



# **Drayton (Abingdon) Neighbourhood Plan 2014 - 2031**

## **Basic Conditions Statement**

**September 2014**

<http://www.drayton-near-abingdon.org/drayton2020/>

**Submitted by the Qualifying Body:**

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## 1. Introduction

1.1. **This report sets out the reasons** for producing the Neighbourhood Plan for the community of Drayton (Abingdon) and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (hereafter referred to as ‘the Regulations’). This Basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as prescribed in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. This requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

- a. **National Policy and Advice** - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. **Listed Buildings** - having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. **Conservation Areas** - having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. **Sustainable Development** - the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. **Conformity with VWHDC Local Strategic Plan** - the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. **EU Compliance** - the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. **Other** - prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). The making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

1.2. **Drayton Parish Council** is the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan, known as Drayton2020, and has been assisted in this process by the Drayton2020 Steering Group, Working Groups (on Housing; Look & Feel; Sustainability; Transport; Work & Play), by a Report Drafting Group, by the Abingdon Naturalists Society (ABNATS), and by consultants including the Design Council, Meredith Evans (a planner and urban designer assigned by the Design Council/CABE); the Oxfordshire Rural Community Council (ORCC); Stanhope Wilkinson Associates (who advised on the costs of the village hall refurbishment and Pre-School rebuild); Phil Jones Associates who presented ideas for safer roads in Drayton; Pegasus Design who provided the outline plans for the Drayton character design areas in the Drayton Design Code; and by the locally based Adams Habermehl Design Partnership. Much of our professional advice on neighbourhood planning was received from Vale of the White Horse, particularly from Katherine Pearce, their Neighbourhood Planning Officer.

**1.3 The Drayton2020 Steering Group** was formed in August 2012 and has met mostly on a fortnightly basis for a period of two years<sup>1</sup>. The Steering Group consists of:

**Andrew Bax (Chairman);**  
**Sir Tom Shebbeare (Vice Chairman);**  
**Pat Athawes (Parish Councillor);**  
**Diane Dunsdon;**  
**Janet Manning (Parish Councillor);**  
**David Mercer (Parish Councillor until August 2014);**  
**John Scott;**  
**Pervin Shahin;**  
**Richard Webber (County, District & Parish Councillor);**  
**Richard Williams (Parish Councillor/Chairman of the Parish Council)**

**1.4 The Drayton Neighbourhood Plan Area** has been designated as the entire parish area of Drayton (see Appendix 1 for Designation and Parish Map).

## **2. The Drayton2020 Plan and Vision**

**2.1. Drayton Described.** Drayton is a large village (2011 population 2353, 978 houses) in the Vale of the White Horse District situated approximately one mile south of the Oxfordshire town of Abingdon. The village is located almost equidistant between its neighbouring communities of Sutton Courtenay and Steventon in a pastoral/arable landscape with vistas extending westwards along the Vale of the White Horse, southwards towards the chalk downs, eastwards towards the River Thames floodplain, and northwards to the town of Abingdon.

The Parish is by-passed at the southern end of the village by the A34, which bridges the B4017. The old A34, now the B4017, bisects the village and is an extremely busy road which acts oftentimes as a relief road for the now grossly congested A34 bypass. The majority of the inhabitants live to the north of the A34 bridge, with housing straddling the B4017 Abingdon/Steventon road. The area to the west is principally open farmland. The village contains a mix of housing stock with heritage listed buildings mostly located around a central conservation area north of the B4016 (High Street, Drayton/Sutton Courtenay Road) and an eclectic mix of more modern housing located throughout the village but particularly west of the B4017 (Abingdon-Steventon Road). There is a small public green in the old village centre, fragmented by a modern local road layout and parking; a larger community public open space (the Millennium Green) in the north-eastern quadrant; and a village hall and football fields to the south of the village. Drayton still has two pubs (the Red Lion and the Wheatsheaf) at the heart of the village, and three shops: a post office, a general store and a specialist hardware store. There are some forty businesses in the village (they come and go), including large facilities such as the Oxfordshire County Council Highway Depot and Waste recycling centre, some small scale

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<sup>1</sup> See Drayton2020 Website – Steering Group pages for Agendas and Minutes of meetings <http://www.drayton-near-abingdon.org/drayton2020/steering-group/>

industrial/commercial enterprises, a few large farms, and small one-person businesses run from home. There is a primary school, Drayton Community School, with a Pre-School on the same site. The 1970s village hall is in need of refurbishment but has a wide range of clubs and societies meeting there, and the Drayton Football club has a growing number of young members, though lacking in the pitches required to meet this demand.

Drayton overlooks the Thames valley and at its north western boundary is crossed by the River Ock, a Thames tributary flowing north to Abingdon. Various minor streams and ditches also cross the Parish. There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within Drayton Parish, but despite this, there are various green spaces and wetlands in/around the Parish and an extensive network of public footpaths and bridleways which are all highly valued by the community. These include the ponds and margins of the Millennium Green open space, the large tract of open farmland to the west of the A34, the 'green corridor' formed by the abandoned, but soon to be restored, Wilts & Berks Canal, and land to the east of the village which comprises part of the River Thames' flood-plain, a network of active and abandoned gravel pits, and areas of capped land-fill.

As with many parishes in the Thames Valley and Vale of the White Horse area, Drayton has a rich and varied heritage. There are various archaeological sites dotted throughout the Parish, including the Drayton Cursus earthwork, signs of Roman habitation, and most notably the site of a 7<sup>th</sup> Century West Saxon King Palace complex. This latter is of national historical importance and the subject of extensive and on-going investigation. Drayton possesses numerous listed buildings (see Annex D to the Plan: Drayton Design Guidance for a full listing of these) and the centre of the village is designated a conservation area.

**2.2. The Drayton Housing Needs Survey**, conducted by ORCC in May 2012 was completed by 284 households - a good response of 32%. Part 2 of the Survey, was completed by 31 respondents, 27 of whom expressed an Affordable Housing Need highlighting the need for more affordable homes to rent and buy in Drayton (see Table 1 below). Homes needed for local people are generally smaller dwellings to allow older people to downsize, or for young people currently living with relatives/friends who wish to remain in Drayton and move to independent single person accommodation or starter homes.

### **Table 1: Housing Needs Breakdown (May 2012)**

#### ***Rental***

19 of the 27 respondents expressed an interest in an affordable rented property. These households would require:

- 14 x 1 bedroom unit
- 3 x 2 bedroom unit
- 1 x 3 bedroom unit
- 1 x 4 bedroom unit

#### ***Shared Ownership***

8 of the 27 respondents expressed an interest in a shared ownership property. These households would require:

- 7 x 2 bedroom unit
- 1 x 4 bedroom unit

***Total units = 27***

- 14 x 1 bedroom unit
- 10 x 2 bedroom unit
- 1 x 3 bedroom unit
- 2 x 4 bedroom unit

Drayton has 6 older Alms houses in the High Street, a 12 bungalow development for older people in Caudwell Close, and 10 other similar housing association bungalows to the north-east of the village in Lyford Close. These are still insufficient to meet the varied requirements of those elderly residents wishing to downsize and remain in Drayton. In addition to the Sovereign Vale Housing Association accommodation for the elderly, there are over 50 family houses available for rent through SVHA, scattered through the village but mostly on the west side of the settlement. Again, there is a shortage of such affordable housing to either rent or buy in Drayton and in VWHDC generally, and Drayton young people are forced either to leave the village or share accommodation with existing family members or others.

**2.3. The Conception of the Plan.** The Drayton2020 Neighbourhood Plan was conceived because it was felt that the area needed a more locally responsive, community led plan to address the sustainability issues that are specific to our community. In particular, Drayton was reacting to the threat posed by the VWHDC’s Interim Housing Supply Policy (IHSP) which identified up to seven new housing sites circling the village. These threatened to overwhelm the community with over 550 new homes in a very few years, placed on some very unsuitable sites. The Drayton2020 process was aimed at drafting a neighbourhood plan to plan positively for the future and to enable it to be more self-sustaining through improving the supply of housing to meet local needs, boosting the local economy and protecting and enhancing the community’s social and recreational facilities whilst still protecting the natural environment. The community is determined to take control of its own destiny, rather than continuing to abrogate this responsibility to the district planning authority and developers who in the last 50 years have built houses to national guidelines which do not reflect the local vernacular and needs, and which have not offered any community gains to Drayton to sustain its employment, retail, social, recreational and environmental facilities.

## **2.4 The Drayton2020 Vision**

*“The Drayton Neighbourhood Development Plan intends Drayton village to be home to a thriving working community that is strongly linked to its environment and to its neighbours, a place that has its own identity and in which any future development adds to the character of the village and to the quality of life of all of Drayton’s residents.”* The key themes that run through this vision are:

**Inclusive** Drayton should be a village for everyone: Young and old, working and retired, landowners, businesses and residents, both current ones and future ones.

<b>Coherence</b>	Drayton should be a linked up, balanced and integrated village with development following a Drayton Design Guide to create visual coherence.
<b>Living</b>	Drayton should be a sustainable working village with a life of its own and a strong social and sporting life.
<b>Connectivity</b>	Drayton is not an isolated village and it should be well connected to neighbouring areas and to its environment and natural habitat, with its residents connected to local amenities and to each other.
<b>Identity</b>	Drayton residents should have a strong sense of the village's past, be proud of its present and be excited for its future.

Importantly, this Plan has been prepared having regard to the, “...*presumption in favour of sustainable development, which should be seen as a golden thread running through ...plan making*” (NPPF paragraph 14).

**2.5. The Drayton2020 Plan has five key sections** relating to the work of the five working groups: on Housing (including site allocation); Look & Feel; Sustainability; Transport; Work & Play. The Plan includes both Planning Policies and Community Policies, with clear labelling and separation between the two.

**2.6. Achieving sustainable development.** The Drayton2020 Plan has been prepared with a central understanding that the key areas it addresses, environment, economy and community, are all closely linked. The policies therefore aim to enable the change the community needs whilst protecting what is valued.

**2.7. The primary aim of the Drayton2020 Plan** set out in the overall objectives for the plan is to address the current level of unsustainability of Drayton village. Drayton is highly dependent on the private car rather than public transport; home and work are widely separated meaning that commuting is required; social, retail, employment, recreation and health facilities are limited, and in some cases have contracted, and have to be sought outside the village; and daily living creates contributions to global warming on a scale which needs to be vastly reduced over the period of the Plan and beyond. The underpinning factor is delivering sustainable development for the Drayton community to ensure it once more attains a higher level of sustainability over the medium and longer term.

**2.8 Conformity with strategic policies:** The Drayton2020 Plan has been prepared with planning officers from the VWHDC advising the Steering Group. This has ensured that the process of developing the policies for the Drayton2020 Plan has been scrutinised in terms of conformity with strategic policies of the Local Plan – this includes the saved policies of the VWHDC Local Plan 2011. See Table 3 (page 29) below for detailed analysis in terms of the Drayton2020 Plan policies being in general conformity with the strategic policies of the current Local Plan.

**2.9 Revised VWHDC Local Plan 2031.** The Drayton2020 Steering Group and VWHDC officers have been mindful of the preparation of new VWHDC Local Plan 2031 and any potential bearing this may have on the Drayton2020 Plan. It is considered that if the examination and referendum are successful the Drayton2020 Plan will be brought into force as part of the Local Plan prior to the adoption of the Local Plan under the new Town & Country (Local Planning) (England) Regulations 2012.

### 2.10 Relevant Planning Policies

- Vale of White Horse District Council’s current Local Plan 2011 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/existing-local-plan-2011> with saved policies: <http://www.whitehorsedc.gov.uk/sites/default/files/Assessment%20of%20Saved%20Local%20Plan%20policies%20for%20consistency%20with%20the%20NPPF.pdf>
- Vale of White Horse District Council’s draft Local Plan 2031: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2029>
- Oxfordshire County Council’s third Local Transport Plan 2011-2030: <http://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030>
- Science Vale UK Area Transport Strategy: <http://www.oxfordshire.gov.uk/cms/content/science-vale-uk-area-transport-strategy>
- Local Enterprise Partnership website: <http://www.oxfordshirelep.org.uk/cms/>
- South Oxfordshire District Council’s Core Strategy – for general information on SVUK as it spans South Oxfordshire and Vale of White Horse District Areas: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/core-strategy/adopted-core-strategy>. The ‘Moving Around’ chapter of the Adopted Core Strategy covers Transport.

## 3. Outline Compliance Statement

**3.1. The first draft of the Drayton2020 Plan** was made available for consultation from 9<sup>th</sup> January 2014 to 21<sup>st</sup> February 2014 (extended to 24<sup>th</sup> May since the VWHDC was unable to make its response within the initial statutory 6 week period). This initial draft had to be considerably altered to accommodate changes required by VWHDC to take account of the update of their draft Local Plan arising from greatly increased housing targets identified by the Oxfordshire

Strategic Housing Assessment (SHMA) published by VWHDC in March 2014<sup>2</sup>. A second draft Plan was therefore developed and this also enabled feedback received from other statutory bodies and Drayton and other public comment to be included in time for the further public consultation. The responses from both consultations are documented on the Drayton2020 website.<sup>3</sup>

3.2 **The second draft Drayton2020 Plan** was made available for consultation in accordance with Regulation 14 of the regulations, from 16th June 2014 to 1st August 2014. Amendments to the Plan that were considered necessary in light of the responses were made and the Parish Council as the qualifying body agreed on 1<sup>st</sup> September 2014 to submit the plan proposal to the Vale of White Horse District Council (VWHDC) as the local planning authority. The process of drafting the Plan and public consultations is illustrated below in Figure 1 below:

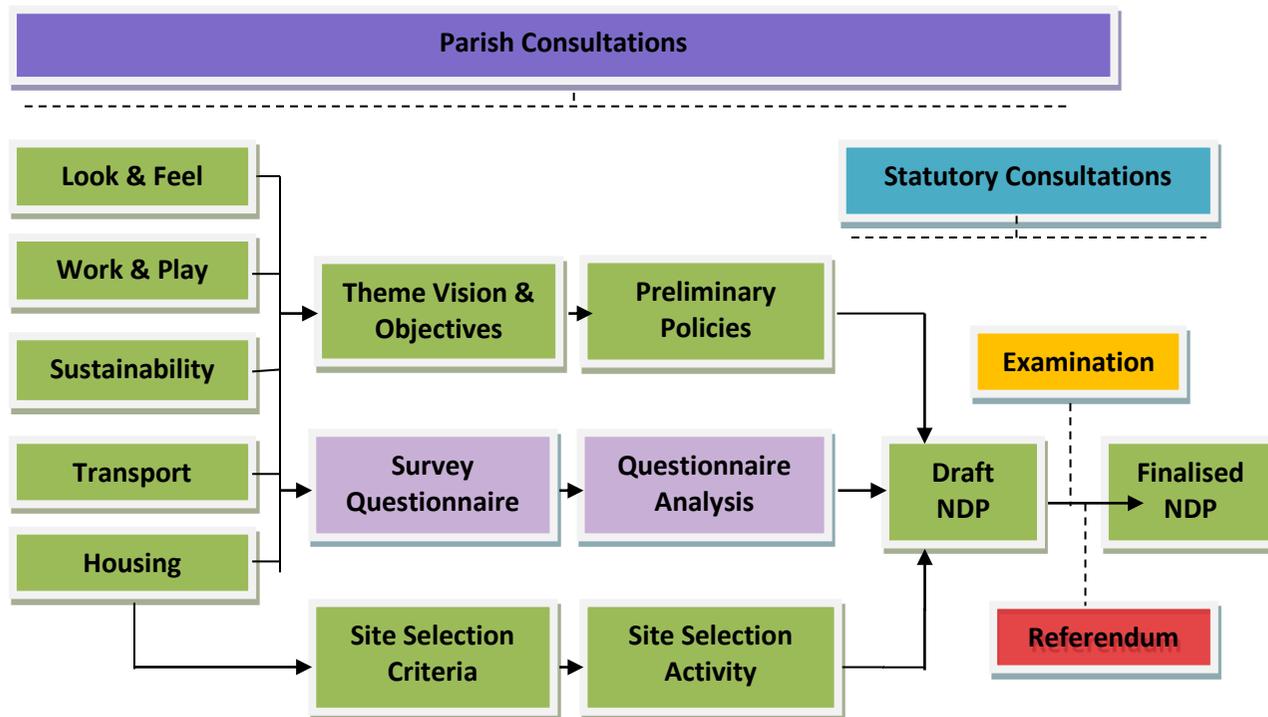


Figure 1 - Plan Development Process

<sup>2</sup> VWHDC SHMA <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031/evidence-base/strategi>

<sup>3</sup> Drayton2020 Website – Consultations page <http://www.drayton-near-abingdon.org/drayton2020/consultations/>

## 4. Summary of Submission Documents and Supporting Evidence

4.1. In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Plan and meet the Basic Conditions:

- **The Drayton2020 Plan** – the neighbourhood development plan for the designated neighbourhood area of Drayton which has been developed with the community and contains policies to guide future development in the area.
- **The Drayton2020 Questionnaire** – devised and analysed by ORCC (July/August 2013).
- **The Drayton2020 Plan Consultation Statement** – this sets out the consultation and community engagement processes from early engagement through to the formal pre-submission consultation.
- **The Drayton2020 Plan Final Sustainability Appraisal Report** – the report incorporates sustainability appraisal and Strategic Environmental Assessment and its purpose is to assess whether the Plan may have negative effects on a range of sustainability topics.
- **The Drayton2020 Plan Sustainability Appraisal Scoping Report** – this report establishes the baseline evidence for a number of sustainability topics that relate to the environmental, economic and social aspects of the area.
- **The Drayton2020 Plan Evidence Base** – a compilation of other relevant information from a range of organisations used to inform the preparation of the Drayton2020 Plan such as housing need assessments, housing statistics, previous consultation data, neighbourhood planning phase 1 consultation feedback etc.<sup>4</sup>
- **The Drayton Housing Needs Survey** – provided by ORCC (May 2012).

4.2 Other supporting evidence comprising: a statistical profile of Drayton; biodiversity information and details about the village's archaeology, history and conservation area can be also be found on the Drayton2020 website Resources, Policies and Evidence page<sup>4</sup>

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<sup>4</sup> Drayton2020 Website – Resources, Policies and Evidence <http://www.drayton-near-abingdon.org/drayton2020/resources/>

## 5. Drayton Neighbourhood Development Plan 2014-2031 - List of Policies (June 2014)

This List of Policies follows the arrangement in the Plan under the five headings of: Look and Feel; Work and Play, Sustainability and Housing. In the Plan **Planning Policies** are distinguished from **Community Policies**. Subject to agreement at Referendum the Planning Policies will be adopted by VWHDC as part of their revised Local Plan, so these are listed and analysed below. Community Policies will be the responsibility of Drayton Parish Council, and VWHDC advice is that they are not required to be assessed against the NPPF or Local Plan policies, so these are omitted from this document.

### Planning Policies - Look and Feel

#### **PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE**

Any development of the Manor Farm Site should include the creation of a new green open space on the site. The space should have an open aspect on its western side to create a visible connection between the east and west of the village, with an avenue of trees leading up to the green from Hilliat Fields. It should reflect the rural and agricultural nature of the Conservation Area, in which it is located.

#### **PLANNING POLICY P-LF2: BOUNDED DEVELOPMENT**

Housing development that does not extend the village's boundaries through ribbon development along roads to the adjacent settlements of Abingdon, Steventon, Sutton Courtenay and Milton, will be supported.

#### **PLANNING POLICY P-LF3: BUILDING DESIGN GUIDANCE**

All developments shall be built in accordance with the industry standard 'Building for Life' document (see paragraph 107) and the current version of the VWHDC Residential Design Guide. Developers must also build in accordance with Drayton Parish's own Design Guidance presented in Annex D.

#### **PLANNING POLICY P-LF4: CONSERVATION AREA**

Any development in or adjacent to the Drayton Conservation Area should conserve and enhance the character and appearance of the Conservation Area and its setting.

#### **PLANNING POLICY P-LF5: THE HISTORIC ENVIRONMENT**

The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2012).

**PLANNING POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS**

All new developments should include tree and shrubbery planting to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village. Due note should also be taken of the VWHDC's Adopted Local Plan 2011 Policy DC6 and any updating of this policy in the VWHDC's Local Plan 2031

(see <http://www.whitehorsedc.gov.uk/sites/default/files/Contents.pdf>)

**PLANNING POLICY P-LF7: A34 NOISE REDUCTION**

Any proposal for any form of development to the north-west, south-west or west of the village should include measures to alleviate noise from the A34 such as the protection of amenity spaces from excessive noise levels and orientating rooms away from the roadway.

**Planning Policies - Work and Play****PLANNING POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES**

Land forming part of preferred development sites identified in this Plan, together with any surplus community land, should be developed to provide additional and enhanced sporting and recreational facilities for the Parish as laid out in Annex E.

**PLANNING POLICY P-WP2: CONNECTED DEVELOPMENT**

Proposals for new housing must ensure that the new homes are well connected both within the site and with the rest of the village by way of footpaths and cycle ways (especially to amenities such as the school, bus stops and shops).

**PLANNING POLICY P-WP3: BUSINESS DEVELOPMENT**

The development of land for workshops/light industrial/multi-office site offering local employment is encouraged and proposals for such will be looked upon favorably especially in sites that do not meet the housing site criteria. Wherever possible, existing employment and retail development should be retained. The development of land for small-scale B1 or B2 uses, offering local employment, will be supported provided it will not have an adverse effect on local traffic volumes, neighbours' amenity, the character of the area, air quality and noise environment.

**PLANNING POLICY P-WP4: RETAIL PARKING**

Any new retail or business development must include adequate parking provision in accordance with Oxfordshire County Council's standards. Proposals to improve car parking facilities outside existing retail establishments will be supported.

## Planning Policies - Sustainability

### **PLANNING POLICY P-S1: LOCAL BUILDING MATERIALS**

The use of locally manufactured and sourced building materials in developments will be encouraged.

### **PLANNING POLICY P-S2: BIODIVERSITY**

Developers are required to protect and enhance the natural environment wherever possible. If biodiversity cannot be preserved or enhanced on a development site as per regional and national planning guidelines, developers will be required to offset habitat loss or degradation e.g. by funding environmental improvements elsewhere in the Parish.

## Planning Policies - Housing

### **PLANNING POLICY P-H1: AFFORDABLE HOUSING**

Developments must meet the minimum requirement for Affordable Housing set out in the VWHDC Local Plan to meet District-wide need. All such Affordable Housing should be visually indistinguishable from and fully integrated with other housing in that development.

### **PLANNING POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION**

Housing growth in Drayton will be supported in sustainable locations to a scale proportionate to both the overall current Local Plan requirement and the residual Local Plan 2011 Part 2 housing requirement identified in the South East Vale sub-area.

The following sites are those allocated in this Plan for housing development within the Plan period:

- Manor Farm (identified at DRAY11 in the VWHDC Local Plan 1);
- South of High Street (identified at DRAY08 in the VWHDC Local Plan 1);
- North of Barrow Road (comprising a proportion of site designated DRAY02).

The development of these sites must have regard to the appropriate Site Requirements laid out in this Plan (see pages 41-50 below and Annex F)

### **PLANNING POLICY P-H3: CONTRIBUTIONS**

In order for planning permission to be granted for new residential development, co-operation and formal agreement between the developer, Parish Council and the District Council must take place so as to secure an appropriate contribution from the development. This contribution towards community infrastructure (both on and off-site) will be required from all eligible future development through appropriate Section 106 agreements where appropriate, the Community Infrastructure Levy (CIL), or by other relevant means.

**PLANNING POLICY P-H4: USE OF CONTRIBUTIONS**

The Parish Council will spend any contributions it receives from developers on the projects set out below and in the Drayton NDP Annex E

<b>ITEM</b>	<b>Policy Reference</b>
Improving local bus services e.g. installation of real-time information	C-T7
Increasing pedestrian safety through the introduction of additional traffic calming measures and possible additional pedestrian crossings	C-T2, C-T3, C-T4
Improving and, where appropriate, adding to the existing communal buildings in the village and to the outdoor space for play and recreation within the village	P-LF1,C-WP5, C-WP7
Preserving and enhancing biodiversity on the site or within the Parish Introducing measures to reduce car dependency, including provision and resourcing of car pooling and car sharing, on-site cycle storage and enhancement and extension of local cycle ways, provision of extra bus services	P-S2, C-S3, C-S4, C-S5 C-T6, C-T7, P-H5
Provision of land in the Parish for nature reserves, recreational facilities, sports fields, and additional cycle and footpaths	C-S3, C-S4, C-S5, C-T6,C-WP8, C-WP9

**PLANNING POLICY P-H5: EXTERNAL FACILITIES**

All future housing developments must have adequate car and cycle parking facilities for both residents and visitors in accordance with Oxfordshire County Council standards. Housing developments will be encouraged which have adequate facilities for the storage of waste recycling bins and waste water run-off from roof guttering.

**PLANNING POLICY P-H6: ENERGY STANDARDS**

Any new development within the Parish must as a minimum achieve the current requirement for energy efficiency in the design and construction of new homes as specified in the VWHDC Local Plan in force otherwise in relevant National legislation or Building Regulations. Developments are encouraged which exceed these design and construction requirements.

**PLANNING POLICY P-H7: MATERIAL CHOICE**

All new developments will be expected to meet and encouraged to exceed the lowest levels of embedded carbon in all construction materials currently demanded by legislation, bearing in mind the Government’s target of zero carbon by 2016.

## 6. National Planning Policy Framework Obligation: The Basic Conditions

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area, and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

### 6.1 Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally<sup>5</sup> as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 core planning principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.

The Drayton NDP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and has taken account of the draft National Planning Practice Guidance (NPPG) in respect of formulating neighbourhood plans.

In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, reflected in the Drayton NDP. These are:

- Para 16 – the Parish Council believes the Drayton NDP is supporting the strategic development needs of the village by allocating land use for the next 15 years which seeks to protect and enhance housing, recreation, community and transport assets that benefit the community.
- Para 183 – the Parish Council believes the Drayton NDP establishes a shared vision for the village through evidence and contributions made via the community questionnaire and at the series of public meetings and exhibitions, and that this vision will deliver sustainable development for the village over the Plan period.
- Para 184 – the Parish Council believes the Drayton NDP is in general conformity with all the strategic housing and other relevant policies in the emerging Local Plan (see Section 10 p 43 below). More specifically, the Neighbourhood Plan makes provision for the housing development sought by the emerging Local Plan and recognises that employment, retail and recreation facilities, and the whole of the economic, social and environmental infrastructure must move in tandem with any increase in population, though delivery of these wider infrastructure improvements falls largely to the VWHDC and Oxfordshire County Councils in their superior plans.

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<sup>5</sup> Resolution 24/187 of the United Nations General Assembly

- Para 185 – the Drayton NDP does not duplicate VWHDC Local Plan policies. It allocates three main sites in Drayton for housing development over the next 15 years. One of these is a VWHDC ‘Strategic Site’ identified in the VWHDC SHMA /Local Plan. The other two are smaller, non-strategic sites at the VWHDC level, but strategic at the Drayton village level. The Drayton NDP will nest within the VWHDC Local Plan and together with any other material considerations be used to determine the outcome of future planning applications in Drayton.

6.2 **Part 5, paragraph 15 of the Regulations** sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority as follows:

***Plan proposals***

**15.—(1)** *Where a qualifying body submits a plan proposal to the local planning authority, it must include –*

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- (b) a consultation statement;*
- (c) the proposed neighbourhood development plan; and*
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*

Part (a) is provided within Appendix 1 of this statement and includes the application, map and designation notice. Parts (b) and (c) have been prepared and will accompany this statement as part of the submission. This document comprises Part (d)

3.4. The requirements for part (d) in respect of neighbourhood development plans, rather than neighbourhood development orders, are that the Drayton2020 Plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State
- The plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority
- The plan does not breach, and it is otherwise compatible, with EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan

The following sections will explain how the Drayton2020 Plan has met these basic conditions.

This Basic Conditions Statement addresses these requirements in four sections:

- **Section 7** demonstrates the conformity of the Drayton NDP with the NPPF;
- **Section 8** demonstrates the conformity with the aims of Sustainable Development
- **Sections 9 & 10** demonstrates the conformity of the Drayton NDP with the VWHDC Local Plan 2011 and the draft VWHDC Local Plan 2031;
- **Section 11** deals with compliance with the appropriate EU obligations

## 7. Conformity of the Drayton Neighbourhood Development Plan with the NPPF Principles

**Table 2: Drayton Neighbourhood Plan Compliance with the NPPF Principles**

NPPF Nbr.	National Planning Policy Framework Core Planning Principle	Drayton Neighbourhood Development Plan (NDP)
1	Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency	The Drayton NDP has been initiated and steered by local people, through meetings, exhibitions and consultations (including a community questionnaire). A Vision with a clear set of objectives and policies lays out how the community would like to see their village develop. The Drayton NDP has been drawn up in general conformity with both the retained policies from the VWHDC 2011 Local Plan and those of the emerging Local Plan 2031, and has been influenced by them throughout. An Implementation Plan will be drafted by Drayton Parish Council once the NDP is approved at Referendum
2	Planning should be not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives	Throughout the Drayton2020 Steering Group has worked creatively with local landowners, potential developers and the VWHDC and Oxfordshire County Council to evolve a Plan which will provide both suitable housing and the local village infrastructure to support an increased population. Neighbours affected by possible developments have been consulted and included in discussions with developers. Drayton2020 believes it has found a new way of working with landowners, developers and local authorities which could be a model for other communities in the future.
3	Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear	The Drayton NDP has allocated three main housing development sites for the next 15 years. Relevant NDP Policies are: <ul style="list-style-type: none"> <li>• POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> <li>• POLICY P-WP3: BUSINESS DEVELOPMENT</li> <li>• POLICY P-WP4: RETAIL PARKING</li> </ul>

	strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities	<ul style="list-style-type: none"> <li>• POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION</li> <li>• POLICY P-H3: CONTRIBUTIONS</li> </ul>
4	Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings	<p>The Drayton Design Code (Plan Appendix D), nesting within the VWHDC Design Code, specifies requirements and gives guidance on local Drayton area characteristics, building style and materials. Following Thames Valley Police advice developments should incorporate the principles of Secured by Design (SBD) and, where appropriate, seek to achieve SBD accreditation to ensure that a safe and sustainable community is maintained. Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>• POLICY P-LF3: BUILDING DESIGN GUIDANCE</li> <li>• POLICY P-LF4: CONSERVATION AREA</li> <li>• POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS</li> <li>• POLICY P-LF7: A34 NOISE REDUCTION</li> <li>• POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> <li>• POLICY P-WP2: CONNECTED DEVELOPMENT</li> <li>• POLICY P-S1: LOCAL BUILDING MATERIALS</li> <li>• POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION</li> <li>• POLICY P-H5: EXTERNAL FACILITIES</li> <li>• POLICY P-H6: ENERGY STANDARDS</li> <li>• POLICY P-H7: MATERIAL CHOICE</li> </ul>
5	Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it	<p>The Drayton Design Code (Plan Appendix D) describes the different roles and character areas of Drayton. Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>• POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• POLICY P-LF2: BOUNDED DEVELOPMENT</li> <li>• POLICY P-LF3: BUILDING DESIGN GUIDANCE</li> <li>• POLICY P-LF4: CONSERVATION AREA</li> </ul>

		<ul style="list-style-type: none"> <li>• POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS</li> <li>• POLICY P-LF7: A34 NOISE REDUCTION</li> <li>• POLICY P-WP2: CONNECTED DEVELOPMENT</li> <li>• POLICY P-S2: BIODIVERSITY</li> <li>• POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION</li> </ul>
6	<p>Planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>There are three relevant Drayton NDP policies addressing this issue:</p> <ul style="list-style-type: none"> <li>• POLICY P-H5: EXTERNAL FACILITIES All future housing developments must have adequate car and cycle parking facilities for both residents and visitors in accordance with Oxfordshire County Council standards. Housing developments will be encouraged which have adequate facilities for the storage of waste recycling bins and waste water run-off from roof guttering.</li> <li>• POLICY P-H6: ENERGY STANDARDS Any new development within the Parish must as a minimum achieve the current requirement for energy efficiency in the design and construction of new homes as specified in the VWHDC Local Plan in force otherwise in relevant National legislation or Building Regulations. Developments are encouraged which exceed these design and construction requirements.</li> <li>• POLICY P-H7: MATERIAL CHOICE All new developments will be expected to meet and are encouraged to exceed the lowest levels of embedded carbon in all construction materials currently demanded by legislation, bearing in mind the Government's target of zero carbon by 2016.</li> </ul>
7	<p>Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework</p>	<p>The Drayton NDP allocates three sites for possible future housing developments in the next 15 years. THE NDP has sought to preserve prime sites for agriculture which flank the village to the north, south, east and west of the existing built up area the</p>

		<p>village. Two of the sites selected are paddock land; the third is low grade agricultural land against the existing built-up area. In arriving at this allocation, 8 criteria have been used, including:</p> <ul style="list-style-type: none"> <li>• Have minimal impact on surrounding rural landscape</li> <li>• Have low impact on neighbours and green space in the village</li> <li>• Be within the existing built-up area of the village</li> <li>• Not to be of special ecological or archaeological significance</li> </ul>
8	Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value	No brownfield sites have been put forward in Drayton by the VWHDC, landowners or developers. Non-agricultural land in Drayton is either already in use for housing, retail or employment. No vacant brownfield sites have been identified
9	Planning should promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)	<p>Discussions between Drayton2020 with landowners and developers, and with the VWHDC have stressed this issue and initial layouts and Design Briefs for the three main sites recognise this issue.</p> <p>Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>• POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• POLICY P-LF4: CONSERVATION AREA</li> <li>• POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS</li> <li>• POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> <li>• POLICY P-S2: BIODIVERSITY</li> <li>• POLICY P-H1: AFFORDABLE HOUSING</li> <li>• POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION</li> </ul>
10	Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	Drayton contains both a Conservation Area and significant numbers of listed buildings. It is an important archaeological area, having both a unique early Saxon palace complex, a Neolithic Cursus (bank and ditch complex), and a possible Romano-British farmstead site with Roman crop markings.

		<p>The Drayton Design Guide (Plan Appendix D) lays out requirements on design concerning the Conservation Area and listed buildings.</p> <p>Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>• POLICY P-LF3: BUILDING DESIGN GUIDANCE</li> <li>• POLICY P-LF4: CONSERVATION AREA</li> </ul> <p>Any development in or adjacent to the Drayton Conservation Area should conserve and enhance the character and appearance of the Conservation Area and its setting. Developments should enhance the appearance and integrity of particular places which are central to the village’s sense of identity, e.g. the area comprising St. Peter’s Church and the adjoining churchyard, Parish burial ground, and the Alms houses. Development should take into account the rationale upon which the Conservation Area is based.</p> <ul style="list-style-type: none"> <li>• POLICY P-S1: LOCAL BUILDING MATERIALS</li> </ul> <p>The use of locally manufactured and sourced building materials in developments will be encouraged.</p>
11	<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>An integral part of the Drayton NDP is a new traffic management plan for the two main intersecting roads in the village. By introducing a comprehensive traffic calming scheme village roads will be made safer for pedestrians and cyclists. The Drayton NDP encourages the expansion of the existing bus services serving the village, and seeks contributions from developers for this. The pattern of public footpaths and bridleways is to be improved by Drayton NDP policies. These are Community policies for implementation by the Parish Council, which are supported by a Planning policy requiring developer contributions to these schemes.</p> <p>Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>• POLICY P-H4: USE OF CONTRIBUTIONS</li> </ul> <p>The Parish Council will spend any contributions it receives from developers on the projects set out below and in Annex E</p>

		<ul style="list-style-type: none"> <li>- Improving local bus services e.g. installation of real-time information C-T7</li> <li>- Increasing pedestrian safety through the introduction of additional traffic calming measures and possible additional pedestrian crossings C-T2, C-T3, C-T4</li> <li>- Introducing measures to reduce car dependency, including provision and resourcing of car pooling and car sharing, on-site cycle storage and enhancement and extension of local cycle ways C-T6, C-T7, P-H5</li> </ul> <ul style="list-style-type: none"> <li>● POLICY P-H5: EXTERNAL FACILITIES</li> </ul> <p>All future housing developments must have adequate car and cycle parking facilities for both residents and visitors in accordance with Oxfordshire County Council standards. Housing developments will be encouraged which have adequate facilities for the storage of waste recycling bins and waste water run-off from roof guttering.</p>
12	<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</p>	<p>Relevant NDP policies are:</p> <ul style="list-style-type: none"> <li>● POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>● POLICY P-LF7: A34 NOISE REDUCTION</li> <li>● POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> <li>● POLICY P-S2: BIODIVERSITY</li> <li>● POLICY P-H4: USE OF CONTRIBUTIONS</li> </ul> <p>The Parish Council will spend any contributions it receives from developers on the projects set out below and in Annex E</p> <ul style="list-style-type: none"> <li>- Improving and, where appropriate, adding to the existing communal buildings in the village and to the outdoor space for play and recreation within the village P-LF1,C-WP5, C-WP7</li> <li>- Preserving and enhancing biodiversity on the site or within the Parish P-S2, C-S3, C-S4, C-S5</li> <li>- Introducing measures to reduce car dependency, including provision and resourcing of car pooling and car</li> </ul>

		<p>sharing, on-site cycle storage and enhancement and extension of local cycle ways C-T6, C-T7, P-H5</p> <ul style="list-style-type: none"><li>- Provision of land in the Parish for nature reserves, recreational facilities, sports fields, and additional cycle and footpaths C-S3, C-S4, C-S5, C-T6,C-WP8, C-WP9</li></ul>
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## 8. Sustainable Development

**8.1 Requirement.** The Drayton NDP must contribute to sustainable development as defined in the NPPF and summarised in section 1.1 of this Basic Conditions Statement.

The NPPF uses three ‘dimensions’ to describe sustainable development: economic, social and environmental. It requires that the planning system delivers:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’

To support the development of the Drayton NDP, a **Sustainability Appraisal** process has been carried out and submitted for Examination. This has considered the social, economic and environmental elements of the plan, and has sought to maximise the Drayton NDP’s contribution to sustainable development. The Sustainability Appraisal (and its precursor, the Sustainability Appraisal Scoping Report) have been submitted separately with the main Drayton NDP Report and its Annexes. **A Summary of the Sustainability Appraisal is given in Appendix 2 of this document.**

### 8.2 Fit of Drayton Neighbourhood Development Objectives and Policies with Sustainable Development

Sustainability was one of the main objectives of the Drayton NDP. One of the Working Groups was on Sustainability with the objective:

<b>SUSTAINABILITY</b>	To ensure the long-term sustainability of the village, its buildings and its environment for the benefit both of existing and future generations and of the natural environment itself.
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The following Sections illustrate how the Drayton NDP Planning Policies meet the sustainability requirements

## 8.2.1 Economic Sustainability

### **PLANNING POLICY P-WP3: BUSINESS DEVELOPMENT**

The development of land for workshops/light industrial/multi-office site offering local employment is encouraged and proposals for such will be looked upon favourably especially in sites that do not meet the housing site criteria. Wherever possible, existing employment and retail development should be retained. The development of land for small-scale B1 or B2 uses, offering local employment, will be supported provided it will not have an adverse effect on local traffic volumes, neighbours' amenity, the character of the area, air quality and noise environment.

### **PLANNING POLICY P-WP4: RETAIL PARKING**

Any new retail or business development must include adequate parking provision in accordance with Oxfordshire County Council's standards. Proposals to improve car parking facilities outside existing retail establishments will be supported.

### **PLANNING POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION**

Housing growth in Drayton will be supported in sustainable locations to a scale proportionate to both the overall current Local Plan requirement and the residual Local Plan 2011 Part 2 housing requirement identified in the South East Vale sub-area.

### **PLANNING POLICY P-H3: CONTRIBUTIONS**

In order for planning permission to be granted for new residential development, co-operation and formal agreement between the developer, Parish Council and the District Council must take place so as to secure an appropriate contribution from the development. This contribution towards community infrastructure (both on and off-site) will be required from all eligible future development through appropriate Section 106 agreements where appropriate, the Community Infrastructure Levy (CIL), or by other relevant means.

## 8.2.2 Social Sustainability

### **PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE**

Any development of the Manor Farm Site should include the creation of a new green open space on the site. The space should have an open aspect on its western side to create a visible connection between the east and west of the village, with an avenue of trees leading up to the green from Hilliat Fields. It should reflect the rural and agricultural nature of the Conservation Area, in which it is located.

### **PLANNING POLICY P-LF3: BUILDING DESIGN GUIDANCE**

All developments shall be built in accordance with the industry standard 'Building for Life' document (see main Drayton NDP paragraph 107) and the current version of the VWHDC Residential Design Guide. Developers must also build in accordance with Drayton Parish's own Design Guidance presented in Annex D of the main NDP report.

**PLANNING POLICY P-LF4: CONSERVATION AREA**

Any development in or adjacent to the Drayton Conservation Area should conserve and enhance the character and appearance of the Conservation Area and its setting. Developments should enhance the appearance and integrity of particular places which are central to the village's sense of identity, e.g. the area comprising St. Peter's Church and the adjoining churchyard, Parish burial ground, and the Alms houses. Development should take into account the rationale upon which the Conservation Area is based.

**PLANNING POLICY P-H1: AFFORDABLE HOUSING**

Developments must meet the minimum requirement for Affordable Housing set out in the VWHDC Local Plan to meet District-wide need. All such Affordable Housing should be visually indistinguishable from and fully integrated with other housing in that development.

**PLANNING POLICY P-H2: SCALE OF DEVELOPMENT AND SITE ALLOCATION**

Housing growth in Drayton will be supported in sustainable locations to a scale proportionate to both the overall current Local Plan requirement and the residual Local Plan 2011 Part 2 housing requirement identified in the South East Vale sub-area.

The following sites are those allocated in this Plan for housing development within the Plan period:

- Manor Farm (identified at DRAY11 in the VWHDC Local Plan 1);
- South of High Street (identified at DRAY08 in the VWHDC Local Plan 1);
- North of Barrow Road (comprising a proportion of site designated DRAY02).

The development of these sites must have regard to the appropriate Site Requirements laid out in this Plan (see main NDP Report pages 41-50 below and Appendix F)

**PLANNING POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES**

Land forming part of major development sites (10+ dwellings) together with any surplus community land should be developed to provide additional and enhanced sporting and recreational facilities for the Parish as laid out in Appendix E

**PLANNING POLICY P-WP2: CONNECTED DEVELOPMENT**

Proposals for new housing must ensure that the new homes are well connected both within the site and with the rest of the village by way of footpaths and cycle ways (especially to amenities such as the school, bus stops and shops).

### 8.2.3 Environmental Sustainability

**PLANNING POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS**

All new developments should include tree and shrubbery planting to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village. Due note should also be taken of the VWHDC's Adopted Local Plan 2011 Policy DC6 and any updating of this policy in

the VWHDC's Local Plan 2031

(see <http://www.whitehorsedc.gov.uk/sites/default/files/Contents.pdf>)

**PLANNING POLICY P-LF7: A34 NOISE REDUCTION**

Any proposal for any form of development to the north-west, south-west or west of the village should include measures to alleviate noise from the A34 such as the protection of amenity spaces from excessive noise levels and orientating rooms away from the roadway.

**PLANNING POLICY P-S2: BIODIVERSITY**

Developers are required to protect and enhance the natural environment wherever possible. If biodiversity cannot be preserved or enhanced on a development site as per regional and national planning guidelines, developers will be required to offset habitat loss or degradation e.g. by funding environmental improvements elsewhere in the Parish.

**PLANNING POLICY P-H6: ENERGY STANDARDS**

Any new development within the Parish must as a minimum achieve the current requirement for energy efficiency in the design and construction of new homes as specified in the VWHDC Local Plan in force otherwise in relevant National legislation or Building Regulations. Developments are encouraged which exceed these design and construction requirements.

**PLANNING POLICY P-H7: MATERIAL CHOICE**

All new developments will be expected to meet and encouraged to exceed the lowest levels of embedded carbon in all construction materials currently demanded by legislation, bearing in mind the Government's target of zero carbon by 2016.

## 9: General Conformity with the Strategic Policies of the VWHDC Area Development Plan

### Strategic Policies in the Vale of White Horse Local Plan, Adopted 2011

Neighbourhood Plans must comply with basic conditions in order to pass examination and be taken forward to referendum. One of these basic conditions is that it is *“in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).”* The development plan for the Vale of White Horse currently consists of the Vale of White Horse Local Plan 2011.<sup>6</sup>

Table 3 provides an assessment of each of the saved policies of the adopted VWHDC Local Plan 2011 on whether the policy is strategic for Neighbourhood Planning purposes or not. The assessment has been completed using the criteria in the National Planning Practice Guidance as a guide. This states that “When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic”

Table 3 lists the saved policies from the adopted VWHDC Local Plan 2011 that are considered by VWHDC to be strategic. These are shown by ‘yes’ in the third column. The fourth and fifth columns assess whether the policy is compliant with the National Planning Policy Framework (NPPF) and/or whether the policy is out of date. The sixth column provides information about how to assess Neighbourhood Plan policies against a strategic policy that is considered not to be fully consistent with the NPPF and/or out of date. In most cases it will refer to particular paragraphs in the NPPF that apply in place of the strategic policy. The final column assesses Drayton NDP policies against the saved VWHDC Local plan 2011 strategic policies identified by VWHDC.

Until the emerging Local Plan 2031 Part 1 is adopted, and therefore forms part of the Development Plan, Neighbourhood Plans do not need to be assessed against it for general conformity. However, it is strongly advised that Neighbourhood Plans do take account of the emerging policies to ensure the Neighbourhood Plan is not superseded by a more up to date policy once the Local Plan 2031 Part 1 is adopted (See Table 4 page 43 below for this analysis).

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<sup>6</sup> Policy H2 of the Oxfordshire Structure Plan and Policy NRM6 of the South East Plan are also part of the development plan. However neither of these policies is relevant to the Vale of White Horse and therefore policies in Neighbourhood Plans in the district do not need to be in general conformity with these policies.

**Table 3: Assessment of whether saved policies contained in the adopted Vale of White Horse Local Plan 2011 are to be considered strategic for the purposes of assessing the general conformity of Neighbourhood Plans.**

<b>Policy Nbr</b>	<b>Policy Description</b>	<b>Strategic?</b>	<b>Consistent with NPPF?</b>	<b>Out of date?</b>	<b>How to assess the NP against this policy</b>	<b>Relevance of Drayton NDP Policies</b>
GS1	Developments in Existing Settlements	Y	Consistent in part	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue. “ALLOW SMALL-SCALE DEVELOPMENT WITHIN THE BUILT-UP AREAS OF VILLAGES AS SET OUT IN POLICIES H11, H12 AND H13, PROVIDED THAT IMPORTANT AREAS OF OPEN LAND AND THEIR RURAL CHARACTER ARE PROTECTED”	Drayton NDP is consistent with this policy in its site allocation policy
GS2	Development in the Countryside	Y	Consistent in part	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraphs 14 and 55 of the NPPF constitute the strategic policy in relation to this issue. OUTSIDE THE BUILT-UP	

					<p>AREAS OF EXISTING SETTLEMENTS (COVERED BY POLICIES GSI, GS3, H11, H12 AND H13) NEW BUILDING WILL NOT BE PERMITTED UNLESS IT IS ON LAND WHICH HAS BEEN IDENTIFIED FOR DEVELOPMENT IN THE LOCAL PLAN OR IS IN ACCORDANCE WITH OTHER SPECIFIC POLICIES BELOW.</p>	
GS3	Development in the Oxford Green Belt	Y	Consistent in part		<p>Policy is predominately consistent with the Framework but paragraph 89 (point 3) applies to extensions and alterations of 'buildings' rather than just for 'dwellings'.</p>	Drayton is not in the Oxford Green belt
GS4	Development in the Oxford Green Belt	Y	Consistent in part		<p>Policy is predominately consistent with the Framework, paragraph 89 (point 6) applies to the 'complete development' of any brownfield land rather than just the 'partial redevelopment' of those sites listed by Policy GS4. For this reason the policy should be considered alongside the Framework.</p>	Drayton is not in the Oxford Green belt

GS6	Redevelopment of buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Drayton NDP policy
GS7	Re-use of vernacular buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Drayton NDP policy
GS8	Re-use of non vernacular buildings outside settlements	Y	Consistent in part	Yes	Principle of redevelopment of buildings outside settlements contained in the policy is not consistent with NPPF. Paragraphs 22, 28, 51 and 55 constitute the strategic policy in relation to this issue.	No specific Drayton NDP policy
DC1	Design	Y	Fully consistent			The Drayton Design Guide, which nests within the VWHDC Design Guide (currently under revision) is consistent with this policy
DC3	Design against crime	Y	Fully consistent			The Drayton Design Guide includes the Thames Valley Police recommendation concerning 'Secured by Design'
DC4	Public art	Y	Fully consistent	Yes	The National Planning Practice Guidance suggests that contributions to public	No specific Drayton NDP policy. Developers have indicated that they will include public art in their developments where

					art are not compliant with the CIL tests. Therefore this policy is out of date.	appropriate
DC5	Access	Y	Fully consistent			<p>Relevant Drayton NDP policies: POLICY P-WP4: RETAIL PARKING</p> <p>Any new retail or business development must include adequate parking provision in accordance with Oxfordshire County Council's standards. Proposals to improve car parking facilities outside existing retail establishments will be supported.</p> <p>Safe access to new housing developments is a matter for OCC, but in developing the Drayton traffic calming scheme with developers and OCC, the type of access road and its design have been explored for each of the three potential development sites</p>
DC6	Landscaping	Y	Fully consistent			<p>Relevant Drayton NDP policies:</p> <ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• PLANNING POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS</li> </ul>
DC7	Waste collection and recycling	Y	Fully consistent			<p>Relevant Drayton NDP policies:</p> <ul style="list-style-type: none"> <li>• PLANNING POLICY P-H5: EXTERNAL FACILITIES</li> </ul>
DC8	The provision of infrastructure and services	Y	Fully consistent			<p>Relevant Drayton NDP policies:</p> <ul style="list-style-type: none"> <li>• PLANNING POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> <li>• PLANNING POLICY P-H3: CONTRIBUTIONS</li> </ul> <p>In order for planning permission to be granted for new residential development, co-operation and formal agreement between the developer, Parish Council and the District Council must</p>

						take place so as to secure an appropriate contribution from the development. This contribution towards community infrastructure (both on and off-site) will be required from all eligible future development through appropriate Section 106 agreements where appropriate, the Community Infrastructure Levy (CIL), or by other relevant means.
DC9	The impact of development on neighbouring uses	Y	Fully consistent			Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF7: A34 NOISE REDUCTION</li> <li>• PLANNING POLICY P-WP3: BUSINESS DEVELOPMENT</li> </ul>
DC10	The effect of neighbouring or previous uses on new development	Y	Fully consistent			Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF7: A34 NOISE REDUCTION</li> </ul>
DC12	Water quality and resources	Y	Fully consistent			No specific Drayton NDP policy
DC13	Flood risk and water run-off	Y	Not consistent	Yes	Policy is not consistent with NPPF. Paragraphs 100 – 104 of the NPPF constitute the strategic policy in relation to this issue.	No specific NDP policy
DC14	Flood risk and water run-off	Y	Not consistent	Yes	Policy is not consistent with NPPF. Paragraph 103 the NPPF constitutes the strategic policy in relation to this issue.	Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>• PLANNING POLICY P-H5: EXTERNAL FACILITIES</li> </ul>
TR1	Wantage relief road scheme	Y	Fully consistent			Not relevant to Drayton NDP
TR3	A34 related development	Y	Fully consistent			The Drayton NDP area is outside the Milton interchange area, but Drayton NDP policy on supporting cycle path provision from Abingdon to Milton Park through Drayton relates
TR5	The national cycle network	Y	Fully consistent			Relevant Drayton NDP policies:

						<ul style="list-style-type: none"> <li>• COMMUNITY POLICY C-T5: CYCLE WAYS</li> </ul> <p>As soon as practicable, work should commence to upgrade existing and, where appropriate and feasible, establish new cycle paths in, around and through the village allowing safe routes to work and to neighbouring villages, such as between Abingdon-Drayton-Milton Park. This should also include a dedicated cycle lane between the A34 Bridge and the mini roundabout in the centre of Drayton.</p>
TR7	Rail services – Grove Station	Y	Fully consistent			Not relevant to Drayton NDP
HE1	Preservation and enhancement: implications for development	Y	Fully consistent			<p>Drayton has a Conservation Area</p> <p>Relevant Drayton NDP policies:</p> <ul style="list-style-type: none"> <li>• Drayton Design Code (Plan Appendix D)</li> <li>• PLANNING POLICY P-LF4: CONSERVATION AREA</li> </ul>
HE4	Preservation and enhancement: implications for development	Y	Fully consistent			<p>Drayton has a number of Listed Buildings</p> <ul style="list-style-type: none"> <li>• Drayton Design Code (Plan Appendix D)</li> </ul>
HE5	Development involving alterations to a listed building	Y	Fully consistent			No specific Drayton NDP policy
HE7	Change of use of listed building	Y	Fully consistent			No specific Drayton NDP policy
HE8	Historic parks and gardens	Y	Fully consistent			No specific Drayton NDP policy
HE9	Archaeology	Y	Fully consistent			<p>Drayton has a number of important archaeological sites. For the three sites identified in the Plan, and archaeological surveys have been carried out, one is published and the other two are about to be published. Two of the sites have important archaeology and these parts of the sites are to be left</p>

						undeveloped. No specific Drayton NDP policy
HE10	Archaeology	Y	Fully consistent			No specific Drayton NDP policy
HE11	Archaeology	Y	Fully consistent			No specific Drayton NDP policy
NE3	Geologically important sites	Y	Fully consistent			Not relevant to Drayton. Gravel workings in the east of Drayton parish are licensed by OCC
NE4	Other sites of nature conservation value	Y	Fully consistent			There are no SSIs or other listed sites in Drayton, but one of the three development sites has important ecological value identified by ABNATS Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>• PLANNING POLICY P-S2: BIODIVERSITY</li> </ul> Developers are required to protect and enhance the natural environment wherever possible. If biodiversity cannot be preserved or enhanced on a development site as per regional and national planning guidelines, developers will be required to offset habitat loss or degradation e.g. by funding environmental improvements elsewhere in the Parish.
NE6	The North Wessex Downs Area of Outstanding Natural Beauty	Y	Fully consistent			Not relevant to Drayton
NE7	The North Vale Corallian Ridge	Y	Fully consistent			Not relevant to Drayton
NE8	The landscape setting of Oxford	Y	Fully consistent			Not relevant to Drayton
NE9	The Lowland Vale	Y	Fully consistent			Not relevant to Drayton
NE12	Great Western Community Forest	Y	Fully consistent			Not relevant to Drayton
H3	Housing sites in Botley	Y	Fully consistent	Yes	These sites have all been completed or are under construction.	Not relevant to Drayton

H4	Housing sites in Faringdon	Y	Fully consistent	Yes	These sites have all been completed or are under construction.	Not relevant to Drayton
H5	Strategic housing site west of Grove	Y	Fully consistent			Not relevant to Drayton
H6	Housing sites in Wantage	Y	Fully consistent	Yes	These sites have all been completed or are under construction.	Not relevant to Drayton
H7	Major development west of Didcot	Y	Fully consistent			Not relevant to Drayton
H8	Housing on the Harwell Science and Innovation Campus	Y	Fully consistent	Yes	This site has been completed.	Not relevant to Drayton
H10	Development in the five main settlements	Y	Fully consistent			Not relevant to Drayton
H11	Development in the larger villages	Y	Not consistent	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue.	Drayton is a larger village. This VWHDC policy will come back into force if and when the VWHDC has a 5 year housing land supply, and would limit development to no more than 15 houses. The Drayton NDP is proposing 3 housing development sites which could be permitted when this policy is superceded by the VWHDC Local Plan 2031
H12	Development in the smaller villages	Y	Not consistent	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraph 14 of the NPPF constitutes the strategic policy in relation to this issue.	Not relevant to Drayton
H13	Development elsewhere	Y	Consistent in part	Yes	Policy is out of date whilst there is no five year housing land supply. Paragraphs 14	Not relevant to Drayton

					and 55 of the NPPF constitute the strategic policy in relation to this issue.	
H15	Housing densities	Y	Fully consistent		Seeks to shape broad characteristics of development. Refer to Core Policy 20 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding housing density.	Assumes 30 dwellings per hectare for Drayton Not relevant Drayton NDP policy on housing density
H16	Size of dwelling and lifetime homes	Y	Consistent in part		Seeks to shape broad characteristics of development. Refer to Core Policies 21 and 23 of the emerging Local Plan 2031 Part 1 for the council's emerging position housing mix and lifetime homes.	Drayton NDP has no relevant policy on size and type of dwelling
H17	Affordable housing	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations of the LP. Refer to Core Policy 18 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding Affordable Housing.	Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>PLANNING POLICY P-H1: AFFORDABLE HOUSING</li> </ul> Developments must meet the minimum requirement for Affordable Housing set out in the VWHDC Local Plan to meet District-wide need. All such Affordable Housing should be visually indistinguishable from and fully integrated with other housing in that development.
H18	Affordable housing on rural exception sites	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations	Drayton does not have any rural exception sites identified

					of the LP. Refer to Core Policy 19 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding Rural Exception Sites.	
H19	Special housing needs	Y	Fully consistent		Sets a requirement that is essential to achieving the wider vision and aspirations of the LP. Refer to Core Policy 23 of the emerging Local Plan 2031 Part 1 for the council's emerging position regarding meeting the needs of the elderly population.	Not relevant to Drayton
H23	Open space in new housing development	Y	Fully consistent			Relevant Drayton NDP policies: <ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• PLANNING POLICY P-LF6: ADDITIONAL GREENERY - NEW DEVELOPMENTS</li> <li>• PLANNING POLICY P-WP1: ADDITIONAL RECREATIONAL FACILITIES</li> </ul>
CF1	Protection of existing services and facilities	Y	Fully consistent			No specific Drayton NDP Policy
CF2	Provision of new community services and facilities	Y	Fully consistent			No new community facilities planned in Drayton. Village Hall and Drayton Pre-School will be either refurbishments or rebuilds on existing sites. There will be new playground facilities on each of the three preferred housing development sites
L1	Playing space	Y	Fully consistent			No specific Drayton NDP Policy. No loss of recreational facilities is planned, but there are

						policies relating to enhancement of recreational opportunities
L14	The Wilts and Berks Canal	Y	Fully consistent			<p>The Wilts and Berks canal route passes through Drayton parish and Drayton Lock is within the parish too. The Parish Council welcomes the protection of the canal route in this policy and the similar policy proposed in VWHDC Local Plan 2031. Drayton NDP has no Planning Policy on this issue, but note the following Community Policy:</p> <ul style="list-style-type: none"> <li>• COMMUNITY POLICY C-WP9: PARISH PATHWAY</li> </ul> <p>All efforts be made to create a circular “Parish” trail taking in existing bridleways, footpaths, canal towpaths, etc., to allow for dog-walking, rambling, cycling, running, and other non-motorised recreational activities.</p>
L15	The Wilts and Berks Canal	Y	Fully consistent			See above
L17	The River Thames	Y	Fully consistent			Not relevant to Drayton
E1	Abingdon	Y	Fully consistent			Not relevant to Drayton
E2	Botley Area	Y	Fully consistent			Not relevant to Drayton
E3	Faringdon	Y	Fully consistent			Not relevant to Drayton
E4	Grove Technology Park	Y	Fully consistent			Not relevant to Drayton
E5	Milton Park	Y	Fully consistent			Not relevant to Drayton
E6	West of Didcot Power Station	Y	Fully consistent			Not relevant to Drayton
E7	Harwell Science and Innovation Campus	Y	Fully consistent			Not relevant to Drayton
E10	Key business sites	Y	Consistent in part			Not relevant to Drayton
S1	New retail provision	Y	Fully consistent			<p>Relevant Drayton NDP policies:</p> <ul style="list-style-type: none"> <li>• PLANNING POLICY P-WP4: RETAIL PARKING</li> </ul>
S2	Primary shopping frontages	Y	Fully consistent			Not relevant to Drayton

	and Abingdon and Wantage					
S14	Loss of village and other local shops	Y	Fully consistent			No specific Drayton NDP Policy
S15	X Fully consistent				No specific Drayton NDP Policy	
T1	New tourist related development	Y	Fully consistent			Not relevant to Drayton

## 10. Local Plan 2031 Part 1: List of relevant policies

**Table 4**

<b>Policy Nbr</b>	<b>VWHDC Policy</b>	<b>Specific Drayton NDP Policies</b>	<b>Drayton NDP Policy in General Agreement with VWHDC Policy?</b>
Policy 1	Presumption in favour of sustainable development	Underlies Drayton NDP	Yes
Policy 2	Settlement hierarchy	No specific Drayton NDP Policy	Yes
Policy 3	Housing delivery	The South of High Street site in Drayton is listed by VWHDC as 'Strategic Site'. It is one of the 3 sites in Drayton selected as suitable for housing development under the NDP	Yes
Policy 4	Meeting business and employment needs	PLANNING POLICY P-WP3: BUSINESS DEVELOPMENT	Yes
Policy 5	Providing supporting infrastructure and services	PLANNING POLICY P-H3: CONTRIBUTIONS	Yes
Policy 6	Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area	The South of High Street site in Drayton is listed by VWHDC as 'Strategic Site'. It is one of the 3 sites in Drayton selected as suitable for housing development under the NDP	Yes
Policy 9	The Oxford Green Belt	No specific Drayton NDP Policy	Not relevant to Drayton
Policy 12	Spatial Strategy for South East Vale Sub-Area	No specific Drayton NDP Policy	Not relevant to Drayton
Policy 13	Didcot A Power Station	No specific Drayton NDP Policy	Not relevant to Drayton
Policy 17	Spatial strategy for western Vale Sub-Area	No specific Drayton NDP Policy	Not relevant to Drayton
Policy 18	Affordable Housing Vale	PLANNING POLICY P-H1: AFFORDABLE HOUSING	Yes
Policy 19	Rural exception sites	No rural exception sites have been identified in the Drayton NDP	Yes
Policy 20	Density	No specific Drayton NDP Policy	Yes
Policy 21	Housing mix	No specific Drayton NDP Policy	Yes
Policy 22	Meeting the needs of gypsies, travellers and travelling show people	No specific Drayton NDP Policy	Yes
Policy 23	Accommodating current and future needs of the aging population	No specific Drayton NDP Policy	Yes
Policy 24	New employment development on unallocated	No specific Drayton NDP Policy	Yes

	sites		
Policy 25	Change of use of existing employment land and premises	No specific Drayton NDP Policy	Yes
Policy 26	Further and higher education	No specific Drayton NDP Policy	Not relevant to Drayton
Policy 27	Tourism-related development	No specific Drayton NDP Policy	Not Relevant to Drayton
Policy 28	Retailing and other main town centre uses	PLANNING POLICY P-WP4: RETAIL PARKING	Yes
Policy 29	Promoting sustainable transport and accessibility	<p>PLANNING POLICY P-H4: USE OF CONTRIBUTIONS</p> <p>The Parish Council will spend any contributions it receives from developers on the projects set out below and in Annex E</p> <p>ITEM Policy Reference</p> <p>Improving local bus services e.g. installation of real-time information C-T7</p> <p>Increasing pedestrian safety through the introduction of additional traffic calming measures and possible additional pedestrian crossings C-T2, CT-3, C-T4</p> <p>Introducing measures to reduce car dependency, including provision and resourcing of car pooling and car sharing, on-site cycle storage and enhancement and extension of local cycle ways C-T6, C-T7, P-H5</p>	Yes
Policy 30	Sustainable design and construction	<p>See Drayton Design Guide (Plan Appendix D)</p> <p>And:</p> <ul style="list-style-type: none"> <li>• PLANNING POLICY P-H7: MATERIAL CHOICE</li> <li>• PLANNING POLICY P-H6: ENERGY STANDARDS</li> </ul>	Yes
Policy 31	Renewable energy	<ul style="list-style-type: none"> <li>• PLANNING POLICY P-H6: ENERGY STANDARDS</li> </ul>	Yes
Policy 32	Flood risk	No specific Drayton NDP Policy	Yes
Policy 33	Natural resources	<ul style="list-style-type: none"> <li>• PLANNING POLICY P-S2: BIODIVERSITY</li> </ul>	Yes
Policy 34	Landscape	<ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> </ul>	Yes
Policy 35	Green infrastructure	<ul style="list-style-type: none"> <li>• PLANNING POLICY P-LF1: CREATION OF VILLAGE GREEN ON MANOR FARM SITE</li> <li>• PLANNING POLICY P-S2: BIODIVERSITY</li> </ul>	Yes
Policy 36	Conservation and improvement of biodiversity	<ul style="list-style-type: none"> <li>• PLANNING POLICY P-S2: BIODIVERSITY</li> </ul>	Yes

Policy 37	Design	See Drayton Design Guide (Plan Appendix D )	Yes
Policy 38	The historic environment	<ul style="list-style-type: none"><li>• PLANNING POLICY P-LF4: CONSERVATION AREA</li></ul>	Yes

## 11. Compliance of the Drayton NDP with EU Obligations

**11.1 Compatibility with EU Legislation:** Screening has been undertaken in terms of strategic environmental assessment (SEA) as part of the Sustainability Appraisal process, including a Habitats Regulations Assessment Screening which showed that Appropriate Assessment was **not** required.

See Appendix 3 for the VWHDC SEA Screening Opinion Under the Environmental Assessment of Plans and Programme Regulations 2004.

To add rigour to the NDP process a Sustainability Appraisal (including the Strategic Environmental Assessment) was undertaken for the Plan to support the pre-submission consultation process. The relevant statutory agencies (i.e. English Heritage; Environment Agency, Natural England, VWHDC) were consulted by Drayton2020 in relation to the preparation of Sustainability Appraisal report and their suggested amendments to the SA have been incorporated into the version submitted for Examination.

The following directives are not applicable to the particular circumstances of the Drayton NP:

- Waste Framework Directive (2008/98/EC),
- Air Quality Directive (2008/50/EC)
- Water Framework Directive (2000/60/EC)

**11.2 European Convention on Human Rights:** It is considered that the Drayton2020 Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

# Appendix 1: Neighbourhood Plan Application for Area Designation and Decision Notice



## Minutes

of a meeting of the

## Cabinet

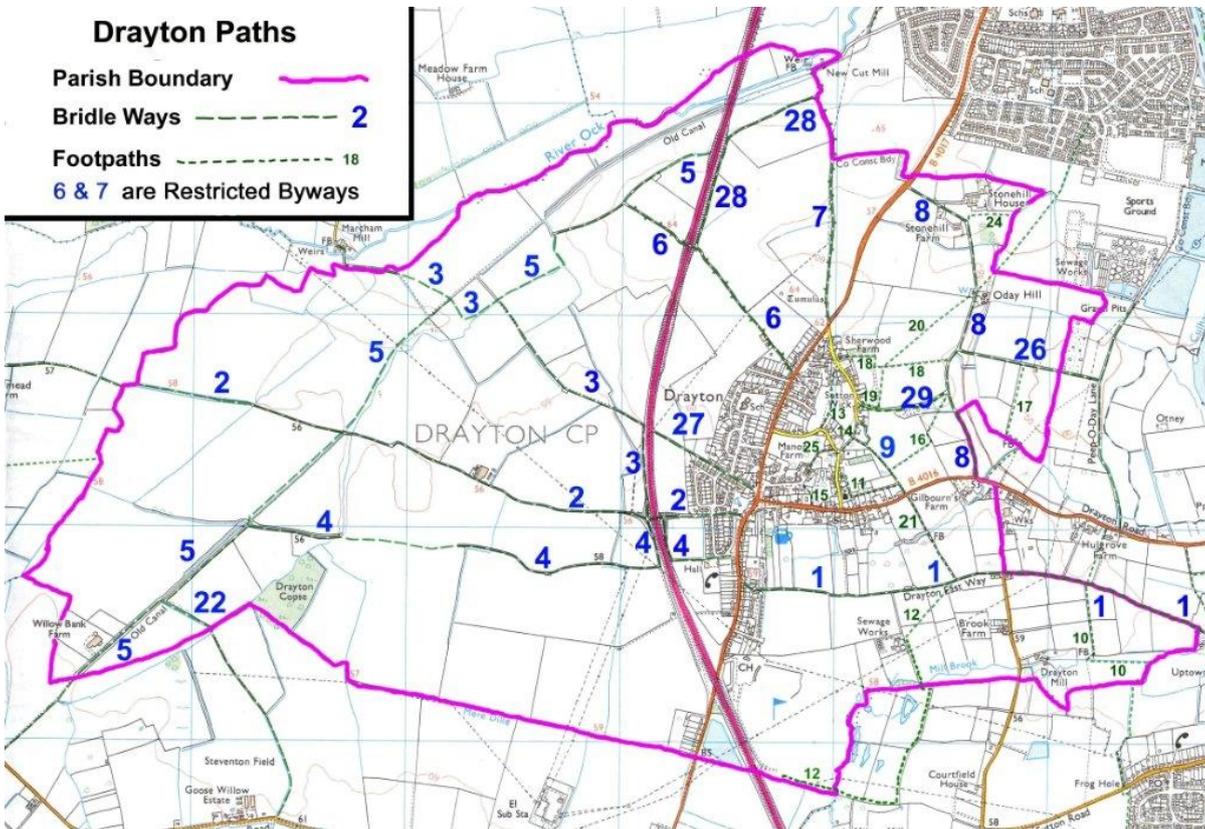
held on Friday 8 February 2013 at 2.00pm in the Council Chamber, The Abbey House, Abingdon, OX14 3JE

[Excerpt..]

### **Ca.59 Drayton neighbourhood plan - area designation**

Cabinet considered the head of planning's report that sought approval to designate Drayton parish as the neighbourhood area for the production of Drayton neighbourhood plan. Cabinet supported the proposal and looked forward to this neighbourhood plan.

**RESOLVED:** To designate the parish of Drayton (as shown in appendix 1 to the head of planning's report) as the neighbourhood plan area for the production of the Drayton Neighbourhood Plan, under section 61G of the Town and Country Planning Act 1990.



**Drayton (Abington) Map Showing the Designated Area of the Neighbourhood Plan**

## APPENDIX 2: SUSTAINABILITY APPRAISAL FINDINGS – SUMMARY

2.1 The key findings from the Final Sustainability Appraisal Report for Drayton Parish Council/Drayton 2020 are presented below.

2.2 The recommendations highlighted in the SA were addressed in the draft Drayton Neighbourhood Development Plan prior to submission of the Examination Copy.

To quote from Section 1 of this document (the Introduction):

‘The Planning Policies in the Drayton 2020 Plan are largely, though not exclusively, concerned with housing, so housing options and the implementation of the preferred site options are the primary focus of this appraisal. Other aspects of living and working in Drayton are important and are considered but, as the baseline data and consultations demonstrate, housing is by far the most important issue that concerns residents’.

2.3 As outlined in Section 2 of the SA, four distinct elements have come together to create a situation where Drayton may be looking at some 25% growth in housing numbers and population over the Plan period to 2031. These are:

- 1 the speculative development pressures resulting from the Vale’s current lack of a 5 year land supply
- 2 the District Council’s response to these pressures in identifying 21 new ‘strategic’ housing sites throughout the Vale, one of which is in Drayton
- 3 Drayton’s own desire to build more houses, for many reasons, including: to provide much needed ‘affordable’ housing so that younger Drayton residents may find somewhere to live without having to leave the village; to provide more smaller homes that may enable older residents in larger properties to downsize – this would free up some larger properties suitable for families; to cope with the natural growth of the village over the next 15 years, recognising that with average household sizes getting smaller, more housing is needed simply to ‘stand still’
- 4 The current lack of recreational and sporting facilities in the village, and the fact that the only way land could be made available to redress this shortfall was by accepting some housing

2.4 Other important advantages to ‘growing’ the village are, we hope, that it will result in a more self-sufficient and sustainable community, by maintaining and reinforcing Drayton’s separate identity, as distinct from being just a suburb of Abingdon; helping local businesses and shops to thrive; providing new members for local clubs, societies, teams etc.; increasing the use of buses, thereby enabling a more frequent and flexible service – and so on.

2.5 Inevitably, there is bound to be some conflict between the objective of providing more housing, and the Plan’s other objectives of reducing harm to the environment, conserving and enhancing biodiversity, and protecting and enhancing open space and countryside, thereby reducing development pressure on the countryside. In particular, it is obvious that the number of new homes being proposed will generate a considerable increase in car traffic on an already stressed road network.

2.6 These issues are addressed at some length in Section 4 of this document – the Environmental Assessment. In this summary, attention is drawn to the policies in Drayton’s NDP that have been specifically designed to address the unavoidable contradictions between growth and conservation. Wherever possible, the policies attempt to mitigate the impact of new housing on the environment.

2.7 In the case of traffic, it is acknowledged that the problems are too widespread and pervasive to be resolved by any local Neighbourhood Plan, and that if there are solutions, they need to be applied at a district-wide strategic level. Nevertheless, several policies in the NDP are aimed at ‘managing’ traffic in the village in ways which should provide a more attractive and safer environment.

### **Policies directed at enhancing the built environment**

#### **PLANNING POLICY P-LF2: BOUNDED DEVELOPMENT**

Housing development that maintains the cohesive nature of the village and does not extend the boundaries through ribbon development along roads to the adjacent settlements of Abingdon, Steventon, Sutton Courtenay and Milton, will be supported.

#### **PLANNING POLICY P-LF3: BUILDING DESIGN GUIDANCE**

All developments shall be built in accordance with the industry standard ‘Building for Life’ document (see paragraph 107) and the current version of the VWHDC Residential Design Guide. Developers must also build in accordance with Drayton Parish’s own Design Guidance presented in Annex D

#### **PLANNING POLICY P-LF4: CONSERVATION AREA**

Any development in or adjacent to the Drayton Conservation Area should conserve and enhance the character and appearance of the Conservation Area and its setting. Developments should enhance the appearance and integrity of particular places which are central to the village’s sense of identity, e.g. the area comprising St. Peter’s Church and the adjoining churchyard, Parish burial ground, and the Alms houses. Development should take into account the rationale upon which the Conservation Area is based.

#### **PLANNING POLICY P-LF5: ADDITIONAL GREENERY - NEW DEVELOPMENTS**

All new developments should include tree and shrubbery planting to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village. Due note should also be taken of the VWHDC’s Adopted Local Plan 2011 Policy DC6 and any updating of this policy in the VWHDC’s Local Plan 2031 (see <http://www.whitehorsedc.gov.uk/sites/default/files/Contents.pdf>)

#### **PLANNING POLICY P-H6: ENERGY STANDARDS**

Any new development within the Parish must as a minimum achieve the current requirement for energy efficiency in the design and construction of new homes as specified in the VWHDC Local Plan in force otherwise in relevant National legislation or Building Regulations. Developments are encouraged which exceed these design and construction requirements.

#### **PLANNING POLICY P-H7: MATERIAL CHOICE**

All new developments will be expected to meet and encouraged to exceed the lowest levels of embedded carbon in all construction materials currently demanded by legislation, bearing in mind the Government’s target of zero carbon by 2016.

#### **COMMUNITY POLICY C-LF7: SIGNAGE REDUCTION**

That any signage resulting from a new development must be kept to a minimum and that a review of all village signage be undertaken with the relevant authorities and efforts made to reduce the size and quantity of road signage throughout the village.

### **Policies directed at preserving and enhancing the living environment**

#### **PLANNING POLICY P-S2: BIODIVERSITY**

If biodiversity cannot be preserved or enhanced on a development site as per regional and national planning guidelines, developers are encouraged to offset habitat loss or degradation by funding environmental

improvements elsewhere in the Parish.

Efforts be made to enhance the natural environment both in and around the village through the installation of appropriate artificial nest sites for bird, animal and insect species, habitat improvements etc.

#### **COMMUNITY POLICY C-LF8: ADDITIONAL GREENERY**

As soon as practicable, work should begin on a native tree planting project on the East side of Steventon Road, in Lockway, Hilliat Fields and Manor Close. Further native tree, shrubbery and flower planting initiatives should then continue throughout the village.

#### **COMMUNITY POLICY C-WP8: UPGRADING OF EXISTING FOOTPATHS**

All existing central village footpaths be upgraded to an all-weather standard and footpath map boards be provided at appropriate locations throughout the path network.

#### **COMMUNITY POLICY C-WP9: PARISH PATHWAY**

All efforts be made to create a circular “Parish” trail taking in existing bridleways, footpaths, canal towpaths, etc., to allow for dog-walking, rambling, cycling, running, and other non-motorised recreational activities.

#### **COMMUNITY POLICY C-S3: ENHANCEMENT OF WILDLIFE & NATURAL HABITAT**

Efforts be made to enhance the natural environment both in and around the village through the installation of appropriate artificial nest sites for bird, animal and insect species, habitat improvements etc.

#### **COMMUNITY POLICY: C-S4: WILDFLOWERS**

Efforts be made to promote native wild flower growth at appropriate locations in and around the village (e.g. the village green, Millennium Green, roadside and pathway verges etc.), employing measures such as the ‘staggered cut’ of grasses.

#### **COMMUNITY POLICY C-S5: NATURE RESERVE**

All efforts be made to establish a Nature Reserve, additional wildlife ponds, and small-scale native woodlands in the Parish for the benefit of local fauna and flora.

### **Policies directed at ‘managing’ traffic in the village and providing a safer environment for pedestrians and cyclists**

#### **PLANNING POLICY P-T1: TRAVEL PLANS**

All developments will be required to put in place detailed Travel Plans. Developers are required to provide robust evidence that each and every proposal, as set out in their Travel Plan, is feasible and will significantly reduce traffic volume. Direct mitigation measures such as car sharing and car pooling will be positively encouraged

#### **COMMUNITY POLICY C-T1: TRAFFIC SPEED REDUCTION**

- a) All efforts to be made to introduce:
- b) A 20mph speed limit throughout the village
- c) Permanent speed cameras for potential accident danger spots in the village.

Other traffic calming measures through road design, introduction of cycle ways and any other mechanisms as outlined in ‘Traffic in Villages’ (reference in footnote), permitted and promoted by OCC Highways and agreed by the Parish Council.

#### **COMMUNITY POLICY C-T2: HARMONISATION OF SPEED LIMITS**

Efforts will be made to harmonise speed limits on roads leading into the village to 40mph.

#### **COMMUNITY POLICY C-T3: CAR SHARING AND POOLING**

Car sharing, carpooling and any other measure which reduces traffic should be positively encouraged by the planning process.

#### **COMMUNITY POLICY C-T4: SAFE PEDESTRIAN CROSSING POINTS**

The introduction of further pedestrian crossing points will be investigated on the Abingdon-Steventon Road, the High Street, and around the Green.

#### **COMMUNITY POLICY C-T5: HGV WEIGHT RESTRICTIONS**

A weight limit for HGVs travelling through the village, notably along the High Street where the vibrations have a detrimental effect on the structures of the older buildings should be introduced as soon as possible, and discussions undertaken with the relevant authorities to implement this. This policy will not apply to HGVs

accessing village properties for deliveries or removals, or agricultural machinery accessing local farmland, which will be exempt

**COMMUNITY POLICY C-T6: CYCLE WAYS**

As soon as practicable, work should commence to upgrade existing and, where appropriate and feasible, establish new cycle paths in, around and through the village allowing safe routes to work and to neighbouring villages, such as between Abingdon-Drayton-Milton Park. This should also include a dedicated cycle lane between the A34 Bridge and the mini roundabout in the centre of Drayton.

**COMMUNITY POLICY C-T7: ADDITIONAL BUS SERVICES**

Additional bus services to/from Abingdon and Didcot with a peak frequency of 15 minutes to provide for a 'turn up and go' service to be investigated to allow and encourage more people to get to and from work by bus. Real-time information services should be provided at all bus stops in the village.

Note: Detailed Traffic Survey Data in diagrammatic form, showing the traffic flows along the Drayton/Steventon Roads in north, south and east directions is available in the Examination Copy of the Drayton NDP, pages 28 and 29. This information was supplied by Phil Jones Associates, Transport Planning Consultants (courtesy of Savills).



Vale of the White Horse District Council  
Public Notice

SCREENING OPINION OF THE DRAYTON NEIGHBOURHOOD PLAN  
UNDER THE ENVIRONMENTAL ASSESSMENT OF PLANS AND  
PROGRAMMES REGULATIONS 2004

**Title**

Drayton Neighbourhood Plan Screening Opinion

**Subject matter**

Vale of White Horse District Council has carried out a screening of the Drayton Neighbourhood Plan. **The Council has determined under Section 9 of the Regulations, and in consultation with Natural England, English Heritage and the Environment Agency, that the plan is likely to have significant environmental effects, particularly in relation to potential impacts on the historic environment and highway capacity, and therefore that a full strategic environmental assessment is required.** A copy of the determination and screening statement is available at the district council offices, Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE or our website [www.whitehorsedc.gov.uk/neighbourhoodplans](http://www.whitehorsedc.gov.uk/neighbourhoodplans)