and planting – Clerk to supply photos of the flyover and examples of other schemes (Tom Shebbeare suggested the roundabout at Waterloo)	Photos sent to Kevin
Clerk	Clerk to put updated Project Plan and Financial Statement on the Drayton2020 website	Done
Clerk	Clerk to arrange a meeting with VWHDC to discuss feedback on Drayton2020 Consultation copy; housing nbrs and s106 issues	Meeting arranged for Friday 21st March am
Clerk	Clerk to send Richard Webber details of the govt. grant available for OCC to apply for for cycle ways (deadline for applications is 31 st March 2014)	Done