



Hailey Neighbourhood Plan

Whiteoak Green – Delly End – Hailey – Poffley End – New Yatt– Pitts Lane - Foxburrow

Hailey Infrastructure Development Plan

This plan has been updated (since June 2017) and incorporates extracts of the latest West Oxfordshire District Council Infrastructure Development Plan published in November 2016 in addition to plans developed by the Hailey Neighbourhood Planning Team.

New entries and comments to outline Hailey's interpretation, position and preferences are shown in **RED**.

GALK
28th February 2018

What status does the Hailey Infrastructure Development Plan (IDP) have and how will it be used?

The IDP forms part of the evidence base underpinning the Hailey Neighbourhood Plan. Whilst it does not form part of the plan itself, it helps to identify the infrastructure that will be needed to support future growth.

Updating the IDP

The IDP is a 'living document' and will be regularly updated and monitored as more information becomes available and as new schemes are completed or new infrastructure requirements are identified.

Infrastructure

'Infrastructure' is a generic term used to refer to the broad range of services and facilities needed to support society. It includes everything from health care to transport and from education to open spaces. For ease of reference, the IDP uses three main categories:

- **Physical Infrastructure** (Roads, Bus and Rail services, Footpaths, Water, Sewage, Flooding etc.)
- **Social Infrastructure** (Education, Leisure, Sport, Health and Community)
- **Green Infrastructure** (Areas of Outstanding Natural Beauty - OANB, Ancient Woodlands, Wychwood project, Conservation Areas and green spaces)

Priorities

This schedule of future infrastructure requirements includes a 'priority' categorisation for each infrastructure item. The categories used are:

- **Critical** i.e. infrastructure without which development cannot commence (e.g. transport/utility infrastructure);
- **Necessary** i.e. infrastructure that is needed to support new development, but the precise timing and phasing of it is less critical and development can commence ahead of its provision (e.g. schools/primary health care);
- **Preferred** i.e. infrastructure needed to build sustainable communities, but the timing and phasing of which is not critical over the plan period (e.g. libraries, green infrastructure, youth provision).

Part A - Physical Infrastructure

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority And Timescale	Comments
West End Link (WEL2), Witney	Landowners OCC	£23.2m (2016)	None	£23.2m	To be delivered by development of land at north Witney (S106)	Critical Long-term (2021- 2026)	Necessary to support strategic growth to the north of Witney (post 2021).
Northern Distributor Road, Witney	Landowners OCC WODC	To be identified Draft 2016 Local Plan identifies £10m of costs	None	To be identified	To be delivered by development of land at north Witney (S106)	Critical Long-term (2021–2026)	Necessary to support strategic growth to the north of Witney (post 2021).
Shores Green Slip Roads (SGSR) Witney	Landowners OCC WODC	£5.6m (2011)	None	£5.6m	S106 (East Witney SDA)	Critical 2016 - 2021	The scheme is a prerequisite of development at East Witney and North Witney
Vehicle Activated Signs	OCC	£4,500 each	None	£4,500	Parish Council CIL	Preferred 2016 - 20	Traffic density and speed to be measured prior to any decision on locations
Spot Roundabout at junction of B4022 Hailey Road and Foxburrow Lane	Developers & OCC	£10,000 Estimate	None	£10,000	S106, OCC	By 2020	In anticipation of extra traffic from North Witney development.

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
School Crossing in Hailey	OCC	Zebra crossing	None	Unknown	S106, CIL, OCC	By 2020	Following withdrawal of crossing attendant - to alleviate ongoing safety concerns.
Public transport Improvements							
Enhance the frequency of the bus service between Woodstock, Witney and Burford via Hanborough Station	OCC WODC Bus companies Developer s Network Rail Rail providers	£1m	£29,892 for retention of bus services to Woodstock (S106) £10,000 for railway access improvements on A4095 in Long Hanborough £300,000 from West Witney	£660,108	External funding (such as the Local Sustainable Transport Fund) S106 CIL (when introduced)	Necessary 2016-2021	Currently one bus per hour is provided by Stagecoach on the 233 service. This would provide two buses an hour. Links with rail network at Hanborough Route change – this bus now avoids New Yatt
Enhance and/or develop community transport services, where other services do not meet needs across the District	OCC WODC Community transport groups Bus companies Developer s	To be identified	None	To be identified	Community fund raising Other funding streams to be identified.	Preferred Necessary 2016-2031	Enhancement of existing and development of new services through the North Witney development
Walking, cycling and riding Improvements							
Witney North Footpath to bridleway status upgrade	OCC	£30,000 An underestimate of cost?	None	£30,000	S106 CIL when introduced	Preferred 2022-2026	Route needs to be identified, should also be a cycleway

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
UPGRADE North Witney Footpaths to Hailey, New Yatt and Poffley End	OCC Developer Parish Council		None	To be identified	S106 CIL when introduced	Preferred 2022- 2026	Routes need to be identified. Should also be all-weather / cycleways (i.e. paved)
Creation of Windrush Path as continuous definitive public footpath	OCC/LWVP	£40,000 An under-estimate of cost	None	£40,000	S106 CIL when introduced	Preferred 2016- 2019	Investigate route of this path. Probably alongside river Windrush. Should also be all-weather/cycleway
Upgrade of sewage treatment works at Witney and additional infrastructure to meet water quality objective	Thames Water	Not known Detailed costs to be calculated in TW's Business Plan 2016- 2020. £1.6m for North Witney	n/a	To be identified	Thames Water Business Plan Developers	Necessary 2016-2021	
Provision and maintenance of sustainable drainage systems on development sites	County Council Developers	Costs to be determined on a site by site basis £3m is for North Witney.	None. Funded by the developer and managed by the County Council.	n/a	OCC to collect funds.	Necessary 2016-2031	All new development should incorporate Sustainable Urban Drainage systems

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
West End Link Road flood storage area on the flood plain of the River Windrush upstream of Witney	WODC OCC, Environment Agency, Developers	£2.2m	None	£2.2m	S106 funding EA funding Other funding sources to be identified.	Preferred 2021-2026	EA considers that the costs outweigh the benefits but the link road may present an opportunity for the Environment Agency to attract partnership funding for a combined scheme.
Upstream water storage above Hailey Road in Witney	WODC Environment Agency Developers	£3.8m	None	£3.8m	To be identified, funding could be provided via S106/CIL The E.A is unlikely to fund these works (Witney Flood Alleviation report dated April 2014)	Necessary (2021-2026)	
Construction of water storage area upstream of industrial estate in Crawley	WODC	£200,000	None	£200,000	WODC revenue S106	Necessary 2016 – 2021	The EA has confirmed that they are not in a position to assist in the funding of this scheme.

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
Ditch clearance programme throughout the District	WODC Developers	£15,000 annually. (£225,000 to 2031)	£20,000 held for ditch clearance from E Eynsham Development (S106)	£225,000	Council revenue Other funding sources to be identified	Necessary 2016 - 2031	
Maintaining critical watercourses in unregistered land	WODC Developers	£15,000 annually. (£225,000 to 2031)	£20,000 held for ditch clearance from E Eynsham Development	£225,000	Council revenue Other funding sources to be identified	Necessary 2016 - 2031	
Legal & practical investigations and surveys on land drainage and flooding issues	WODC Developers	Minimum of £10,000 annually (£150,000 to 2031)	None	£150,000 (minimum)	Council revenue Other funding sources to be identified.)	Necessary 2016 – 2031	
Assisting residents with problems involving private piped systems throughout the District	WODC Thames Water	£10,000 annually (£150,000 to 2031)	None	£150,000	Thames Water funding	Necessary 2016 – 2031	

Part B - Social Infrastructure

2FE Primary school (including nursery), on a 2.22 ha site North Witney INCREASED IN SIZE	OCC Developers	Approximately £9m (at 4Q14 price base)	To be fully funded by North Witney SDA	None	S106	Critical 2021 – 2031	To be provided as part of any strategic development to the north of Witney FE = Form Entry = 30 pupils per class yea
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Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
Increase to IFE Primary school (including nursery) at Hailey CE Primary school	OCC Developers	To be identified	None	To be identified	S106	Necessary 2016 – 2021	Viability of existing 0.5 FE Primary schools is being challenged. Capacity increase would secure future
New secondary education facility, Witney	OCC Developers	To be identified	None	To be identified	County Council funding S106	Critical 2016 – 2031	Land to be made available as part of West Witney SDA (S106). OCC to consult on possible models of provision.
Expansion of Woodgreen School and/or Henry Box School, Witney	OCC Developers Schools	To be identified	Funding held/ secured for extending/ improving school infrastructure in Witney - £44,639 (S106)	To be identified	County Council funding S106 CIL (when introduced)	Critical 2016-2031	May not be required if a new facility is provided.
Replacement of Windrush Leisure Centre, Witney Location within Hailey Parish? Could be alongside the Northern Distributor Road	WODC Developers	£22m - £25m	None	£22-25m	External funding (such as Sport England) CIL (when introduced)	Preferred 2021 - 2031	Financial contributions to be sought from development (CIL). Other potential sources of funding to be investigated e.g. lottery funding

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
Other sporting opportunities including water polo sessions, street sports and dance workouts across the District	Sportivate WODC GLL Abingdon and Witney College Town/ Parish Councils	To be identified.	£11,800 received from Sportivate	To be identified.	Sportivate – Lottery funding	Preferred 2016 - 2021	Sportivate is a programme to provide leisure opportunities for 11-25 year olds
Provision for new community facilities as part of large-scale development across the District	WODC OCC Developers Parish/Town Councils Local churches Voluntary sector	Costs to be considered as part of development. Average cost for a community hall is around £2,000 per m ² . On-going running costs also need to be taken into account	NE Witney Community Hall and Community Grants Funds totalling approx. £600,000	n/a – to be funded as part of large-scale development	S106	Necessary 2016 – 2031	Hailey Village Hall is too small and in the wrong location to support the residents of the North Witney development. A separate Community Centre will be needed. Proposals to be developed.
Space within community facilities on strategic sites for delivery of Tier 2 services (targeted services for children),	Witney OCC Developers	To be identified	Space within community facilities on strategic sites for delivery of Tier 2 services	To be identified	Potential developer provision at East West and North Witney (S106)	Necessary 2016 - 2031	If community buildings are not provided, the County Council would seek contributions to expand the existing Resource Centre at a cost of £1,100 per person aged 65 years or older.

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale	Comments
Children's play areas (District-wide)	WODC Parish Council Developers	To be identified	S106	To be identified	On-site provision as part of development through S106 & CIL External funding (such as SITA Trust)	Necessary 2016 – 2031	Seek on site provision from N Witney developers
Provision of additional allotments	Town and Parish Councils Developers WODC	To be identified	None	To be identified	On-site provision as part of development through S106 & CIL for improvements	Preferred 2016– 2031	Demand for allotments has significantly increased over the last 5 years Seek on site provision from N Witney developers
Additional cemetery provision	Parish Councils Developers WODC Environment Agency	Not known Likely to be the provision of land rather than financial contribution	None	To be identified	S106 Grant applications and charitable donations	Preferred 2021 – 2031	Existing capacity at Hailey burial ground will be reached sooner if 1,400 houses are built – nearly quadrupling the population of Hailey Parish.
Health Centre	Developers & NHS	Unknown	None	Unknown	S106, NHS	By 2025	There is only one Health Centre north of the river (Cogges). The additional population of North Witney should justify this additional resource.
Replacement of Village Hall	Village Hall Mgt Cttee, HPC, WODC	£600,000 (Freeland VH cost)	None	Unknown	S106, CIL	By 2025	Village Hall lease expires in 2021 and reverts to Hailey Parish Council.

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority And Timescale	Comments
Replacement of Sports pavilion to 2 team changing rooms + officials	Developers, Hailey FC Parish Council	£240,000 Sports England estimate	None	£240,000	SI06, CIL	Preferred 2016 - 2031	Existing structure is failing and needs replacing
Provision two Bus Shelter in Dell Hill & Middletown (near post box)	Parish Council Bus Company	£8,230 each Sharba estimate	None	£16,460	CIL	Preferred 2016 - 2031	
Provision of 4G mobile phone coverage	Central Government (DCLG and Ofcom) Network providers	To be identified	None	To be identified	Central Govt funding. External providers.	Necessary 2016 – 2031	Essential for sustainable economic growth

Part C - Green Infrastructure

Measures to protect and enhance ancient woodland as part of the District's network of green infrastructure	Forestry Commission Developers Landowners	The cost and extent of the projects will vary depending on the location and aims of each project	Unknown	To be identified	SI06 CIL (when introduced) Charitable donations and local fundraising	Preferred 2016 – 2031 Enhancement of wooded edge of North Witney site through creation of reinforced landscape buffers. Buffers alongside the B4022 Hailey Road. Tree planting at edge of N Witney central valley. More buffering along New Yatt Road to create a semi-rural gateway to town. Provide strong wooded edge to development between New Yatt and Woodstock Roads. Involve Wychwood project / Breach Wood.
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Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority And Timescale	Comments
Orchard planting at Foxburrow Wood, near Hailey.	Wychwood Project	£600	No funding secured	£600	Charity reserves Community contributions	Preferred 2016 - 2031	Additional planting of heritage fruit trees at community woodland.

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28th February 2018