

**Approved - Minutes of the Drayton 2020 Sustainability Group  
Venue – Long Meadow, 208 Steventon Road, Drayton  
Time – 18:30 Wednesday 7<sup>th</sup> November**

**Present:-**

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

**1. Apologies**

David Mercer

- 2. Declarations of Interest – all completed.**
- 3. Agree Minutes from last meeting – all agreed.**
- 4. Consider the Housing Chapter Paper previously circulated by DS.**
- 5. Proposals for other sustainability policies not in the housing paper.**
- 6. Consider sustainability issues for the NDP not immediately related to housing.**
- 7. AOB.**

**Housing Chapter Paper**

Daniel had circulated a copy of the above to the steering group in advance of the meeting.

The group read through the draft of the housing chapter discussed and considered the policies within the document and are considering how this can be used and incorporated into the village plan in line with sustainability.

**Potential sites for planning**

The group referred to the village map and discussed the potential planning areas we are aware about and discussed the following:-

- Cheers Farm – planning to knock down one house and build three houses, parish planning council looking at applications and will review against the criteria. It was discussed that the developer is stating that the development applies with local and national policy. The PC had objected on grounds that are reflected in the draft housing chapter.
- The groups need to review the policies that will then provide the VWHDC with the information which will hold increasing weight for the village

plan the more so the wider the participation. Action DS to receive comments from the group over the next two weeks.

- Chris & John discussed the Look and Feel Group – John had attended a previous meeting, where they were looking at a Village Centre.
- Daniel – discussed the proposed site where the Earl of Plymouth Estates had an extant planning permission, however it had never been started. The original planning was for larger executive homes with 4 smaller affordable houses.
- The group discussed the potential for having a village centre in this area with a village green, affordable housing and recreation areas.
- Action for the Parish Council to arrange a meeting with the Earl of Plymouth Estates to discuss this proposed area which is within the village conservation area.
- NDP – May supersede the planning history and be able to discuss with the Earl of Plymouth what they can do re the development.
- The group discussed funding and how Drayton PC could cover any of the required legal costs – Tom Shebbeare is raising money under the Drayton Community Trust. DS explained the effect of Community Infrastructure Levy and 106 Obligations
- Need to review the housing needs for the village, what type of houses are needed and how many, over what period of time to these properties need to be built and how can this be controlled.
- Housing – need to look and agree as to what the village needs; mandatory and desirable, this information can then be used with proposed developers to gain funding and resources for the village.
- Need to use the above to create a mission statement which all of the groups work too (this is being worked on by John Scott).

### **Sustainability in development**

- Drayton discussions had to take into account the possibility of the Abingdon 160 homes application on Drayton Road being permitted.
- The NPPF – had a presumption that only sustainable development would be permitted. The PC has made representations to the VWHDC on why this development is not sustainable and what impact this will have on Drayton, especially traffic.
- Any form of planning needs to tick the boxes for sustainable development.

- Laura Howard (VWHDC) – previously informed (based on advice from the County Council that no development should have more than 20 houses due to impact on the highway network.
- Phasing of Housing – If developments propose more than 20 houses then conditions or legal agreements are implemented regarding the phasing and the timescales for the development in line with the local housing needs and demands.
- Objective of building – to have the houses that people in the village want and need. 1-2 bedroom homes for people to downsize to and incorporating smaller houses which will enable younger and older people to stay in the village.
- People downsizing- would they want to live in the same area as younger people, need to investigate affordable and attractive downsizing.
- SOHA – could be involved in the self-development, need to be affordable 40% of housing to be managed by a housing association or shared equity scheme.

### **Transport**

- 160 houses in Abingdon would not be sustainable and traffic problems would be a major issue.
- Milton Park, Didcot Parkway – need to invest in the transport.
- Thames Travel need to be involved in our research
- Drayton PC needs to work with Steventon & Sutton Courtenay re the traffic issues in the area.
- Vale Policy – states that Drayton is not sustainable due to car dependency
- The village is split by the main road and the A34.
- Noise – introduction of reduced speed limits on the A34 as in Botley.
- Public meeting showed level of objection to speed humps. It might help if 30 MPH speed through the village continued into Steventon.

### **Actions Agreed**

- Working Group Members to attend the other meetings – John attending all.
- Agree on a shared Mission Statement to include:-

Headline Goals

Wish Lists

Policies

What is mandatory requirement for the developer?

What is desirable for the village to get from any development?

- Consideration of a further draft of the housing 'chapter' to include a policy about extensions, retaining of planning control in order to ensure energy efficiency measures.

**Next meeting:-**

**Time**

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

**Venue**

122 Abingdon Road

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