

## Draft Minutes of the Drayton 2020 Sustainability Group

### Time

Wednesday 21<sup>st</sup> November - 7:35pm – Wednesday

### Venue

122 Abingdon Road  
OX14 4HT  
01235 531107

### Present:-

Diane Dunsdon – Convener Sustainability  
Daniel Scharf – Parish Council / Steering Group Rep  
Paul Mayhew-Archer  
Matthew Lowy  
Chris Bone  
John Scott  
David Mercer

1. Declarations of Interest – completed.
2. Agree Minutes from last meeting – all agreed.
3. Consider the Housing Chapter Paper – mandatory & desirables.
4. Discuss possible policies on renewable energy, solar, wind, biomass
5. To discuss food and biodiversity.

### Housing Chapter Paper

Daniel raised points within the paper which were discussed with the group.

The current version had adopted suggestions from Janet Manning which was less a less draconian style which would probably be more appropriate when this group had completed its final discussion. The steering group would then make final comments to the Parish Council. The idea is to have a working group policy for potential developers to refer to and for the Parish Council to use when responding to planning applications. The proposed approach was agreed that the developers should be expected to do the feasibility / survey work and this could then be considered by the Parish Council and the people of the village.

Developers should look at co-housing and investigate support co-housing, incidentally a Vale planning officer had pointed out that the NDP would be an opportunity to promote co-housing.

Caudwell – Land to the east of the burial ground - It was noted that surveyors had been in the field behind Church Lane, near to the burial ground - the group expected a planning application for this area in the near future.

Access – it was discussed that the proposed access would be onto the High Street – traffic investigation needs to take place to look at increased traffic issues between Drayton and Sutton Courtenay. Daniel recommended that Drayton Parish Council make contact with Sutton Courtenay, so these issues can be discussed – Need to check with Daniel to see if this action has taken place at our next meeting.

Phasing – policy to be developed for any proposed larger scale sites to ensure that the dwellings being provided meet the needs of the local community and to avoid excessively large sites unsuited to the village.

Policy to incorporate that less than 40 homes are built in one year, developers and the Parish Council would have to take viability of the building work into account. Chilton has a local example of slow building rates. The Parish Council to be strongly recommending that phasing is built into any form of development, small phase scaling and discreet sites.

Drayton 2020 plan also to incorporate a policy that the developers have taken into account the sustainability of the village in respect of any proposed developments.

Aim of the Neighborhood plan:-

- That granting planning development would be in line with the plan.
- The VWHDC will be preparing planning policies in conjunction with Neighborhood Plan.
- The NDP is an opportunity to influence development to be in line with what the village would like.
- Anton ORCC has informed that the NDP would enable the PC to grant planning permission. Daniel said that would only be through Community of Neighborhood Right to Build Orders, which were not currently being discussed.
- The draft NDPs would be taken into account but would not remove all uncertainty around what weight the Parish Council has around planning applications and the refusal of undesired developments.
- To have a greater influence the NDP (esp housing chapter) needs to be fitted into the Local Plan but must be based on the wider consultation within the village before seeking adoption.
- The document needs to be more welcoming and friendly in the way it is presented, changes and adopted.
- The SG's and then the PC will need to look at how each of the working groups is looking at housing and other developments.

Principle Policies & actions:-

- The sustainability of housing is our primary concern.
- Phasing to be looked at in the development of any building works.
- The need for the village to be sustainable to enable people to live, work and continue to live in the village (young and old).

- Matthew & Daniel to look at renewable energy for the village – Matthews initial working document is attached.
- David to look at the Biodiversity of the village – initial working document attached.
- Policies to be drafted within the Plan on the sustainability of new build to include the carbon embedded in material.
- The Millennium Green to be developed in line with the Plan to include play areas.
- The Green needs to have a plan in place regarding recreation, planting, hedging and use (no parking to sell cars / logs etc.,)
- Designated areas for planning of trees to create a natural environment that could include a Country Park Policy (as per Faringdon).
- Work opportunities – retail offices, small scale development, and cottage industries.
- A village Co-operative = Potential to sell of excess produce could be in the Village Hall or Red Lion Car Park.

Next meeting (already published by Drayton Clerk)

Venue - Willow Lodge, 54 Church Lane, Drayton OX14 4JS

Date & time – Wednesday 5<sup>th</sup> December @ 7.35pm