

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

Present: Andrew Bax (Chairman); Pat Athawes; Janet Manning; David Mercer; Pervin Shahin; John Scott(from 7.15pm); Tom Shebbeare (Vice Chairman); Richard Webber; Richard Williams

Not Present: Diane Dunsdon

In Attendance: David Perrow (Parish Clerk)

Minutes

2014/056 Public Participation 34 members of the public were present, mainly representing the Abingdon Road residents adjacent to the proposed Barrow Road housing site. In view of the number of questions raised on this topic, the Chairman **proposed**, and the meeting **agreed**, to extend the period of time allowed for public participation on the Barrow Road site discussion, which lasted until 8.00pm.

Tony Croucher addressed the meeting on behalf of the Abingdon Road/Barrow Road residents, making the following points:

- The number of Abingdon Road/Barrow Road residents present at the meeting demonstrated the concern felt by those adjacent to the proposed Barrow Road housing development. There were 3 more people who wished to be there but who could not attend
- The residents had drawn up a petition with 36 signatures, which he was presenting to both Drayton2020 Steering Group now with an additional copy for the Clerk to forward to the Parish Council (the petition is appended to these Minutes)
- He asked what Drayton2020 had done concerning the residents' suggestion of last October to place the new housing on the far side of the site, maximizing the green space between the new and existing housing? The most recent plans from the developers still showed the new housing with the gardens abutting each other and the open space on the outside edge of the development.
- There was a concern that the development might start as early as next year, 2015.

Other Abingdon/Barrow Road residents (including Mr. Pritchard; Jane Castle; John O?? and Colin Arnold) spoke making the following points:

- Mr Pritchard (who had moved to Drayton in July 2013) commented that he had received no communication about the proposed development or about Drayton2020. He has not ever received a Drayton Chronicle delivered to his home. Jane Castle added that she had emailed Drayton2020 but had not received a response. Some others in Abingdon/Barrow Roads agreed that they did not have the Drayton Chronicle delivered to them. Several commented that they had not received a questionnaire last July/August.
- There was support for rotating the development so that the new housing was built as far away from the existing housing as possible, with green, open space in the middle. The residents wished to maintain

their current open views of the countryside as far as possible. Despite assertions to the contrary, there seemed no legal planning reason why this could not be done (Adrian Duffield, Head of Planning at VWHDC had been asked this question at the open meeting last week in Abingdon and had confirmed this to a resident)

- The barrow (tumulus) on the site is not a listed monument and might be built over. It has already been ploughed. Alternatively, it could be made a feature amongst the new housing. It should not be used as a reason to prevent the housing being built on the far side of the field.
- Traffic generated by the new housing will only add to the congestion problems on the Abingdon Road
- The proposed junction on to Abingdon Road would be dangerous.
- The need for a pedestrian/cycle route to Abingdon along the bridleway to Tesco's was questioned
- There was a need for a better siting of the local bus stop, and also a more reliable bus service
- The traffic problems could be alleviated by re-opening the A34 Drayton slip road
- Solar panels should be used as a sound barrier on the A34
- The housing number proposed (about 65 new houses) seemed to have increased from an initial estimate of about 40.
- The developer's current plans were inaccurate and omitted some of the existing houses from the plan.
- There was already a problem of flooding in the area, and further development would only make this worse
- The residents are not opposed to the development itself, but wished their points above to be considered in the design of the site.

Andrew Bax/ Janet Manning/Tom Shebbeare/Richard Webber and Richard Williams responded on behalf of the Drayton2020 Steering Group at various times in the above discussion, making the following points:

- The plans which the residents had seen was only produced a couple of weeks ago, and they were tabled by the developer at a meeting with Drayton2020. Such meetings are being held with all the major landowners/developers of the three main sites (Manor Farm/South of High Street/Barrow Road) so that their proposals are understood and community benefits can be maximized. The plans belong to the developer only at present, and have not been adopted by Drayton2020. They were also discussing their plans with VWHDC at the same time. Involving representatives of the local community in discussions at such an early stage was quite new, was a result of the Drayton2020 NDP being drafted, and was to be welcomed.
- The Steering Group had been conscious of the strong objections of the residents of Lockway when playing fields were proposed at the rear of Lockway. It was thought that the residents of Abingdon Road/Barrow Road would have similar objections to the noise and disruption of ball games at the rear of their properties. However, this now seems not to be the case at Barrow Road.
- The proposal from the Abingdon/Barrow Road residents to rotate the housing round a central green space had been raised with developers at the meeting with Drayton2020 representatives. The developer said that the archaeology needed protecting and that they anticipated that VWHDC Planning would not approve housing against the open countryside, but would ask for the new housing to be contiguous with the current built form of the village, as an infill development. The Minutes of the Drayton2020 Steering Group 7th April summarise this position.

- The proposal for a roundabout at the Abingdon Road junction with the new development had been discussed, but it was as likely that any development would be a staggered junction with Sutton Wick Lane, incorporating a raised traffic ‘table’ to slow traffic leaving and entering the village.
- It was up to the developer to decide when to apply for planning permission. The preparation of the Drayton2020 NDP was thought to have delayed major site applications in Drayton. Surrounding villages (e.g. Sutton Courtenay/Stevenon/Marcham) had had several such major applications.
- The situation in Drayton had changed in the last month with the production of the latest revision to the VWHDC’s Local Plan. This had identified the site South of High Street as a ‘strategic site’ capable of taking up to 200 houses.
- The opening of the A34 slip road at Drayton was in the hands of the Highways Authority, who are not subject to any local democratic control (by OCC/VWHDC/Drayton PC). They are not willing to open the A34 Drayton slip road. The opening is opposed by many Drayton residents south of the village, and also by Stevenon residents
- Solar panels as a noise barrier on the A34 are under consideration for the Drayton2020 NDP. [They are being evaluated in Swindon and until that study is completed the Highways Authority are unlikely to consider any other schemes]
- Communications with the village since Sept 2012 had been by various means including: Drayton Chronicle articles each month; community events held in Sept 2012/May 2013/Oct 2013 (attended by 100-200 people each time); material on the Drayton2020 website; a dedicated Drayton2020 email address ; a emailing list of over 200 families; banners and posters around the village, including public meeting places; a community questionnaire hand delivered to every house in Drayton [with a 64% response rate - 612 out of 960]
- Drayton2020 Steering Group members are all volunteers [Only the Clerk is a paid post]. There is no ‘hidden agenda’, and the views of all residents are equally valid and will be taken into account in the revised neighbourhood plan. [The stage that the Drayton2020 Neighbourhood Plan is at now is that the Consultation copy needs to be revised, taking into account the comments of statutory bodies and residents, and then submitted to VWHDC, who will consult on it and then pass it to an Examiner, who may also consult on it and suggest revisions. When the Examination copy is revised the final Referendum Copy will be put to public Referendum of all Drayton residents. If a majority of those voting vote in favour, the NDP will be adopted by VWHDC as part of their Local Plan and it will have the force of law in Planning Terms]. {**Note:** see Minute 2014/062a below: Given the VWHDC’s new position on housing numbers/sites, the Steering Group subsequently agreed a further 6 week consultation this Spring with Drayton residents on a Revised Consultation copy before the Submission Copy is sent to VWHDC}
- It was disappointing to learn that Abingdon/Barrow Road residents felt left out, but it was proposed that:
 - They nominate a person to deliver the Drayton Chronicle to houses in their road each month. Mr Pritchard agreed to do this and was put in immediate touch with Derek Pooley (a Chronicle editor), who was present at the meeting
 - That the residents nominate one of their number to attend each of the Drayton2020 Steering Group meetings and to feed back to them after each meeting. Steering Group meetings are held each fortnight on a Friday, 7-9pm in the Caudwell Day Centre. Dates of meetings can be found on the website, on the Agenda and Minutes for each meeting and in the monthly article in the Drayton Chronicle

- Those who were not already on the email list could leave their email address with the Clerk [8 residents did this]
- Back issues of the Chronicle, and all past Agendas, Minutes and much other material can be found on the Drayton2020 website at <http://www.drayton-near-abingdon.org/drayton2020>

Derek Pooley, as the April Chronicle editor, asked about the position of the Drayton2020 NDP in the light of the VWHDC's recent publication of its Strategic Housing Market Assessment (SHMA) and revised Local Plan Part 1. He was advised that the Drayton2020 NDP would need serious revision in the light of the VWHDC's new position. Richard Williams would revise his April Drayton2020 report to reflect the current understanding of the VWHDC's Local Plan as it affected Drayton and the NDP.

The public discussion ended at 8.00pm. The members of the public, except Paul Mayhew-Archer, left the meeting.

2014/057 Apologies – Diane Dunsdon

2014/058 Declarations of Interest. No declarations of interest.

2014/059 The Minutes of Previous Meeting held on 7th March 2014 were approved without need of any amendment

2014/060 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 Clerk had sent photos to Kevin Arrowood for him to work up a photo-montage of the proposed wires/planting

(b) **Football Club.** The Barrow Road plan had been submitted to Drayton Football Club for comment, and feedback was awaited

2014/061 VWHDC's Revised Local Plan/SHMA

Richard Williams had written a Drayton Chronicle article explaining the VWHDC's new plans and would be drafting a submission from the Parish Council. This article will appear in the Chronicle's April issue, but this would be too late for most to be stimulated to comment by the April 4th deadline. The Clerk had reminded the Drayton2020 email list of the plan and the timescale to respond. VWHDC leaflets were available in all Drayton shops, pubs and public meeting places and were on the Parish Council's noticeboard.

A meeting had been held that morning with VWHDC planners (Andrew Maxted and Katherine Pearce (nee Macdonald) who had advised on revisions to the Consultation copy, s106 matters and the draft Project Plan. They had advised that sites might be prioritized, but that if this was done the Sustainability Appraisal would need further work, and a further 6 week Drayton-led consultation period would be needed.

2014/062 Pre-Submission Copy of the Neighbourhood Plan

(a) **Project Plan.** Following advice received from VWHDC that morning the Clerk tabled a revised Project Plan. This recommended:

Revise Consultation copy - March/April

Consult (6 weeks) April/May

Submit early June

Hold Developers' Exhibition in June

Examination June/July
Revise in August if necessary
Referendum Sept or early Oct

It was **agreed** that sites should be prioritised in the Revised Consultation copy

- (b) **Design Code.** Janet Manning had re-written the Design Code again based on information from Pegasus /Savills on the areas of the village and improved maps. This had been sent to Sarah Oborn at VWHDC and her response was awaited.

2014/063 Feasibility Group Report Back

- (a) **Landowner/OCC/VWHDC Meetings.** A meeting with E of Plymouth (Manor Farm) had been arranged for the following Monday and with Savills (South of High Street) was planned for next Friday. It was hoped that further design work on the road treatment scheme would be available soon.
- **Manor Farm.** Email exchanges. A revised Draft Design Brief was awaited and was expected to be tabled at the meeting on Monday.
 - **Barrow Road.** No further information, but see extensive feedback and discussion under Minute **2014/056** above. It was **agreed** that the Abingdon/Barrow Road residents should be invited to send a representative both to future Drayton2020 Steering Group meetings and to future meetings with WYG/Caudwells.
 - **Community Building/New Green.** An architect's drawing was now available and would be discussed with E of Plymouth on Monday.
- (b) **Existing Village Hall.** Andrew Bax produced some architect's sketches, which had been favourably received at the last Drayton Village Hall Management Committee Meeting. The refurb.cost was expected to be in the range £600k-£750k. Harwell were budgeting £1m for a larger hall refurb.
- (c) **S106 Costs.** Awaiting documentation from VWHDC.

2014/064 Finances and Fundraising

- (a) The Clerk reported that there had been no change in the finances since the last meeting, but that two architect's invoices had just been received and would be paid in April
- (b) Fundraising. Richard Webber would remind OCC about the government funding available to them for cycle ways, if they applied before end March

2014/065 Any Other Business. There was no other business.

2014/066 The dates and time of Future Meetings were noted: All at 7pm at the Caudwell Day Centre.

- **Friday 4th April**
- [No Meeting 18th April – Good Friday]
- **Friday 2nd May 2014**
- **Friday 16th May 2014**

The meeting concluded at 9.00 pm

Signed:

Andrew Bax (Chairman), 4th April 2014

ACTION CHECKLIST- DRAYTON2020 MEETING –21st 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 ask the Football Club for their feedback on the Barrow Road proposals	
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	Done – awaiting response
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)	
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 invite an Abingdon/Barrow Road representative to be appointed to represent the residents at future Steering Group and developer meetings	