

Minutes of the Drayton 2020 Steering Group Meeting held at 7pm on Friday 4th April 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; Tom Shebbeare (Vice Chairman); Richard Webber; Richard Williams

Not Present: Diane Dunsdon

In Attendance: David Perrow (Parish Clerk)

Minutes

2014/067 Public Participation 18 members of the public were present, mainly representing residents neighbouring the South of High Street proposed development.

Daniel Scharf expressed the following views on each of the proposed housing sites:

- Barrow Road site. Description needs changing to “remote”. Football pitches should not be on this site, they should ideally be near the existing Village Hall
- The Manor Farm site development should provide land behind Lockway for football pitches, as their contribution to recreation need arising from their development. Other sites should also fund such off site community facilities
- South of High Street site. Phasing of this development is essential. It should cater for local needs by providing for self-build, co housing etc.

Members of the Steering Group responded with the following points:

- The present football pitches were the Village Green. 5/6 teams needed to play in Drayton, so improved and expanded football facilities were badly needed in Drayton (Richard Webber)
- Manor Farm – a letter from DPDS suggested that E of Plymouth Estates were still interested in holding the land rear of Lockway for future development. They had not responded to renewed suggestions that the land here be given to the community for recreation as part of the Manor Farm community contribution. The residents at rear of Lockway had been opposed to playing fields there when this had been suggested a couple of years back. It was not known whether they would prefer playing fields rather than housing, but at present neither were being put forward as part of the current Drayton2020 plan (Richard Williams)
- The three main sites for housing now had fairly well developed plans. The Barrow Road developers had offered land there for football pitches and a Pavilion. (Tom Shebbeare)

Joe Pritchard was representing the **Barrow Road residents** (vice Tony Croucher who could not make this meeting). He commented that the cereal drying facility on Barrow Road was not noisy, so there was no advantage to residents in its being removed. He believed that many residents around the Barrow Road site were still unaware of the proposals, and that the Drayton NDP was still not being properly communicated to them.

The delivery/availability of the Drayton Chronicle was discussed again – it was pointed out that copies were available at the beginning of the month from Vickery's, and that the Chronicle was published on the village website, which also had the archive of past copies. Whilst the Barrow Road residents were not opposed to housing on the site, there had been suggestions from some of them that sites east of Drayton might be better sites for housing and that a new relief/bypass road might be built there to alleviate the traffic problem through Drayton village. On the proposed vehicle access/exit from the Barrow Road site, it was reported that it already took residents 1-2 minutes to exit Barrow Road/Abingdon Road raised section onto the main Abingdon Road. On layout, Joe Pritchard pointed out that both the Manor Farm and South of High Street layouts had central green spaces, but there was none at Barrow Road, where the proposed playing fields were on the periphery. In response, it was advised that this issue would be central to the next meeting with the developers, and that the Barrow Road residents would be represented at that meeting so could press this point.

South of High Street Site. The Chairman allocated an extra 10 minutes for public discussion on aspects of this site, pending start of the meeting proper. The following points were made by the neighbouring residents and questions were answered by the Steering Group members:

- Paul Mayhew-Archer (who was not able to be present at this meeting) had represented the neighbouring High Street residents at a recent meeting with the developers (Savills/Bloor Homes) and had hand-delivered a letter to his neighbours on High Street explaining the current proposals. Not everyone on High Street present seemed to have received this.
- VWHDC Strategic Site designation for the South of High Street site. Margaret Long asked about how this had arisen and Cllr Richard Webber (VWHDC/OCC Councillor) responded by explaining the Strategic Housing Market Assessment (SHMA process) and the context for the most recent revisions to the VWHDC Local Plan. Starting with the former, and now revoked, Interim Housing Supply Plan (IHSP)
- In response to a question it was emphasized that if the Drayton2020 Neighbourhood Plan was passed at Referendum then it would become Planning Law, enforceable by VWHDC as part of their Local Plan
- Infrastructure – particularly transport. Concern was expressed by Norman Kidd about the volume of traffic that would be generated on to High Street and through the village as a result of this development, others in Drayton and more planned for neighbouring settlements (South Abingdon/Steventon/Sutton Courtenay/Milton etc.). Janet Manning reported on a traffic survey she had undertaken.
- Chris Bone commented that the Drayton2020 Steering Group had worked hard on the NDP and communicating its contents. He suggested that VWHDC should be in dialog with Drayton2020 about the infrastructure and other consequences of the South of High Street Strategic site. In reply, the Steering Group commented that VWHDC had been involved closely, but that the South of High Street strategic site designation was not something which was shared by VWHDC until just prior to publication of the SHMA. This had led to an abortive round of discussions with the developers who are now having to try and bridge the gap between Drayton NDP wanting only 90-100 houses on the site, and the VWHDC and landowners wanting towards 200 there
- Discussions were ongoing with Savills/Bloor Homes, the South of High Street developers. They had offered community benefits, including open space and a children's' play area.
- It was expected now that Drayton would have to take about 200 houses over the next 15 years: 40-50 on Manor Farm; 50-60 at Barrow Road and 90-100 South of High Street.

2014/069 Declarations of Interest. No declarations of interest.

2014/070 The Minutes of Previous Meeting held on 21st March 2014 were approved without need of any amendment.

On Page 4 at line 4 of the Minutes of 7th March 2014 it was noted that (continuing comments on Barrow Road from the previous page) reference is made to: ...”**the new housing should be on the far (north/west) side of the available land, ...**” Tony Croucher had advised that this should read “**north/east**”. This advice was noted: in future such compass directions will not be used to refer to layouts on this site, since they were obviously not helpful.

2014/071 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 (Clerk).** Designs were awaited.
- b) **Neighbours’ Barrow Road Site rep.** Joe Pritchard was the representative present today. Tony Croucher was likely to attend in future with Joe Pritchard as his backup.
- c) **OCC – Govt. Funding for Cycle Paths.** Richard Webber had contacted the relevant OCC person about this, but no reply had yet been received.

2014/072 Feasibility Group Report Back

- (a) **Manor Farm site.** Andrew Bax (Chairman); Tom Shebbeare (Vice Chairman) and the Clerk had visited the DPDS offices in Swindon for a 3 hour meeting to look at the latest version of the Design Brief for the site. This shows: a good mix of housing, as reflected in the questionnaire feedback – 1/2/3/4/5 bedroom units, with 40% affordable housing and accommodation for the elderly; and a well laid out village green. On reflection it was thought by the Drayton2020 Housing Working Group that the difficulty of providing parking on the site or on Henley’s Lane meant that a community building (for a Pre-School/Café) on the Manor Farm site was not a good idea, and this had now been dropped in favour of an all year round outdoor facility, yet to be determined but possibly with landscaping/banking, to include recreational aspects and public access to a green open space. Tom read out a draft Email to E of Plymouth summarising these views, and it was **agreed** that this should be sent. This covered the following additional points: the need for traffic management on Abingdon Road, including a properly designed junction opposite Hilliat Fields (preferably not a roundabout – but OCC will be sought by Nigel Millington (who wrote ‘Traffic in Villages’), safe pedestrian crossing and pedestrian access to the site; cycleways; involvement in a June exhibition; s106 funding
- (b) **South of High Street Site** – see discussion above
- (c) **Barrow Road Site** – see discussion above
- (d) **Other sites** – OCC Decision on **South Abingdon/** Ock Street Crossings. It was noted that OCC Highways had rejected the developers’ proposals for a new and a relocated crossing on Ock Street on safety grounds.

2014/073 Community Benefits

- a) **Community Building/New Green.** see comments above. Community Building on Manor Farm now dropped. New design for green space being sought.
- b) **Existing Village Hall.** Nothing further to report
- c) **School/Pre-School.** A meeting would be arranged after Easter between the Pre-School Committee/Manager, School Governors and Drayton2020

- d) **Drayton Football Club.** A meeting had been held the previous Tuesday between Andrew Bax and members of the Football Club organising committee. The Football Club were anxious about their ability to cope with limited volunteer resources to the prospect of relocating with more pitches and a new Pavilion, though they appreciated the opportunity this presents. They will respond again in writing about their requirements for the Barrow Road site.
- e) **S106 schedule.** The Clerk reported that there was no further progress on this yet, but advice was being sought from VWHDC. It was advised that we also contact the OCC s106 person for further advice.

2014/074 Pre-Submission Copy of the Neighbourhood Plan

- a) **VWHDC advice; and revision of Consultation Copy.** Work would start on the revision after Easter. The Sustainability Assessment also needs revising
ACTION: Clerk to ask Katherine Pearce (VWHDC) what further work is needed on the Sustainability Assessment
- b) **Design Code.** Janet Manning has been in touch with both Sarah Oborn and Katherine Pearce at VWHDC and had been referred to Oxford's toolkit on character assessment. The Design Code has now been further revised, photos would be added, and the Pegasus identity removed
ACTION: Janet Manning to ask Savills/Pegasus to remove their identification from the area plans and re-submit to her. Janet to identify/take photos to illustrate the character areas.

2014/075 Finances and Fundraising

- (a) **Finances.** The Clerk reported again that there had been no change in the finances since the last meeting, but that the two architect's invoices received would be paid at the next Parish Council (7th April) meeting.
- (b) **Fundraising.** No further news

2014/076 Any Other Business. There was no other business.

2014/077 The dates and time of Future Meetings were noted: All at 7pm at the Caudwell Day Centre.

- **Friday 2nd May 2014**
- **Friday 16th May 2014**

The meeting concluded at 8.55 pm

Signed:

Andrew Bax (Chairman), 2nd May 2014

ACTION CHECKLIST- DRAYTON2020 MEETING – 4th April 2014

Who	Action Point	Report back on Action
Janet Manning	Janet Manning to ask Savills/Pegasus to remove their identification from the area plans and re-submit to her. Janet to identify/take photos to illustrate the character areas	
Tom Shebbeare	To send Manor Farm email agreed at the meeting to Earl of Plymouth Estates	Done
Clerk	Clerk to ask Katherine Pearce (VWHDC) what further work is needed on the Sustainability Assessment	