



Hailey Neighbourhood Plan

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

Hailey

Neighbourhood Plan 2015 - 2031

Consultation Statement

Draft for submission to West Oxfordshire District Council, June 2018.


INTRODUCTION

One of the first actions taken by Hailey Parish Council was a series of consultations about the Hailey Neighbourhood Area. The area initially identified was the area of Hailey Parish. The following surrounding parishes and town council were contacted to determine if any of them wanted all or part of their areas included in the Hailey Neighbourhood Area:

Witney Town Council
Crawley Parish Council
North Leigh Parish Council

Curbridge Parish Council
Ramsden Parish Council
South Leigh Parish Council

A public consultation was also held between 1st July and 30th September 2015:



Hailey Neighbourhood Plan

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


CONSULTATION

One of the first decisions we have to make about the Neighbourhood Plan is the area to be covered. The obvious choice is the whole of the parish (detailed in the map below) which includes Whiteoak Green, Delly End, Hailey, Poffley End, Pitts Lane, New Yatt and Foxburrow.

We have contacted all Councils bordering Hailey Parish to see if they want to include any areas just over the parish boundary – awaiting responses.

If you have any views on the area to be included in the Neighbourhood Plan please contact Graham Knaggs on 01993 899125 or knaggs.graham@gmail.com

Consultation closes on 30th September 2015



After the above three month public consultation, Hailey Parish Council resolved at its meeting on 12/10/2015 to proceed with the production of a Neighbourhood Plan and to apply to WODC for the designation of Hailey Neighbourhood Area as the preliminary stage in the Neighbourhood Planning process. The Neighbourhood Area to which the Plan relates covers the Parish of Hailey which was designated by West Oxfordshire District Council on 2 December 2015, following a 6 week period of consultation. Two consultation responses were received - from Oxfordshire County Council and Gladman. Neither had any specific comments on the proposed designation.

- [Application for the designation of Hailey Neighbourhood Area](#)
- [Hailey Neighbourhood Plan Area Designation - consultation responses](#)

As Hailey Parish Council is a relevant (qualifying) body for the submission of this Application pursuant to section 61G, Hailey Parish Council began the process of preparing a Neighbourhood Plan (NP) for the village at their October 2014 meeting; a call for persons interested in contributing was made in the Hailey Herald monthly newsletter (delivered to all homes in the village) and a Hailey Neighbourhood Plan Project Team was formed to prepare the NP.

The initial work, around community engagement, involved approaching local residents to find out what their concerns were, usually expressed in their terms. Three basic questions were formulated and distributed at various events in the parish and in the monthly newsletter:



Hailey Neighbourhood Plan

Whiteoak Green – Duff End – Hailey – Poffley End – New Talf – Pitts Lane – Foxburrow

The Neighbourhood Plan project team is developing a series of consultations around the development of Hailey over the next 15 years. There will be consultations, public meetings, questionnaires etc.

Typical things that a Neighbourhood Plan might include
Housing, roads, cycling, walking, schools, places of worship, health facilities, leisure and entertainment facilities, community and youth centres and village halls, protection and creation of open space, nature reserves, allotments, sports pitches, play areas, burial grounds, parks and gardens and the planting of trees.

To help the team in their initial work, we would be grateful if you would answer the following 3 questions:

What do you like about Hailey?

What don't you like about Hailey?

What big changes / improvements would you like to see in Hailey over the next 15 years?

If you would like to help in developing the Neighbourhood Plan you can join the project team
Contact knaggs.gaham@gmail.com (Tel 01993 899125)

Thank you for assisting us.
Hailey Neighbourhood Plan Project Team

Responses to this brief questionnaire kick started the Neighbourhood Planning process. They are summarised below:

Ahead of the development of a Parish Questionnaire three questions were circulated on notice boards, via the Hailey Herald and in a leaflet campaign. Here is a summary of the answers received:

What do you like about Hailey?

It's a great go-ahead village. People pull together. Good Community spirit. Very friendly. Lots of open spaces and walks. The Village lunch and coffee mornings. No street lights – GREAT! Not too big so hope will not be spoiled in the future. Nice, clean, friendly village. It is separate from Witney. A well established (from Victorian times), well used and respected primary school. Always something going on. Semi-rural and reasonably quiet. The open spaces, varied house types and friendships made over the years. A welcoming pub. It contains a number of people who are generous with their time and money. Church Services. Regular bus service. Hair dresser on the doorstep. Walking in Breach Wood.

What don't you like about Hailey?

No Post Office or shops. Speeding. The busy main road. Limited bus service. Changes to school buses. Parking in certain areas is dangerous. No street lighting. Pavements in Middletown not suitable for wheelchairs. There is no central hub. Absence of pavements on some roads. Traffic! Dog mess.

What big changes / improvements would you like to see in Hailey over the next 15 years?

Bring the cricket team back to the village. Make good all of the paths for pushchair & wheelchair users. A Village Shop or Post Office. A new road to the Village Hall. A Village by-pass. Updating of Village Hall – specially the heating. Better access for disabled to Breach Wood. Create or preserve more Woodland or Wildlife Havens. Some street lighting. Increase the bus services. New or Re-furbished Village Hall. Sensible but limited housing with ample off-road parking. Affordable houses for local families. More childcare facilities for working families. Add a new area to Village Hall – a lounge and a studio (for pilates, exercise classes etc.). Bulldoze and replace Football pavilion/changing room. Community shop and café.

THIS IS ONE OF THE EARLY STAGES IN DEVELOPING A NEIGHBOURHOOD PLAN FOR HAILEY. IF YOU HAVE ANYTHING TO ADD TO THE ABOVE PLEASE CONTACT GRAHAM KNAGGS on 899125 or knaggs.graham@gmail.com

These responses aided the project team in the development of a more comprehensive questionnaire – detailed in the **Appendix A**.

The project team approached the following village organisations to identify their ideas for consideration in the Neighbourhood Planning process:

St John the Evangelist's church	Hailey CE Primary school	The King's School
Hailey Community Woodlands	Wychwood Project	Hailey Road school
Abingdon & Witney College - Common Leys		Hailey Gardening Club
Hailey Football Club	Witney Rugby Club	Knitting & Nattering Club
Jazzercise	Village Lunch cttee	Jumble Sale committee
Coffee morning group	Play reading group	Pilates group
2 nd Tuesday Ladies	Hailey Cricket Club	Audley Travel
Middletown Grange Care home	Bird in Hand public house	Lamb & Flag public house

Landowners

As part of the evidence gathering for the WODC Local Plan 2031, several calls for sites were issued and they were assessed in the **WODC Strategic Housing Land Availability Assessment (SHLAA) - June 2014** and the **WODC Strategic Housing and Economic Land Availability Assessment (SHEELA) 2016**. Subsequently the WODC Local Plan 2031 identified the North Witney site (1,400 dwellings) as an urban extension of Witney for inclusion. North Witney falls within the Hailey Neighbourhood Plan area. The Hailey Neighbourhood Plan team took the view that the North Witney site provided a sufficient number of urban dwellings to meet the needs within the Area and **did not seek to identify any additional urban related sites**.

The Neighbourhood Plan team also called for sites during the research period – focussing on infill and edge locations throughout the villages. As the response to this call was poor, we took the initiative to approach all landowners with potentially suitable sites individually. Surprisingly the

majority of landowners declined to put forward their sites – the outcome of the process is summarised in Appendix K of the Neighbourhood Plan.

Hailey Neighbourhood Plan
Winkwood Green - Dolly End - Holley - Folly End - New Tolf - Pitt Lane - Foxbourne

Exhibition

Neighbourhood Plan

The future of Hailey
Sunday 19th November
Village Hall 2 – 4pm

Main features of Plan displayed.
Hard copies of the full plan for you to consult.
Project team will answer questions

Final consultations

The Project Team collected this information and combined it with data collected from published sources such as census data to establish what the parish needed and wanted. As time progressed we began to formulate policies to make these needs and wants a reality and we consulted residents to see if they considered our policies and vision adequate to achieve what they wanted for the parish.

The final stages of consultation concentrated on the policies themselves and included both residents and outside / statutory bodies.

Regulation 14 Consultation

A six week Regulation 14 consultation on the draft Hailey Neighbourhood Plan occurred between 30th October and 11th December 2017 as evidenced by this poster and the Exhibition poster on the previous page.

Summarised highlights of the draft plan (detailed in **Appendix B**) were included in the Hailey Herald newsletter.

Full details of the Neighbourhood Plan were displayed at the Exhibition in the Village Hall on Sunday 19th November 2017.

**Hailey Neighbourhood Plan**
Whiteoak Green – Dolly End – Hailey – Poffley End – New Yatt – Pitts Lane – Foxburrow

Consultation

Neighbourhood Plan

Mon 30th Oct – Mon 11th Dec

Consult the full draft plan at
www.haileywestoxon.org

Email comments to:
haileyneighbourhoodplan@gmail.com

or post to:
**Hailey Parish Council, Hayesfield,
Middletown, Hailey OX29 9TA**
by Mon 11th Dec 2017

For further info or help – ring:
01993 899125

Main issues and concerns raised during the Regulation 14 consultation:

1. North Witney

The Regulation 14 consultation version of the Neighbourhood Plan contained a number of policies directly relating to the proposed North Witney development. Representations from WODC and the developers commented that as the emerging WODC Local Plan had already included 1,400 houses in the Local Plan, it should be removed from the Neighbourhood Plan. The Parish Council agreed and references to the North Witney proposal are included for information only.

2. Site selection and number of new homes

Of the three sites identified in the plan, there was a one objection to the site 'South of Giernalls Road' a couple of objections to the site 'Adjacent to the Rugby Club' and objections from almost all residents of New Yatt to the site 'Adjacent to the Hawthorns', along with a proposal to select the site 'Opposite the Hollies'. The Parish Council agreed and the site NYT02 "Opposite the Hollies" replaced the site NYT01 "Adjacent to the Hawthorns". As there was now a shortfall on the targeted number of new homes the Council also decided to add ten 'windfall' homes to the site selection.

Number of new homes:

Reg 14 consultation version 40 homes (plus phase I of N Witney – 200 houses, subsequently removed)

Final version 42 homes (includes 10 windfall houses)

3. Local Green Spaces

Originally, sixteen sites were identified as locations proposed to be designated as Local Green Spaces. Following objections, this was reduced to thirteen – the playing fields at both Hailey CE Primary school and the King's school were removed (already protected), along with the landscape framework of the North Witney development.

4. Footpaths

A policy identifying the creation of a traffic-free path alongside the Northern Distributor Road was withdrawn following representations from the developer – it is part of the North Witney development anyway. However a policy requiring the installation of drop kerbs at road junctions was added along with a policy requesting the exploration of opportunities to develop a recreational footpath connecting Witney to New Yatt.

5. Reservation of land for a possible future extension of the Northern Distributor Road

Oxfordshire County Council objected to this proposal (to conduct a feasibility study). However the Parish Council felt that there was an overwhelming logic in reserving land for what could become part of a Witney ring road. So there was only a cosmetic change here.

6. Affordable Housing

The original plan sought a lower threshold of three or more houses to trigger the 40% affordable housing delivery. As this is contrary to national policy the trigger was adjusted to 'greater than 10 dwellings'.

The original requirement that affordable housing should be allocated to those with a strong local connection was removed as WODC already has policies in position to allocate affordable housing.

7. Hailey CE Primary school

Sensitivity around some of the wording has been adjusted. Hailey Parish Council also accepted that a 'drop-off circle' would not work so it has been dropped from the Traffic and Parking policy.

8. Traffic calming

Following representations from Oxfordshire County Council the Delly End and Foxburrow Lane Crossroads policies have been amended to replace the mini-roundabout with other traffic calming measures such as vehicle activated signs.

Although OCC objected to the proposal for a road crossing outside the school, the Parish Council decided not to change this policy in order to reflect the wishes of residents.

9. Community facilities

Specific policies related to North Witney have been removed and replaced by a more general policy, following representations from WODC and the developers.

10. Buffer zones

The two original policies have been merged.

11. Dark Night Skies

Hailey Parish Council have had a dark skies policy for many years but it was originally omitted from the Neighbourhood Plan. It has now been added.

Strategic Environmental Assessment (SEA)

1. SEA Screening report

An SEA screening report was carried out in March 2018 to determine whether there was a need to carry out an SEA on the Hailey Neighbourhood Plan. WODC commissioned an independent SA/SEA specialist (Enfusion Ltd) to undertake this screening.

Following consultation of the statutory consultees, WODC considered that for the Hailey Neighbourhood Plan, there was some uncertainty regarding the likelihood of significant environmental effects that have not been explicitly tested through an SEA. WODC therefore concluded that an SEA is required, but only limited to the site allocations within the Hailey Neighbourhood Plan.

2. The Strategic Environmental Assessment report

An SEA was carried out in April 2018 and, in summary the conclusion was that Under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004, the plan is unlikely to have significant environmental effects.

A consultation on the SEA report ran from **Tuesday 1st May** to **Wednesday 6th June 2018**.

The responses to the consultation and subsequent adjustments to the SEA are contained in the final version of the SEA (dated June 2018)



Hailey Neighbourhood Plan
Whitlock Green - Dolly Lane - Hailey - Folly Lane - New Toll - Folly Lane - Folly Lane

Consultation

Strategic Environmental Assessment (SEA) of the Neighbourhood Plan

Tue 1st May – Wed 6th June

Consult the full Strategic Environmental Assessment report at www.haileywestoxon.org

Email comments to:
haileyneighbourhoodplan@gmail.com
or post to:
Hailey Parish Council, Hayesfield, Middletown,
Hailey OX29 9TA
by Wed 6th June 2018
For further info or help – ring: 01993 899125

Appendix A - Residents' responses to Hailey Neighbourhood Plan Questionnaire (Appendix D of the Neighbourhood Plan)

97 households responded to the Questionnaire issued to all households in the Parish in early 2016. This represented 207 residents – a response rate of about 20% of the population.

Age range of respondents – the largest group of respondents was aged 45-59 years, followed by 65-74 years old and 75-84 years old.

Employment – 46% of respondents were employed and 51% retired (3% did not respond).

Employment location – 34% work within 5 miles of the parish (mainly in Witney), another 34% work within 5-25 miles (mainly Oxford), 19% work from home and 13% work more than 25 miles from the parish.

How many houses should be built in the North Witney development?

47% said 200 houses, 22% preferred 750-850 houses, 5% chose 1,000 houses, 4% 1,400 houses and 2% 1,200 houses. However 18% wanted to see no houses at all and 2% did not respond. The current proposal by West Oxfordshire District Council is for 1,400 houses.

Clearly the majority would like to see some houses built as part of the North Witney development with 200 houses being supported by nearly half of respondents.

Type of housing – Current proposal is for 40% Affordable Housing (Housing association houses to rent) and 60% Market housing (to sell). Question asked if respondents would like to see a different split – there was a small difference:

	Developer	Respondents
2 bedroom houses	15%	15%
3 bedroom houses	27%	26%
4 bedroom houses	12%	12%
5 bedroom houses	6%	7%
Affordable 2 bedroom houses	26%	24%
Affordable 3 bedroom houses	8%	10%
Affordable 4 bedroom houses	6%	6%

Would you move to North Witney (and why) – 96% expressed no interest in moving, 3% would (to downsize) and 2% did not respond. A reflection of the desirability of living in our rural environments versus what would be a large-scale urban development?

Is additional housing needed in the parish (excl N Witney) – Yes 66%, No 33%.

How many houses should be built over next 15 years?

37% said 30 houses, 20% - 75 houses, 13% - 45 houses, 7% - 60 houses, 3% felt more than 75 houses should be permitted and 19% would like to see no additional houses.

So, at least 30 houses is supported by 37% of respondents with 40% supporting even more houses. 20% of respondents did not want to see any more houses. There are 485 houses in the parish (2011 Census).

What type of additional housing is needed in the parish – 29% wanted 1-2 bed starter homes, 26% - sheltered housing for the elderly, 21% Affordable housing (Housing association), 13% - 3 or 4 bed family houses, 13% supported living housing (if learning or physical difficulties), 7% communal living, 6% freehold flats / apartments in two storey

building, 3% traveller accommodation (sites) and 1% temporary accommodation. 18% wanted no new housing.

Responses here are a reflection of affordability with starter homes and affordable housing being well supported. Sheltered housing for the elderly also gains support – not surprising given the high proportion of over 65s in the parish.

Where should additional housing be built?

73% within existing boundaries (infill), adjacent to existing (fringe) 15%, small developments in surrounding countryside 6% and no response 5%.

When should additional housing NOT be permitted?

25% if it materially altered setting and amenity of existing dwellings, 19% in Hailey Conservation Area, 18% in open countryside, 14% outside the edge of existing village / hamlet boundaries, 11% more than 100 metres outside the boundary edges, 11% more than 500 metres outside the boundary edges, 1% loss of green gaps.

Interpretation of the responses to the above two questions

A clear wish to maintain the setting and amenity of existing dwellings with a relatively small number of new dwellings to be built – preferably as infill.

Affordable Housing – who should have priority?

55% young people with village connection, 22% essential workers (nurses, teachers etc.), 18% local workers who live within 5 miles of parish, 5% did not respond.

What development, providing employment opportunities, would you like to see?

19% an NHS surgery / Health centre, 19% small shop / shopping centre, 14% small initial start-up businesses, 11% recreation (Sports centre), 8% care home, 7% school / college, 4% chose Other (included café, farm shop, pub in New Yatt, post office), 3% service industry (offices), 1% manufacturing, and 14% chose none of the above.

Possibly a reflection of respondents wanting to see a more convenient NHS facility and a return of a small shop / shopping centre. Little support for service industry or manufacturing companies setting up in the parish.

How do you travel to work?

88% by car, 2% by train, 2% by motor bike, 4% on foot & 4% no response.

Regular shopping trips?

92% by car, 2% by bus, 2% by bicycle and 4% no response.

Does the present bus service meet your need?

X9 Witney – Charlbury – Chipping Norton Yes 43%, No 7%, Do not use 50%.

242 Witney – New Yatt – N Leigh – Woodstock Yes 10%, No 14%, Do not use 76%. **Note:** This service has been withdrawn.

Suggested improvements – 4% More frequent service, 3% Extended service, 1% Link to Oxford Parkway, 1% Transport of elderly.

With around 90% of all journeys occurring by car, the car is obviously the preferred mode of transport. The bus services are not well supported and have recently been reduced in frequency.

What would improve your most frequent journey?

- 26% better maintained roads
- 23% reduced traffic congestion in Witney
- 23% reduced traffic congestion on A40 (to Oxford)
- 11% Dedicated cycleway to Witney (avoiding main road)
- 6% Integrated public transport
- 5% more frequent bus service
- 2% more frequent train service.

Other suggestions included Cycleway Eynsham to Botley, Cycleways in general, Hospital parking, improve West End roundabouts, Witney Railway station, more parking spaces at rail stations, wider country roads and Witney ring road.

Most responses focussed on better maintained roads and reducing congestion in Witney and on the A40 – a reflection of the dominance of car use. Facilities for cycling score much higher than bus or train services.

How can we reduce car use?

27% Improve public transport, 23% promote cycling and walking, 19% more park and ride locations, 15% promote home working, 10% initiate car sharing schemes, 3%

Other suggestions included Witney Railway station, more parking spaces at rail stations, cycle lanes, safer walking / cycling route to Witney, office facilities to rent by hour or day. 2% did not respond.

Some contradictions in responses to the last few questions.

Although improving public transport is identified as the prime means of reducing car use, bus services are being reduced because of lack of support and trains are hardly mentioned in responses to previous questions. Although only a small proportion travel by bicycle there is a groundswell looking for cycle lanes or the development of cycleways.

Where are there parking problems in the parish?

32% outside the school, 28% outside the church, 11% Lamb and Flag, 9% Giernalls/New Road, 6% Middletown, 4% Village Hall, 3% Delly Green, 1% parking on pavements.

Community infrastructure spending priorities (respondents were asked to choose 4 ideas) – the top 4 choices (votes received are shown) were:

A wooded transition zone or corridor of trees around the northern boundary of the North Witney development - 47

A dedicated cycleway linking Hailey to Witney - 39

An improved crossing outside the primary school - 31

Refurbishment of the Village Hall - 30

Other spending priorities were;

More flashing 30mph vehicle activated signs – 23

Additional woodlands like Breach Wood and Foxburrow Wood – 21

More footpaths plus cycleways through parish – 19

Circular walk linking woodlands – 19

Sports courts – 19

Changing facilities – 15

Cricket pitch – 13

Sports centre – 13

Delly Hill spot roundabout – 11

Solar panels or small turbine to power school or Village Hall- 10

Choices receiving less than 10 votes – not shown.

Appendix B – Flyer for Reg 14 consultation

(circulated to all houses in the NP Area via the Hailey Herald).

Hailey Neighbourhood Plan

The Consultation

The Hailey Neighbourhood Plan (HNP) is an important project - indeed it is probably the most detailed and carefully researched overview of the parish, and its prospects, that has ever been undertaken.

A small team, involving parish councillors and others from the local community have been quietly working away for the last 2 years - gathering data; organising a parish survey; interviewing local clubs, societies, organisations, businesses and landowners; tracking the development of the West Oxfordshire District Council (WODC) Local Plan; and meeting on a regular basis.

Our aim has been to produce a well-grounded, well-researched and comprehensive plan for the parish which will set out priorities and objectives for the coming decades; fit with WODC's Local Plan; and be a reference point for housing and infrastructure development in the parish. In particular, we make proposals for:

- Housing – numbers, sites etc ('H' policies in the draft plan)
- Education ('ED' policies in the draft plan)
- Transport ('T' policies in the draft plan)
- Community and Recreational Facilities ('C' policies in the draft plan)
- The Natural Environment ('E' policies in the draft plan).

Hailey faces a singular and unusual challenge for a small rural village parish as it falls within the Witney Strategic Development Area which includes a proposal to build 1,400 houses in 'North Witney'. At present WODC's revised plan is still under review by the Inspector. A consequence of our particular location, and the uncertain status of WODC's Local Plan, is that in our Neighbourhood Plan we have to have a 'twin track' strategy of planning for two future scenarios – one with 'North Witney' going ahead, with 1400 houses; and the other without that development.

**Hailey Neighbourhood Plan**
Whiteoak Green – Dolly End – Hailey – Poffley End – New Yaff – Pitts Lane – Foxburrow

The future of Hailey Consultation & Exhibition

This plan affects you!
It sets out how the villages and hamlets within Hailey parish could be developed over the next 14 years.
How can the plan be improved?
What do you think?

The Consultation period runs from
Monday Oct 30th to Monday 11th Dec 2017
Consult the full draft plan at www.haileywestoxon.org

The Exhibition is on
Sunday 19th November 2017 from 2 – 4pm
Hailey Village Hall

Main features of the Neighbourhood Plan will be on display along with hard copies of the full plan for you to consult. You can also ask questions of the project team.

Email comments to haileyneighbourhoodplan@gmail.com
or post to Chairman, Hailey Parish Council, Hayesfield,
Middletown, Hailey OX29 9TA by Mon 11th Dec 2017

Not surprisingly the main focus is on housing and planning – the current context of the WODC Local Plan; the identification of potential sites for development in the HNP area; recognition of the rural village character of Hailey, its villages, conservation area status etc.; reflecting the preferences of the local community with regard to scale of development and need – but wider issues of infrastructure, community facilities, local economy and employment; leisure and recreation; and the environment are all important features of the plan too.

Hailey is a good place to live with a strong and vibrant community. In recent years the Parish Council has won awards; initiated, and fundraised for significant local improvements (footpaths to Witney); supported local groups (Project Hailey fundraising for, and installing, play equipment in the recreation ground); and the annual Hailey Festival. At Breach Wood and Foxburrow Wood, local residents, in association with the Wychwood Project, have planted and developed two of the most important woodland areas in West Oxfordshire.

In short, we have a good quality of life, an active community, and a good environment. The overall purpose of the Neighbourhood Plan is to ensure this is recognised, and sustained in the coming decades through a process of evidence-based, well thought-out and appropriate planning, supported and endorsed by the Parish Council, and the wider community.

Summary of Main Policy Proposals (for Reg 14 consultation)

Housing

H1 - **239 houses** – including phase 1 of North Witney (200 houses) already applied for between Woodstock Road and New Yatt Road;

H2 - **no more than 15 homes on any site** (excluding ‘North Witney’ developments);

H3 - 3 identified sites in the parish:

Giernalls Road (planning application approved for **9 houses**);

The Hawthorns, New Yatt (**15 houses** of which 6 are affordable);

Land adjacent to Hailey Rugby Club (**15 houses** of which 6 are affordable);

H4 - small appropriate **infill developments** will be supported;

H5 - housing mix - emphasis on **small and terraced houses** in any new development of more than 9 houses;

H6 - **40%** of new build should be **affordable housing**;

H7 - **priority for local people** with a strong local connection to access affordable housing schemes;

H8 - **shared ownership schemes** available in affordable housing.

Education

ED1 - supports policies to ensure **viability of Hailey CE Primary School**;

ED2 - support plans for Hailey CE Primary School to become one form entry (**doubling pupils to 180**);

ED3 - implementing appropriate **traffic and parking measures** to cope with increased numbers.

Transport

T1-3 - **traffic calming measures** at Delly End, Hailey School and Foxburrow corner;

T4 - feasibility study for extending **Northern Distributor Road**;

T5-8 - improvement of **footpaths and bridleways for walking and cycling** access to Witney, and schools.

Community and Recreational Facilities

C1 - preservation of **Assets of Community Value**;

C2-7 - Appropriate community facilities and infrastructure in N Witney (if N Witney goes ahead) including:

- Community Centre
- NHS surgery / Health Centre
- New North Witney primary school (2 form entry – i.e. 360 pupils)
- Sports facilities and playing fields
- New allotments
- Play areas

And easy access to pubs, restaurants and places of worship – all funded as part of the development.

The Natural Environment

E1 – **Hailey Conservation Area**

E2 – **Trees**

E3 – **Local Green space** designations – 18 identified (protects from harmful development)

Hailey Recreation Ground	Delly Green	Green outside Vine Farm
New Yatt picnic area	Poffley End allotments	Hemplands allotments
Breach Wood	Foxburrow Wood	St John's Wood
Job's Copse	Taylor's Copse	Old burial ground
Witney Rugby Club pitches	Primary School playing field	King's School playing field
North Witney allotments		
North Witney landscape framework at new town edge		
North Witney playing pitches and 'Village Green' area.		

E4 – **Local Buffer Zones** – 3 identified (maintain the separate identities of Hailey, Delly End and Poffley End).

When is the consultation?

The consultation runs from Monday 30th October 2017 for 6 weeks - closing on Monday 11th December. A copy of the plan is available on our website:

www.haileywestoxon.org.

How to comment

Please email your comments to haileyneighbourhoodplan@gmail.com or write to:
Chairman, Hailey Parish Council, Hayesfield, Middletown, Hailey, OX29 9TA (next to school car park) by Monday 11th December 2017. A consultation response form is provided on the website.

Want to know more?

We are holding an exhibition on the plan in the Village Hall on Sunday 19th November from 2 – 4pm. The main features will be on display along with hard copies of the full plan for you to consult. If you require further information or help please ring 01993 899125.

What happens next?

Consultation responses will be considered by the Parish Council and relevant amendments made.

A **'health check'** will be made to ensure the plan is consistent with the National Planning Policy Framework and the emerging WODC Local Plan.

It will then be **formally submitted** to West Oxfordshire District Council.

A **second six week consultation** will occur (led by WODC).

The plan will then undergo an **independent examination**, arranged by WODC.

A **referendum** of voters on the electoral register for Hailey will be held.

If 50% + 1 of those voting are in favour, the plan is adopted and becomes part of the planning framework.

To vote in the referendum you must be on the electoral register. Go to
<http://www.westoxon.gov.uk/about-the-council/elections-voting/register-to-vote/>

Hailey Parish Council