



Hailey Neighbourhood Plan

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

Hailey

Neighbourhood Plan

2015 – 2031

Local Consultation (V6)
October 2017

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1. Introduction

What is a Neighbourhood Plan?

1.1 A Neighbourhood Plan sets out the vision and planning policies for an area which, once adopted, are used for planning and decision making relating to the development of land. It will become part of the statutory local development framework for the area, which means that the policies and proposals contained within the Neighbourhood Plan will be used to help determine planning applications, including appeals. The policies within a Neighbourhood Plan cannot block the strategic development needs of the wider area as outlined in the local development framework. What they can do, however, is shape and influence where that development will go and what it will look like.

Hailey's Neighbourhood Plan

1.2 In 2015 the imminent publication of West Oxfordshire District Council's Draft Local Plan 2031 was recognised as an opportunity for the residents of Hailey to contribute a local perspective to the statutory planning framework for the area. The Parish enjoys a rich history and distinctive character, something the Parish Council wants to conserve and enhance through its own Neighbourhood Plan (henceforth '**the Plan**').

Submitting body

1.3 This Plan is submitted by Hailey Parish Council, a qualifying body as defined and recognised by the Localism Act 2011. The preparation of the Plan has been delegated to the Hailey Neighbourhood Plan Steering Group. The members of the steering group are listed in **Appendix A**.

Plan period and monitoring

1.4 Working in consultation with the local planning authority, West Oxfordshire District Council (WODC), it was decided that the Plan should cover the period 2015-2031. This mirrors the timeframe of the District Council's emerging Local Plan which this Plan will sit alongside. As the Neighbourhood Plan authority, Hailey Parish Council will hold primary responsibility for delivery and monitoring of the Plan and, as required, its review over the course of the Plan period.

Purpose of this document

1.5 This document builds on previous public engagement exercises and draws on comments from statutory consultees to produce a series of suggested policies for inclusion in the final Neighbourhood Plan. It therefore forms the draft document for public consultation prior to submission of the final Plan to the local planning authority, West Oxfordshire District Council.

Neighbourhood Plan Area

1.6 The Plan relates to the Parish of Hailey in West Oxfordshire, as outlined in blue on the map in Figure 1.1



Figure 1.1 Hailey Neighbourhood Plan Area

1.7 The area of the Plan was decided in consultation with WODC. The Plan area was formally designated by the District Council on 1st

December 2015. The Plan boundary logically follows the parish boundary incorporating the entirety of the Parish.

1.8 Hailey Parish Council confirms that the Plan relates solely to the Parish of Hailey and that no other Neighbourhood Development Plan is in preparation within this designated area.

1.9 For ease of reference the Hailey Neighbourhood Plan Area may be referred to as the **HNP Area**.

The Neighbourhood Planning process

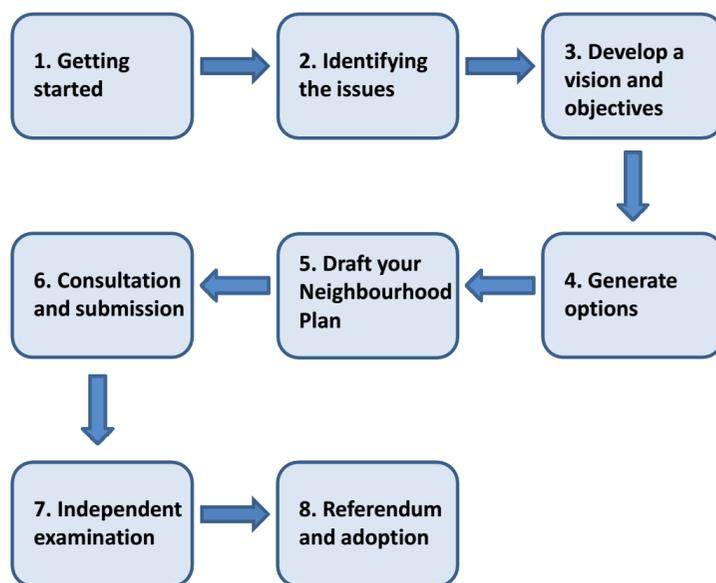


Figure 1.2 Eight steps in preparing a Neighbourhood Plan

1.10 Creating a Neighbourhood Plan is an eight step process, as outlined in Figure 1.2. This document concludes step five of the process. After a six-week consultation period within the HNP Area, any amendments will be made and the final Plan then submitted to WODC. The Plan will then be presented to an independent planning expert,

appointed by WODC for examination in order to ensure it conforms to both national and local ,planning policy; this will guarantee it is legal and robust.

1.11 Following approval by the Examiner a local referendum of all registered voters in the Parish will be held so that residents can decide if they wish to adopt the Plan. A simple majority of votes cast in favour of the Plan will see it become part of the formal development plan for the HNP Area and a legally binding document.

2. National and Local Planning Context

Setting the context

2.1 As the Hailey Neighbourhood Plan forms part of the statutory planning framework it must:

- i. Have appropriate regard to national planning policy
- ii. Contribute to the achievement of sustainable development
- iii. Be in general conformity with the strategic policies in the development plan for the local area
- iv. Be compatible with EU obligations, including human rights requirements.

2.2 Hailey sits within the District of West Oxfordshire. The development plan of the local area (point iii above) is therefore set by the West Oxfordshire District Council Local Plan. The current Local Plan (which covered a 15 year period to 2011)¹ was adopted in 2006. Most of the policies contained in this plan are 'saved' beyond 2011 and provide the basis for local planning decisions until they are replaced by the new Local Plan and any other supporting Local Development Documents. The Council is in the process of preparing a new Local Plan² covering the period 2015-2031. The new Local Plan 2031 should be adopted in 2018.

¹ WODC Local Plan 2011 - <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-plan-2011/>

² WODC Local Plan 2031 - <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-2031-examination/>

National Planning Policy Framework (NPPF) and planning practice guidance

2.3 The NPPF³ sets out the Government's planning policies for England and came into effect in March 2012. It replaces over a thousand pages of planning policy statements and planning policy guidance previously issued by the Government. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.

2.4 The Framework, introduces a presumption in favour of sustainable development. Local Plans must be consistent with the principles and policies set out in the Framework, including the above presumption.

2.5 The NPPF accepts the UN General Assembly definition of sustainable development as:

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.6 The UK Sustainable Development Strategy *Securing the Future*⁴ sets out five 'guiding principles':

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

2.7 To deliver sustainable development the NPPF lists the following factors as desirable:

- Building a strong, competitive economy, ensuring the planning system does everything it can to support economic growth.

³ NPPF - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ Securing the future: delivering UK sustainable development strategy – Dept for Environment, Food and Rural Affairs

- Ensuring the vitality of town centres.
- Supporting a prosperous rural economy, with planning policies that support economic growth in rural areas to create jobs and prosperity through conversions and new build.
- Promoting sustainable transport.
- Supporting high quality communications infrastructure, including the development of telecommunications and high-speed broadband technology.
- Delivering a wide choice of high quality homes to boost significantly the supply of market and affordable homes.
- Requiring good design.
- Promoting healthy communities, including the provision of shared space and community facilities (local shops, meeting places, sports venues, public houses and places of worship) and protection of existing open space and playing fields.
- Meeting the challenge of climate change and flooding.
- Conserving and enhancing the natural environment.

2.8 In November 2016 the Department for Communities and Local Government (DCLG) published a web-based resource providing Planning practice guidance⁵.

⁵ <https://www.gov.uk/government/collections/planning-practice-guidance>

National Planning Policy and Neighbourhood Planning

2.9 The NPPF states that Neighbourhood Plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine the Local Plan's strategic policies. It adds that Neighbourhood Plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan. This three layered planning approach is summarised in Figure 2.1 below.

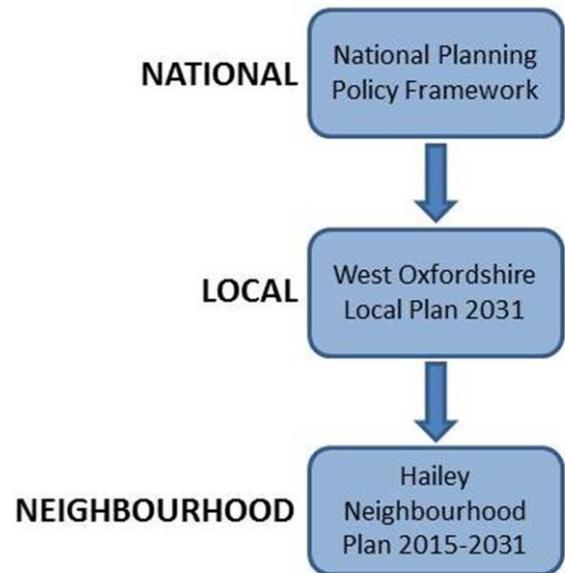


Figure 2.1 Layers to the statutory planning framework

Status of the West Oxfordshire District Council Local Plan 2031

2.10 Following consultation on WODC's draft Local Plan in 2014, the District Council published its final plan 2015. On 14 January 2015 the West Oxfordshire Local Plan 2031 was submitted to the Planning Inspectorate for independent examination, in accordance with applicable regulations⁶.

2.11 Planning Inspector Mr Simon Emerson BSc, DipTP, MRTPI was appointed to establish whether the Local Plan was 'sound'. Following public hearings at the end of November 2015 he concluded that elements of the Local Plan were 'unsound'.

2.12 In light of his preliminary findings, the Council wrote to the Inspector asking him to suspend the Local Plan examination, in order for the Council to prepare and consult on necessary changes to the plan, known as 'main modifications'.

2.13 Consultation on these main modifications ended in December 2016. The representations received were submitted to the Planning Inspectorate, along with the proposed modifications to the Local Plan and supporting evidence, early in 2017. However during the suspension of the Examination Mr Emerson retired as a Planning Inspector. Mr Malcolm Rivett BA (Hons) MSc MRTPI was appointed to conduct the remainder of the Examination.

2.14 The examination hearings for the resubmitted plan were held in two stages in May and July 2017, as follows:

Stage 2⁷ - from Tuesday 9 May 2017

Stage 3 - from Tuesday 11 July 2017.

2.15 The process is still not complete and so, for the purposes of this document, the objectives, policies and proposals arising from the Draft

⁶ Section 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012

⁷ Stage 1 was the examination of the originally submitted plan

Local Plan 2031 (November 2016) are taken into consideration. Key points of the Draft WODC Local Plan 2031 relating to Hailey are detailed throughout the document.

2.16 The five core objectives that make up the WODC Draft Local Plan’s approach to development are:

- 1 Strong market towns and villages
- 2 Meeting the specific housing needs of our communities
- 3 Sustainable economic growth
- 4 Sustainable communities with access to services and facilities
- 5 Protecting and enhancing our environment and reducing the impact from climate change.

These are listed and described in **Appendix C**

3. Hailey Neighbourhood Plan - Goals and Objectives

3.1 The Neighbourhood Plan endeavours to meet the needs, priorities and views of the community by laying down a framework for the development of housing, schooling, employment, leisure and social facilities (within the HNP Area) which is appropriate, proportionate and corresponds to the wishes of residents. The following goals and objectives have been derived from the Neighbourhood Plan questionnaire (see **Appendix D**) along with interviews with clubs and societies, landowners and key community organisations such as the church, schools and employers carried out as part of our research.

Goal	Objective
To provide existing and future residents with the opportunity to live in good quality housing in a pleasant environment	<ul style="list-style-type: none"> • Ensure that new housing is sympathetic to the character of the HNP Area (particularly within the Hailey Conservation Area). It should respect the form, setting and scale of the adjoining and surrounding buildings. • Provide a limited number of new

Goal	Objective
	<p>houses to meet local needs, including a greater range of affordable housing.</p> <ul style="list-style-type: none"> • Provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home. • Limit all new developments within the villages to a maximum of 15 homes. • Give preferential access to some new homes for people with a strong local connection.
To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development.	<ul style="list-style-type: none"> • Protect and enhance the Hailey Conservation Area. • Protect and enhance the villages’ open spaces. • Protect and enhance the landscape and views. • Ensure that development should conserve the natural environment and where possible enhance it. This includes local green infrastructure, designation of Local Green Spaces and biodiversity.
To reduce the need for travel by car and shorten the length and duration of journeys.	<ul style="list-style-type: none"> • Ensure that new development is well connected to Witney and community facilities, especially by public transport, walking and cycling paths, and that existing routes are improved. • Position new development so that current problems with congestion, parking and road safety are not exacerbated.

Goal	Objective
	<ul style="list-style-type: none"> Enhance existing footpaths to facilitate easy links between developments and the centre of Hailey. Reduce speeding through the villages.
To enhance the prospects for local employment	<ul style="list-style-type: none"> Consult with local employers Encourage and support home working. Provide local affordable housing for local employees.
To maintain the character and vitality of the villages.	<ul style="list-style-type: none"> Integrate new housing into the villages such that today's rural look and feel is maintained Provide homes for younger people and young families to counter the growing demographic imbalance. Ensure that new development provides additional community and recreational facilities as well as sustaining and developing existing facilities.

4. Hailey today

Hailey's setting

4.1 The village of Hailey is located approximately 1 mile north of Witney, 5 miles south of Charlbury and is bisected by the B4022.

4.2 The village is historically of polyfocal form and incorporates three distinct portions:

Delly End in the north is a nucleated settlement with vernacular dwellings scattered around a distinctive and sizeable village green with a modern (1980s) development added at Delly Close.

Middletown is the core of **Hailey** today, contains most of the village facilities and is on the X9 bus route linking Witney with Charlbury and Chipping Norton.

Poffley End has a distinctive linear form with houses and cottages along Poffley End Lane.

4.3 One extensive Conservation Area covers Hailey, Delly End and Poffley End, each of which contains a number of listed buildings⁸ (see Figure 4.1). Most of the older buildings are constructed of local stone.

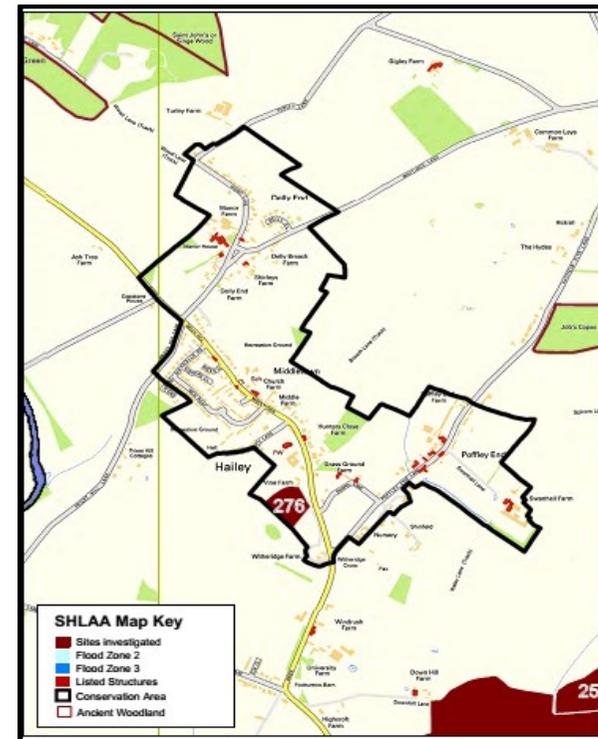


Figure 4.1 Hailey Conservation Area

⁸ All listed buildings are identified in Appendix G

4.4 Other hamlets are:

Whiteoak Green also has a linear form running east off the B4022 with most houses along Wood Lane. The Bird in Hand (public house with accommodation) provides the only communal facility at the northern edge of the parish.

Foxburrow includes the houses along Foxburrow Lane and those along the B4022 between the Downhill Lane junction and Witney Rugby Club.

New Yatt is the area of the parish most remote from Hailey. Located at the north eastern edge of the parish it is closer to North Leigh than Hailey. Most of the houses are contained in a linear development along New Yatt Lane which also contains a public house (Saddlers Arms). This is not currently operating as a public house but is subject to an Asset of Community Value order issued by WODC.

4.5 Most modern housing development in Hailey during the post war period has taken place to the south and west of the B4022 at New Road and Giernalls Road where a small rural exception site of 12 dwellings has been constructed recently.

4.6 Local facilities include a primary school with a nursery class, village hall, public houses, church and playing fields. There is limited capacity at the primary school for additional pupils. Most other facilities are provided in Witney.

4.7 The background evidence on which this Neighbourhood Plan is written is derived from a series of public consultations as well as a number of published sources including:

- **Demographic** and **transport** choices data based on the 2011 National Census results available from the Office for National Statistics.
- **Local economy** data based on the WODC Economy Study Update and Retail Needs Assessment.
- **Transport** data based on the Oxfordshire County Council Local Transport Plan 2011-2030
- **Housing data** derived from the Office for National Statistics, the WODC Affordable Housing Consultation Paper, the Oxfordshire

Strategic Housing Market Assessment and the WODC 2011 Housing Needs Assessment.

- **Leisure** and **green space** provision from the West Oxfordshire Open Space Study 2013-2029.

4.8 Much of the evidence base material may be found on the WODC website⁹ with specific references made throughout this document and listed in **Appendix B**.

Population

4.9 The population of Hailey was 1,210 at the time of the 2011 census, an increase of 4% on the 2001 census. The HNP Area's population is also ageing with a rising proportion of residents over the age of 65.

Age profile

4.10 The proportion of the population of over 65 in the HNP Area is 50% higher than in Oxfordshire as a whole and nationally. More concerning is the declining number of under 15s, as evidenced by the fact that Hailey CE Primary school cannot fill its capacity from within its catchment area¹⁰ alone.

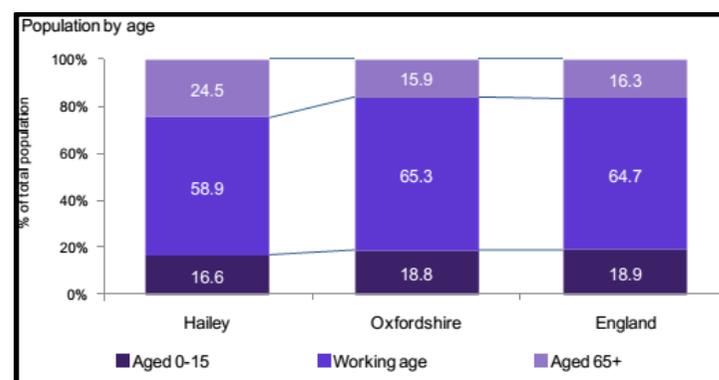


Figure 4.2 Population by age

⁹ <http://www.westoxon.gov.uk/residents/planning-building/>

¹⁰ Catchment Area is parishes of Hailey and Crawley

4.11 Within the community younger groups, particularly families, are moving out. This is due to the lack of affordable housing or not having suitable employment and training opportunities. These groups are replaced by more affluent older families moving in from urban areas.

4.12 This threatens the vitality of the community and places extra, and different, demands on local health, education, transport and housing.

5. Housing

Key WODC policies:

5.1 The following WODC policies enable Neighbourhood Plans to identify sites for future development

WODC Policy OS2 – Locating Development in the Right Places Villages

The villages are suitable for limited development which respects the village character and local distinctiveness and would help maintain the vitality of these communities. Allocations (of development sites) may be made through Neighbourhood Plans.

WODC Policy H2 – Delivery of New Homes

Main Service Centres, Rural Service Centres and Villages (i.e. Hailey).

New dwellings will be permitted in villages in the following circumstances:

- *On sites that have been allocated for development within a Local Plan or a relevant Neighbourhood Plan.*
- *On undeveloped land within or adjoining the built up area where the proposed development is necessary to meet identified housing needs.*

Small Villages, Hamlets and Open Countryside (incl Delly End, Poffley End & New Yatt).

New dwellings will be permitted on sites that have been allocated for development within a Local Plan or a relevant Neighbourhood Plan.

HNP Housing Strategy

This Housing strategy is designed to address:

- * Affordability
- * Number and type of houses to be built

- * Improving the sustainability of the HNP Area as a demographically mixed and balanced community.

Housing affordability

5.2 Housing in the HNP Area is expensive and less affordable than across England as a whole. In West Oxfordshire the high price of housing means that some households on lower incomes are unable to afford to buy or rent their own home or may be in unsuitable accommodation.

House prices £'000	All	Detached	Semi Detached	Terraced	Flats
England	£315	£443	£269	£251	£310
Oxford	£490	£776	£469	£449	£322
Witney	£375	£523	£330	£337	£255
Hailey	£452	£587	£360	£270	- *

* insufficient data

Figure 5.1 House prices – Source:Zoopla, February 2017

5.3 In terms of housing affordability, house prices in West Oxfordshire are above the national average and this reflects its location in a desirable and relatively prosperous county. The housing affordability ratio (the relationship between average house prices and average income) for West Oxfordshire was 11.4 in 2015, considerably higher than the national average (7) and only slightly lower than Oxford City (11.8). This means that even the cheapest properties in West Oxfordshire are around eleven times the lowest incomes. The result is that in some parts of West Oxfordshire, even relatively small, modest properties are beyond the reach of most single income households.

5.4 This plan therefore targets priority for smaller dwellings to address the imbalances, including:

- starter and smaller homes for private purchase;

- affordable housing for rent or shared ownership;
- smaller dwellings for residents to downsize.
- lower priority for larger dwellings.

The provision of more affordable housing is therefore a key priority of the Plan.

The number of New Homes

5.5 In the Neighbourhood Plan Questionnaire, residents were asked:

How many new houses should be built in the HNP Area (excl North Witney) over the next 15 years?

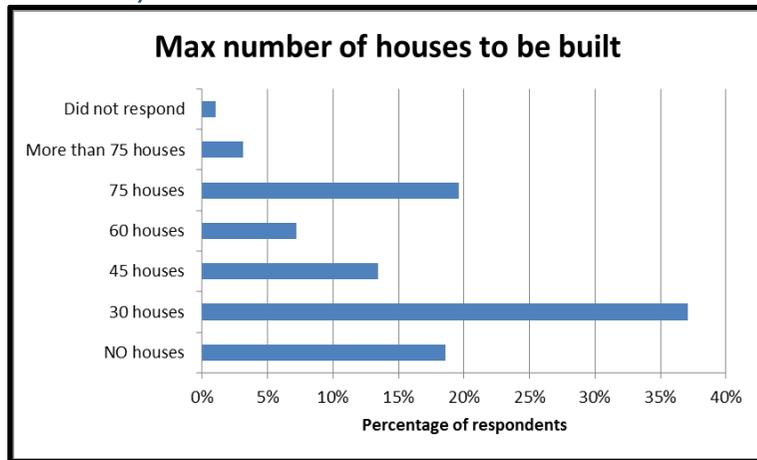


Figure 5.2 Maximum numbers of new homes?

5.6 Over the last thirty years or so around 60 houses have been built in the HNP area:

- Delly Close – 11 (pre 1988)
- Floreys Close – 9 (1986)
- Hicks Close – 5 (1992)
- Fishers Close – 11 (1994)
- Towns End – 16 (1996)
- Jubilee Close – 9 (2001)

- The Coppice – 7 (2010)
- New Yatt – 5 (2015-16)

Prior to this there were developments in New Road – 30 (1970s), Giernalls Road – 27 (1960s) and Hemplands – 10 (1950s)

5.7 The WODC Local Plan 2031 proposes the construction of 1,400 houses within the HNP Area, to the north of Witney. Phase I of the North Witney development will see the construction of 200 houses between the Woodstock and New Yatt roads. See Section 6 for details.

5.8 A large majority of residents do not wish to see major new housing developments in the HNP Area as evidenced below:

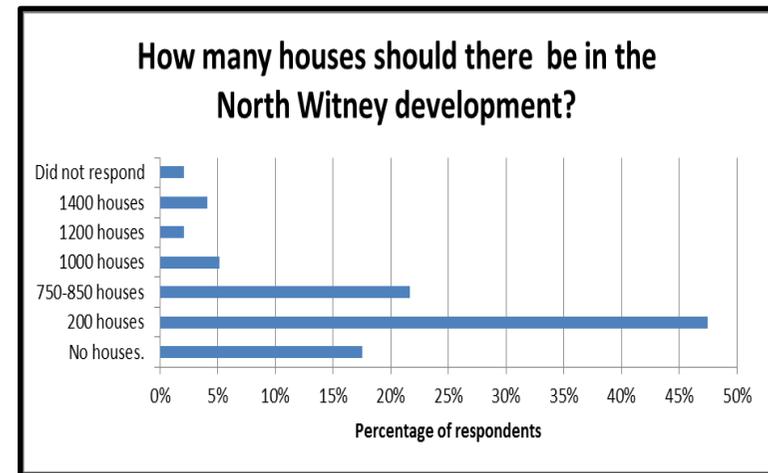


Figure 5.3 How many houses in N Witney development?

If the North Witney development fails to be included in the adopted version of WODC’s Local Plan, Phase I (200 houses between the Woodstock and New Yatt roads) will be incorporated into this plan.

Policy H1 Number of New Homes

Planning applications will be supported for around 240 new homes (see Figure 5.4) with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing, to be built in the HNP Area on the sites specifically allocated in the Hailey Neighbourhood Plan.

Policy H2 Scale of New Development

Planning permission may be granted for a maximum of 15 new homes on any allocated site (excluding allocations associated with the proposed North Witney development)

Policy H3 Site allocation

Residential allocations are provided in Figure 5.4. The development of up to and including the number of houses set out in the Figure 5.4 for each development will be supported provided the development reflects the style of the settlement and respects its character.

5.9 Hailey Parish Council would welcome proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market. This will not be a condition of granting planning permission but could give some initial priority to:

- young people who have grown up and want to set up home in the HNP Area
- older residents in under-occupied properties to downsize whilst remaining in their community.

Some discussions with landowners and potential developers has already taken place.

HNP reference	Site Name, Address	Maximum Number of Homes	Number of Affordable Homes
01	Land south of Giernalls Rd, Hailey *	9	0
02	Land adjacent to 'The Hawthorns', New Yatt Lane, New Yatt	15	6
03	Land adjacent to Hailey Rugby Club, Hailey Road, Hailey	15	6
04A	North Witney OR 04B	1,400	560
04B	Land NW of Woodstock Rd - Phase I of North Witney * OR 04A	200	80

* Outline Planning permission granted

Figure 5.4 Allocated Sites (see maps in Appendix E)

Policy H4 Infill

Applications for small residential developments on infill and redevelopment sites within the HNP Area will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and where such development:

- a) Fills a small gap in the continuity of existing frontage buildings or on other sites within a built-up area where the site is closely surrounded by buildings
- b) Will not involve any outward extension of the built-up area of the villages
- c) Is not considered to be back land or unneighbourly development that requires unsuitable access or significantly reduces the privacy of adjoining properties.
- d) Provides at least one small home with two or fewer bedrooms for every large one with four or more bedrooms

5.10 In March 2011, according to the National Census, the HNP Area had 485 dwellings and 1,210 residents - an increase of 4% on 2001 (the previous Census). The average number of people resident in each dwelling is 2.5 / household. In 2017 the number of dwellings is 488 i.e. three new houses in six years – all in New Yatt.

Types of New Homes

5.11 In the HNP Questionnaire residents were asked the following question:

<i>What type of additional housing do you believe is needed in the HNP Area (excluding North Witney)?</i>	
<i>1 – 2 bedroom starter homes</i>	<i>29%</i>
<i>Sheltered housing with shared facilities for elderly people</i>	<i>26%</i>
<i>Affordable housing (Housing Association) houses or flats to rent</i>	<i>21%</i>
<i>No new housing at all</i>	<i>18%</i>
<i>3 – 4 bedroom detached family houses</i>	<i>13%</i>
<i>Supported living housing if learning and/or physical difficulties</i>	<i>13%</i>
<i>Homes for communal living</i>	<i>7%</i>
<i>Freehold flats / apartments in two-storey buildings</i>	<i>6%</i>
<i>Traveller accommodation / site(s)</i>	<i>3%</i>
<i>Temporary accommodation</i>	<i>1%</i>

Figure 5.5 Types of additional housing required?

5.12 The HNP Area has proportionately almost twice as many detached houses as the national average and 70% more than in Oxfordshire as a whole. The proportion of semi-detached housing is around one third higher than both Oxfordshire and the national average. Conversely the share of terraced housing is less than one-third the national average.

5.13 Owner occupation rates are higher in the HNP Area (83%) than both Oxfordshire (67%) and England (64%) with rented accommodation accounting for 17% of housing in the HNP Area compared to 33% for Oxfordshire and 36% for the rest of England.

The HNP Area needs smaller homes for elderly villagers wishing to downsize and remain in Hailey and for couples or singles.

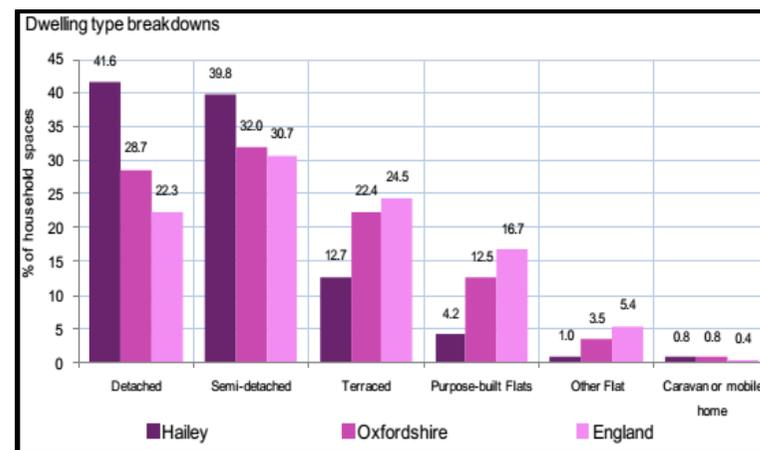


Figure 5.6 Types of homes

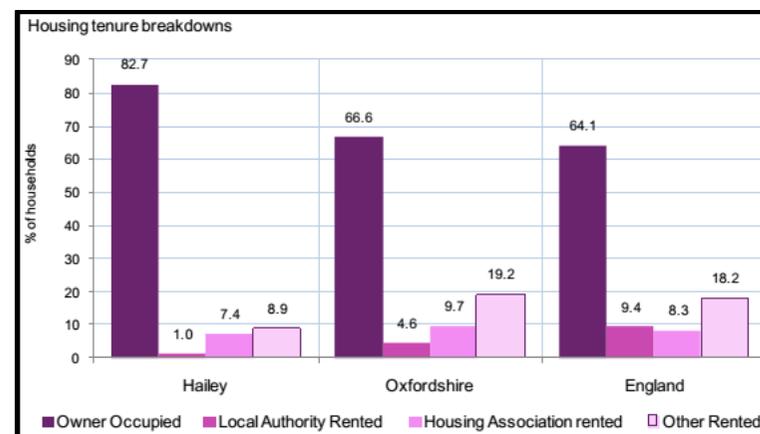


Figure 5.7 Housing tenure

5.14 New housing should be provided on a scale appropriate to the character of the village and any new development must be integrated into the community rather than creating an additional community in its own right.

Policy H5 Types of Homes

Approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one third detached properties unless viability or other material considerations show a robust justification for a different mix.

Affordable Housing

5.15 Affordable housing is that which is affordable to those who cannot afford market priced housing locally to rent or purchase. It is housing provided with either private or public subsidy for people who would be otherwise unable to resolve their housing requirements in the local housing market because of the relationship between housing cost and local incomes.

5.16 Affordable rented housing is let by local authorities or private registered providers to eligible households. Controls require a rent of no more than 80% of the local market rent. In addition to social rented, affordable rented and intermediate housing, the Housing and Planning Act 2016 broadened the definition of affordable housing to also include 'starter homes'. These would be available to first time buyers aged between 23 and 40 at no more than 80% of local market value (capped at £250,000).

5.17 Hailey needs more young people and families for the community to recover its age balance but the current shortage of affordable housing denies young people and families the opportunity to live in the village where they grew up and fails to attract other young people and families to the area.

5.18 In June 2017 the following number of households in the HNP Area were registered on WODC's waiting list as qualifying for affordable housing:

1 Bed Single	1 Bed Couple	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
31	5	13	7	1	2	1	60

5.19 Proposals for all developments will need to consider local housing needs and should normally provide a tenure mix which includes 40% of Affordable Housing.

5.20 This Plan delivers the requirement for Affordable Housing while maintaining the flexibility necessary to meet the specific local requirements needed within our proposed housing developments.

Policy H6 Affordable Housing

Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage. In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

Allocation of Affordable Housing

5.21 Residents were asked the following question:

Affordable Housing – who should have priority?

<i>Young people with village connection</i>	<i>55%</i>
<i>Essential workers-nurses, teachers etc.</i>	<i>22%</i>
<i>Local workers living within 5m of parish</i>	<i>18%</i>
<i>No response</i>	<i>5%</i>

Figure 5.8 Affordable Housing – who should have priority?

Policy H7 Allocation of Affordable Housing
 20% of all new affordable housing in the Plan will initially be subject to a local connection, meaning that people with a strong connection to the HNP Area and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of a home. In this context a strong local connection means an applicant:
 (i) Who has lived in the HNP Area for 5 of the last 8 years
 (ii) Who has previously lived in the HNP Area for at least 5 years and whose parents or children are currently living in the HNP Area and have at least 10 years continuous residency there.

Policy H8 Tenancy Mix
 Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

6. North Witney

6.1 A large majority of residents, when responding to the HNP Questionnaire, indicated that they did not want to see major new housing developments in the HNP Area - See Figure 5.3. Over 45% of respondents indicated that only 200 houses should be included in the development.

6.2 However, as the Hailey Neighbourhood Plan forms part of the statutory planning framework it must be in general conformity¹¹ with the strategic policies in the WODC Local Plan 2031, including the 1,400 houses in North Witney development proposal (see Figure 6.1). It is therefore unlikely that the wishes of these respondents will be accommodated unless the North Witney proposal is removed from the WODC Local Plan.

¹¹ Figure 2.1- Layers to the statutory planning framework

North Witney	Market housing		Affordable housing	
	%	Number	%	Number
2 bed houses	15%	210	26%	364
3 bed houses	27%	378	8%	112
4 bed houses	12%	168	6%	84
5 bed houses	5%	84	-	
TOTAL	60%	840	40%	560

Out of these 1,400 houses there would be:

574 two bedroom houses	41%
490 three bedroom houses	35%
252 four bedroom houses	18%
84 five bedroom houses	6%

Figure 6.1 Proposed housing split - North Witney

6.3 The following is a renumbered extract from the draft submitted to the Inspector, including proposed modifications of the West Oxfordshire Local Plan 2031 dated November 2016:

North Witney Strategic Development Area (SDA) – 1,400 homes (Hailey Parish)

6.4 Land to the north of Witney is allocated for the delivery of 1,400 homes. The site is considered to be well-related to the main services and facilities of Witney, has no major ecological or heritage constraints and based on the proposed quantum of growth, will not have a significant landscape impact. Importantly, the development will require the delivery of the West End Link (WEL) a second river crossing for Witney, together with a new northern distributor road connecting Hailey Road to New Yatt Road and onto Woodstock Road.

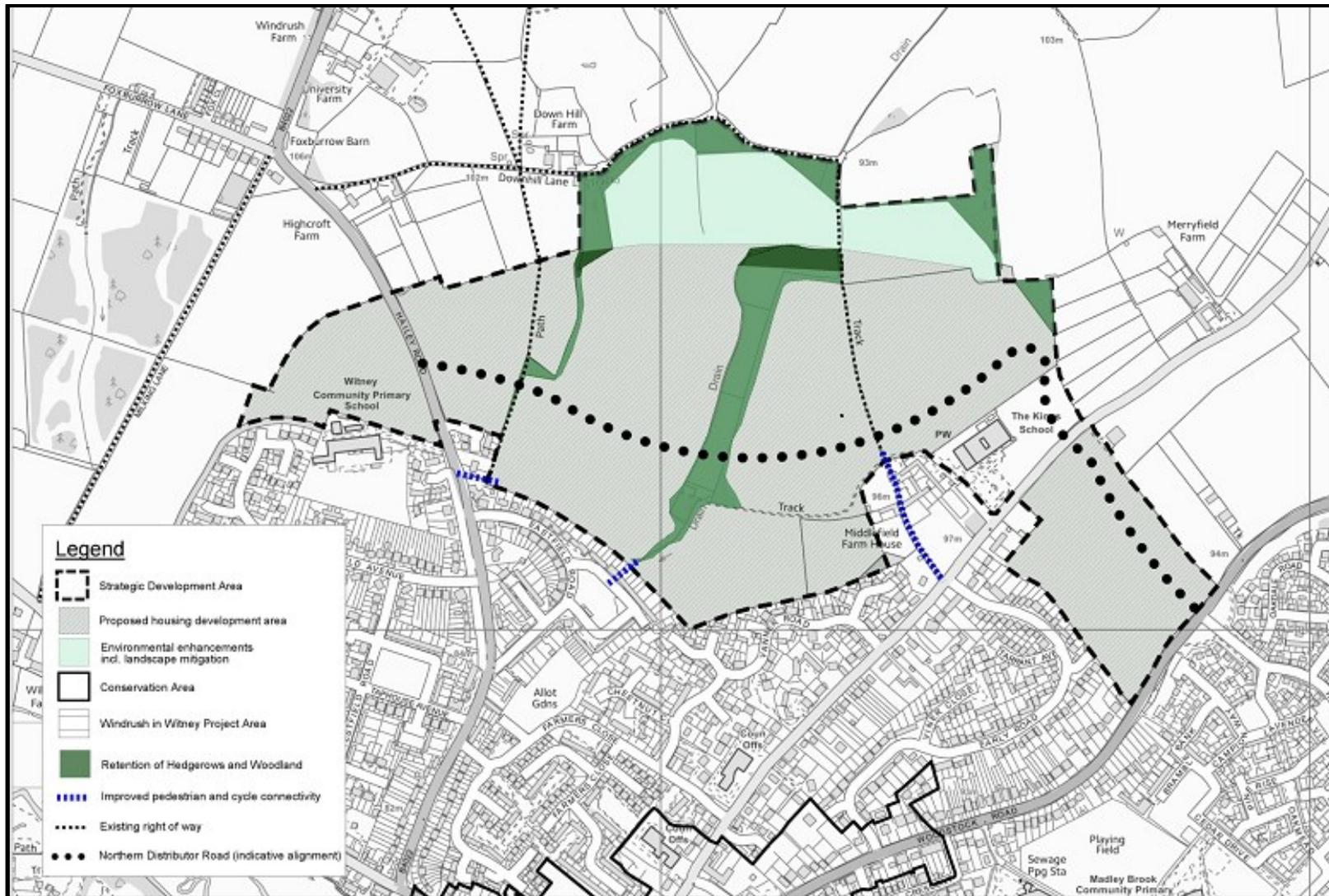


Figure 6.2 – North Witney Strategic Development Area (SDA)

6.5 The proposed allocation is shown below (note: the extent of the developable area is indicative only).

6.6 The proposed site allocation comprises three separate parcels of land, a larger area of land (c. 49ha) between Hailey Road and New Yatt Road, a parcel between New Yatt Road and Woodstock Road (c. 7ha) and a smaller parcel of land west of Hailey Road (c. 4ha). It is anticipated that across the allocation as a whole, around 1,400 homes could be provided but the quantum of development on each parcel will depend to an extent on the proposed primary education arrangements.

6.7 The land west of Hailey Road could be used for new housing (around 100 homes) or alternatively could be used to expand Witney Community Primary School (as an alternative to a new school being provided within the North Witney SDA) thereby freeing up development capacity within the main site area.

6.8 In addition to the proposed site allocation shown on Figure 6.2, there may also be some potential for further development on the land further north between New Yatt Road and Woodstock Road. The site has not been promoted for development through the Council's housing land availability assessment and has therefore not been included within the allocation but in principle may be suitable subject to there being a demonstrable benefit e.g. in terms of improved highway access arrangements and Green Infrastructure provision.

6.9 Key considerations for this site include flood risk, ecology, landscape impact, traffic transport impact, deliverability and phasing. Consideration of the archaeological significance of the HNP Area, including historic landscape, will also be needed.

6.10 In terms of flood risk, evidence¹² suggests that there is scope to reduce surface water run-off from the site itself through the use of sustainable drainage and potential off-site enhancements. The site promoter has identified land to the north of the SDA boundary which could be used for the purpose of off-site

¹² North Witney and WEL Level 2 Strategic Flood Risk Assessment (2015)

storage. Although the associated West End Link falls within an area of designated floodplain, it is classed as 'essential infrastructure' and there are no sequentially preferable alternatives available (other than the A40/Shores Green slip roads scheme which is also being taken forward).

6.11 Importantly, the West End Link could offer the potential to serve a dual role not only in terms of transport but also in terms of flood risk mitigation – the concept of which has the support of Oxfordshire County Council and the Environment Agency. Any development proposal will need to be supported by a detailed Flood Risk Assessment (FRA).

6.12 With regard to ecology, evidence¹³ suggests that both the site and the West End Link have no significant ecological constraints and that the proposed development presents a number of opportunities to deliver positive enhancements.

6.13 In terms of landscape impact, evidence¹⁴ prepared in support of the Local Plan suggested that the originally proposed quantum of development (1,000 homes) was able to be accommodated on the site without undue adverse impact. Taking account of the additional development capacity provided by the inclusion of land west of Hailey Road, a modest increase in the extent of the developable area to the north (see Figure 6.2) and slightly higher density assumptions, it is considered that around 1,400 homes can be delivered on the site whilst ensuring an acceptable degree of impact in landscape terms. A detailed landscape and visual impact assessment would however be required in support of any future application to determine the most appropriate form and layout of development which would ultimately influence final housing numbers.

6.14 Traffic impact is a key consideration and any development will need to be supported by a detailed Transport Assessment (TA) and Travel Plan.

¹³ North Witney and WEL Preliminary Ecological Assessment (2015)

¹⁴ Kirkham Associates Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options (2012)

Evidence¹⁵ prepared in support of the Local Plan suggests that whilst not eliminating congestion in the central core of Witney around Bridge Street, the provision of the West End Link and Northern Distributor Road will, in combination with other strategic highway measures proposed at Witney, have a number of tangible benefits as well as mitigating the impact of the proposed development.

6.15 In terms of deliverability, there are no known constraints in terms of land assembly to prevent the site coming forward and evidence prepared in support of the Local Plan¹⁶ suggests that the scheme is a financially viable proposition.

6.16 As a large site, development of the North Witney SDA is likely to fall into a number of phases. There is already a current planning application on part of the site for 200 dwellings between the Woodstock and New Yatt roads which is likely to form 'Phase 1' (subject to a comprehensive masterplan/delivery framework for the whole site). Because of the lead-in times associated with larger strategic sites, it is likely that the majority of the site will come forward later in the plan period after 2021 unless delivery can be accelerated. Delivery of the bulk of development in the medium to long-term would however offer the following advantages:

- help to ensure that housing delivery is provided evenly across the whole of the Local Plan period;
- ensure the transport impact of the scheme is minimised by allowing for the new A40/Down's Road junction and A40/Shores Green improvements to come forward first;
- allow time for the east and west Witney schemes to come forward in advance (and thereby avoid market saturation in the Witney area); and
- allow time for the West End Link element of the scheme to be phased in appropriately as an integral part of the development.

¹⁵ Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)

¹⁶ Aspinall Verdi – SDA appraisal North Witney (2015)

WODC Policy WIT2 North Witney Strategic Development Area (1,400 homes)

6.17 Land to the north of Witney to accommodate a sustainable, integrated community that forms a positive addition to Witney, including:

- a) about 1,400 homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing;
- ai) comprehensive development to be led by an agreed masterplan;
- b) development to be phased in accordance with the timing of supporting infrastructure and facilities including delivery of the West End Link and Northern Distributor Road;
- c) the provision of other supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development, and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas including the town centre and other key destinations;
- d) the provision of a new primary school on-site (2FE including nursery) on a 2.2ha site together with financial contributions towards secondary school capacity as appropriate. Alternatively, provision to be made for the expansion of Witney Community Primary School together with financial contributions towards secondary school capacity as appropriate;
- di) the conservation and where possible enhancement of the setting of the Grade II listed Middlefield Farmhouse and dovecote and the Witney and Cogges and Hailey Conservation Areas;
- dii) the investigation, recording and safeguarding of the known and potential archaeological significance of the HNP Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and should be deposited in a public archive;

- e) the provision of appropriate landscaping measures to mitigate the potential impact of development including a positive landscape framework to create a new town edge;
- f) retention of important on-site hedgerows and plantation woodland;
- g) biodiversity enhancements including arrangements for future maintenance;
- h) provision of appropriate green infrastructure including allotments;
- i) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. This may include consideration of 'off-site' solutions. The sustainable drainage systems should be designed to provide a biodiversity enhancement;
- j) all development should be steered to areas at least flood risk within Flood Zone 1 and flood alleviation measures to reduce flood risk associated with the Hailey Road Drain should be incorporated where appropriate;
- k) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements;
- l) ensuring that the design and construction of the West End Link has no harmful undue impact on heritage assets and biodiversity and provides for mitigation and enhancements to biodiversity where feasible;
- m) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings;
- n) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.

7. Education

Existing education provision

Hailey CE Primary School

7.1 Hailey School was established in 1847. The school now consists of the original building as well as some purpose built newer buildings which contain a spacious hall, kitchen and four classrooms. Facilities include a large outdoor space with play and sports equipment and an area of woodland.

7.2 The school benefits from many of the virtues of a small, supportive and active community in Hailey and the surrounding area. It has strong links with local families as parents, governors, former pupils and staff, and with the local church, with which it works to provide a stable spiritual environment for the children. The school is integral to the local community, welcoming friends, families and other local residents to school plays, fayres and other events, as well as assemblies and collective worship. The school also contributes to local projects and charities, visiting local residents' homes, contributing to the village newsletter, 'The Hailey Herald', and the Community Woodland project (Breach Wood) among others.

Catchment Area, Capacity and Viability

7.3 The catchment area for the primary school is the HNP Area plus Crawley. However there are currently insufficient numbers of children within the catchment. Consequently places are offered to parents living in the wider area, including Witney, and the school is attracting increasing numbers from outside Hailey itself.

7.4 As the school is widely regarded by parents as an attractive and distinctive alternative to larger urban schools in Witney there is no difficulty in filling the capacity (although not entirely from within its catchment area – see paragraph 4.10). Recent very positive Ofsted and Church Inspections make it even more attractive. Low mobility in the HNP Area means that new pupils are not generated from the village and

therefore, future sustainability and protection of this village resource will be dependent on pupils from the wider area.

7.5 The school currently has 109 pupils and about 20 staff. This is very close to the current capacity of 120 pupils (now including the Nursery) or 15 per year group which represents a 0.5 Form Entry. The Nursery class typically begins the year in September with 8 or 9 pupils which build to 15 as 3 year olds become eligible.

7.6 The threshold of viability is currently regarded to be around 100 children although additional pressures and demands on schools mean that future sustainability may necessitate higher capacity, thus generating higher income. The Local Authority has a general policy to support a move from 0.5 Form Entry to a single form entry.

Policy ED1 Hailey CE Primary School as a community facility

There is a risk that if insufficient new housing comes forward within the catchment area and government policy on viability changes the school could close. This Plan recognises that the school is an integral part of the community in Hailey with substantial community facilities and infrastructure. This Plan supports proposals to preserve and enhance the viability of the school.

Future expansion

7.7 Hailey CE Primary School lies within the Witney school planning area, where pupil numbers in primary schools have risen rapidly in recent years and are forecast to continue. For the 2016 Reception intake there were insufficient places available in the Witney school planning area, resulting in the planned expansion of West Witney Primary School being brought forward to ensure every child could be allocated a place.

7.8 West Oxfordshire District Council is in the process of issuing a new Local Plan covering the period up to 2031. This plan contains a proposal to construct 4,400 houses within the Witney sub-area (of which the HNP Area is part).

7.9 The significant housing growth proposed for the Witney sub-area will require further additional school capacity, both through new schools within the large strategic sites such as North Witney and the expansion of existing schools. Many of the schools in the area do not have sufficient site area to support expansion, and expansion of capacity will need to be planned strategically.

7.10 Throughout much of West Oxfordshire primary schools are either already under pressure or are forecast to fill as pupil numbers increase as a consequence of these developments. Local authorities have been known to impose sudden extra demand on existing schools, the school is working to ensure that more considered and cohesively planned permanent expansion opportunities for Hailey School will be available as an alternative to hastily imposed temporary porta-cabin solutions, should an expansion be required.

7.11 The primary school is in a good position to respond rapidly to demand created by new housing developments as it has extensive grounds and, unlike many schools in the Witney sub-area, has the opportunity to expand physically.

7.12 The expansion of Hailey Primary school is an attractive, relatively trouble free and cost effective option to provide additional primary school capacity for the Witney sub-area. This would protect the sustainability of this valued village resource and potentially provide additional direct and indirect benefits to the wider Hailey community.

7.13 Expansion of Hailey CE Primary School would be supportive of its long term sustainability, and the governors of the school have confirmed that their aspiration for the school is for it to grow up to 1 form entry, admitting 30 children per year group.

7.14 Hailey CE Primary School is on a large site, which would support this scale of expansion. Oxfordshire County Council has agreed to consider the potential for such expansion to form part of the strategic growth of primary school capacity. This will be required by the scale of housing and population growth proposed in the WODC Local Plan, in

particular to meet the needs of housing developments which are not of sufficient size to generate the need for a new school.

7.15 The school is currently close to capacity so expansion to 1 Form Entry would require the construction of four additional classrooms. The school is actively commissioning concept drawings such that it is able to understand the feasibility of expansion, and be able to move more quickly should the local authority require it to do so.

Policy ED2 Expansion of Hailey CE Primary School

This Plan supports the aspiration of the Governors of the school to expand Hailey CE Primary school to a single form entry school, admitting 30 pupils per year group

Parking, Traffic and Footpaths

7.16 A side effect of children from outside Hailey being allocated places has been a substantial increase in the volume of traffic in the village at both ends of the school day. This creates friction with residents and other road users as parking outside the lay-bys in the centre of the village often restricts the flow of two way traffic on the B4022.

7.17 Should the capacity of the school be increased, the school has recognised that it would be essential to investigate solutions and is actively building that into its planning. A possible solution could be the construction of a 'loop road' through the existing car park which would provide an off-road drop-off point for parents with cars.

Policy ED3 Traffic and Parking

Any significant proposal for expansion of Hailey CE Primary School must include a traffic management strategy – such as a 'drop off circle' - to minimise the impact of additional traffic and parking at the beginning and end of the school day.

7.18 The addition of new, and upgrading of existing, footpaths and links to both the North Witney development and Witney itself to safe cycle routes is detailed in the Transport section.

7.19 Installation of cycle racks, school support and facilities for community and pupil provision of cycle proficiency education, provision of a "drop off circle" to significantly reduce parking at peak times in the village, would all be examples of the innovative infrastructure that could be delivered - meeting many of the principles and objectives outlined throughout the WODC Local Plan.

7.20 The withdrawal of the school crossing lady by the local authority caused a degree of resentment in the village, from the school and its community. Although sufficient funds were raised through constructive collaboration between community groups and the school to provide 20mph signs and flashing warning lights (installed 2016), a proposal to install a full traffic light controlled crossing outside the school has been included in the Transport section.

Secondary Education provision

7.21 The two secondary schools serving Witney and the surrounding villages are The Henry Box School (MILL academy) and Wood Green School (ACER academy). They have distinct designated areas (Wood Green School is the catchment school serving the HNP Area) but there is significant transfer of pupils between the two areas and the two schools share some sixth form teaching. Some pupils attend Burford School or are educated at private schools.

7.22 Based on the current draft WODC Local Plan it is expected that one or both schools will need to expand on their current sites. However if the population within the Witney Strategic Development Area increases as forecast in the Local Plan a new secondary education establishment would be required.

The King's School

7.23 The King's school is an independent, non-selective, co-educational, Christian school providing education from Years 1 to 11. It is located on New Yatt Road, just outside the boundary between the HNP Area and Witney.

Further education

Abingdon and Witney College

7.24 The Common Leys campus has around 150 students at Level 1, 2 and 3 taking courses in Animal Husbandry, Countryside, Agriculture and Equine Studies. They also run some elements of degree courses in conjunction with Oxford Brookes. On the farm they have pigs, cattle and sheep with three mares at stud.

8. Transport

Existing roads

8.1 There are two primary roads in the Neighbourhood Plan area:

- The B4022 Witney to Charlbury road is the most significant route used by most residents on a daily basis. It links Witney with Hailey, Poffley End, Delly End, Foxburrow and Whiteoak Green.
- The A4095 Woodstock Road from Witney to Long Hanborough forms part of the south eastern boundary of the HNP Area.

8.2 Other key roads are:

- New Yatt Road which runs from the King's School, Witney to New Yatt and then to North Leigh.
- Poffley End Lane / Hatfield Pits Lane running from Witheridge Corner with the B4022 to the junction with New Yatt Lane, Abingdon and Witney College and then to Ramsden.
- New Yatt Lane joins Hatfield Pits Lane with New Yatt Road
- Delly End, Wood Lane and the SW end of Whitings Lane are predominantly residential lanes, also used to link Hailey with New Yatt and Ramsden.
- Crawley Road / Witney Road from West End, Witney to Crawley village.

8.3 All other roads are single track roads – usually with passing places and are outside built up areas. These lanes are extensively used by walkers, runner/joggers and cyclists, especially at the weekends.

8.4 Residents have identified several traffic hotspots in the HNP Area – all close together on the B4022:

- Hailey CE Primary School, Middletown during child dropping off / collection periods
- St John's Church, Middletown during Sunday services, weddings and funerals
- Lamb & Flag public house, Middletown during busy periods (typically Thursday, Friday and Saturday evenings and Sunday lunch).

Road-side parking associated with these establishments disrupts the two way flow of traffic as the B4022 is not wide enough.

8.5 There are car parks at the Village Hall and at the Lamb & Flag public house. There are also numerous parking places in the roadside lay-bys between the church and the pub. They are well used during church events and at school opening and closing times.

8.6 The main traffic flows are between the villages and hamlets to Witney where virtually all infrastructure, shops and primary road links (A40) are located. The B4022 Hailey Road, A4095 Woodstock Road, New Yatt Road and Witney Road (from Crawley) all meet at twin roundabouts at the northern end of Bridge Street, Witney.

8.7 The only other routes to Witney is along Hailey Road, Witney road, and *via* Priest Hill Lane or Foxburrow Lane (both single track roads) through Crawley – a well-used 'rat-run'.

8.8 The villages are served by the X9 Chipping Norton-Witney bus service, which runs along the B4022. The 233 Woodstock to Witney bus service which used to go through New Yatt has been redirected along the Woodstock Road through lack of use. The combination of the North Witney development and recent planning approvals in North Leigh will probably lead to a reinstatement, which this plan supports.

8.9 There are no tarmacked footpaths linking Poffley End, Delly End, Whiteoak Green and New Yatt to the built-up area of Hailey itself. Conversely Foxburrow is connected to both Hailey and Witney by recently installed footpaths along the B4022.

New Roads

8.10 The WODC Local Plan 2031 proposes the construction of:

- **Northern Distributor Road** from Woodstock Road via New Yatt Road to Hailey Road – see Fig 6.2 for route.
- **West End Link river crossing** from the junction of Hailey Road with West End to the Burford Road.

8.11 The completion of the Northern Distributor Road along with the installation of four way junctions of the A40 at Shores Green and at Downs Road will create 75% of a Witney ring road.

Traffic calming

8.12 The speed of traffic through the villages and hamlets within the HNP Area is a perpetual concern. Vehicle Activated Signs (flashing 30mph to speeding traffic) have been installed on the land adjacent to Vine Farm to slow down northbound B4022 traffic entering Hailey and on New Yatt Road to slow down northbound traffic entering New Yatt.

8.13 Village Gateways along with signs and road markings have been used to create a visual impact when drivers enter Hailey. As well as contributing to traffic calming these measures help to create a 'sense of place' when drivers enter the village.

8.14 A recent traffic report for a proposed housing development measured traffic speeds at locations on the B4022 to the north and south of the Delly End crossroads with Priest Hill Lane and the B4022.

The 85 percentile level was:

At the 30/50mph sign north of Hailey on the B4022 was

45.3mph northbound and 44.3mph southbound

At Delly Hill next to bus stop (30mph area)

38.5mph northbound and 36.3mph southbound

These results demonstrate a long-held view that the speed of traffic out of and particularly into the northern end of Hailey requires attention.

Policy T1 Traffic calming at Delly End Crossroads

In order to reduce traffic speeds a mini-roundabout with signing, lining and low level lighting of signs should be installed at the junction of the B4022 with Delly End and Priest Hill Lane. An alternative measure would be the installation of vehicle activated signs (i.e. flashing 30mph)

Note: According to OCC there is an insufficient volume of traffic along Priest Hill Lane/Delly End to justify the above policy at the moment. However traffic volumes are expected to increase during the planning period.

8.15 As identified in the Education section there is also concern around safety at the school crossing. Although sufficient funds were raised through constructive collaboration between community groups and the school to provide 20mph signs and flashing warning lights, it is widely felt that a more robust solution is required.

Policy T2 School Crossing

In order to address safety concerns a Toucan crossing (with traffic lights and high surface friction surfacing on approaches) should be installed on the B4022 at the crossing outside Hailey CE Primary School.

8.16 The junction of Hailey Road (B4022) with Foxburrow Lane is also an area of concern. The B4022 bends through 90 degrees at this junction, creating a blind spot for traffic turning into Foxburrow Lane from the north. The addition of 1,400 houses at North Witney will result in additional traffic using Foxburrow Lane to take advantage of the 'rat-run' through Crawley to reach the Burford Road and the main industrial estates of Witney.

Policy T3 Traffic calming at Foxburrow

In order to reduce traffic speeds a mini-roundabout with signing, lining and low level lighting of signs should be installed at the junction of the B4022 with Foxburrow Lane.

Northern Distributor Road

8.17 The completion of the Northern Distributor Road along with the Shore's Green 4 way junction with the A40 plus the new Down's Road junction with the A40 will provide 75% of a ring road around Witney.

8.18 The Northern Distributor Road is planned to terminate at Hailey Road (B4022), between The Copse and Highcroft Farm (see Fig 6.2), with most Witney traffic directed south along Hailey Road. The land to the west of this stretch is earmarked for housing as part of the North Witney development. However there is no reservation of land or any provision for any subsequent extension of the Northern Distributor Road.

Policy T4 Reservation of land for further extension of the Northern Distributor Road

Oxfordshire County Council to conduct a feasibility study to determine whether land should be earmarked for future development of the Northern Distributor Road.

Public Rights of Way



8.19 The interactive Oxfordshire County Council Definitive Map¹⁷ shows the network of public rights of way that radiate from the settlement of Hailey in to the surrounding countryside.

¹⁷ <https://www.oxfordshire.gov.uk/cms/content/definitive-map-and-statement-online>

Different types of rights of way in the countryside

8.20 Public rights of way are the main means of getting about in the countryside. They are minor highways, protected in law like all other public roads. There are four types:

Footpath (FP): A public right of way with recorded rights for walkers*.

Bridleway (BR): A public right of way with recorded rights for walkers, horse riders and cyclists*.

Restricted Byway (formerly Road Used as Public Path RUPP):

A public right of way with recorded rights to walk, ride a horse or bicycle and use a horse drawn carriage.

Byway open to all traffic (BOAT):

A public right of way with recorded rights for all users.

***Note:**

Other access rights may exist on some routes including unrecorded higher rights for other users and/or private access rights to land and property.

Although it is unlawful to use motor vehicles on footpaths, bridleways and restricted byways, the routes of these public rights of way may coincide with private rights of access with vehicles.

Changing public rights of way

8.21 The legal record of Public Rights of Way is called the Definitive Map and Statement (DM&S) of Public Rights of Way. It is a historically important document that records the 2,600 miles of Public Rights of Way across every parish, town and city in Oxfordshire. The DM&S was last updated in 2006 for the fourth time since 1949¹⁵.

Changes to the Definitive Map and Statement

8.22 The Definitive Map and Statement of Public Rights of Way can be altered if it meets certain legal tests. Oxfordshire County Council is responsible for maintaining an accurate record of all Public Rights of Way in Oxfordshire.

8.23 Anyone who has evidence that the Definitive Map and Statement is incorrect or incomplete may apply for it to be legally changed using a Definitive Map Modification Order (DMMO).

Reasons for wanting to change the Definitive Map and Statement might be to submit evidence that:

- the status of a route should be altered, eg from footpath to bridleway
- a Public Right of Way should be added to the Definitive Map
- occasionally, a Public Right of Way should be deleted from the definitive Map.

8.24 A list all of the rights of way in the parish of Hailey appears in **Appendix F**. The following number sequence appears on the definitive map – e.g. 236/14/40:

236 = Hailey parish
14 = Footpath number
40 – Section of above footpath

Red sections shown on the definitive map indicate requested changes (Note: Requested changes commonly take many years to be considered).

8.25 The Wychwood Way long distance footpath follows the course of the Roman Road – Akeman Street – which touches the north western corner of the HNP Area at New Found Out Farm and then runs in a north-east direction¹⁸.

8.26 In order to improve access for pedestrians and cyclist within the Hailey Neighbourhood Area a number of footpaths should be installed or upgraded to traffic-free paths. These will be designed equally for cyclists and pedestrians, including, wherever possible, people with a disability (including users of wheelchairs):

8.27 The North Witney development is dissected by a series of existing footpaths which link Hailey, Poffley End and North Witney as well as the New Yatt Road with the Hailey Road. However most of these footpaths

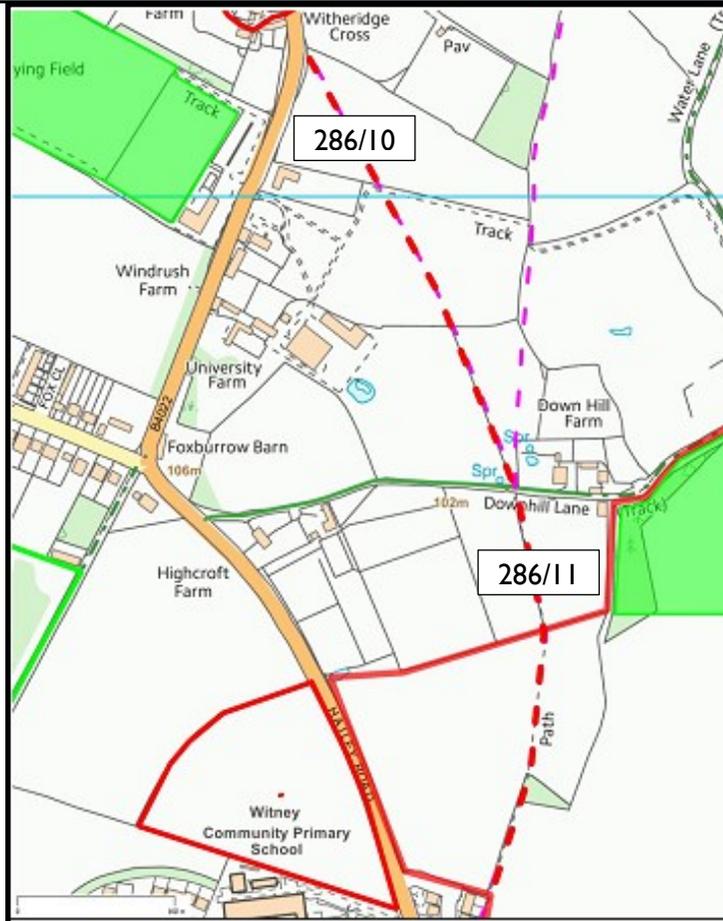
are unsurfaced and cross open fields or pass along farm tracks or around field edges and would not provide all-weather links between these locations. As part of the North Witney developments a number of upgrades (i.e. widening and surfacing) are recommended below.

8.28 The Witheridge Cross end of Footpath 236/11 connects with the footpath running north alongside the B4022 into the centre of Hailey. It is anticipated that this route would be a heavily used pedestrian connection with the Village Primary School and other village facilities.

¹⁸ The Wychwood Way passes along portions of Rights of Way numbers ***, ***, ***,

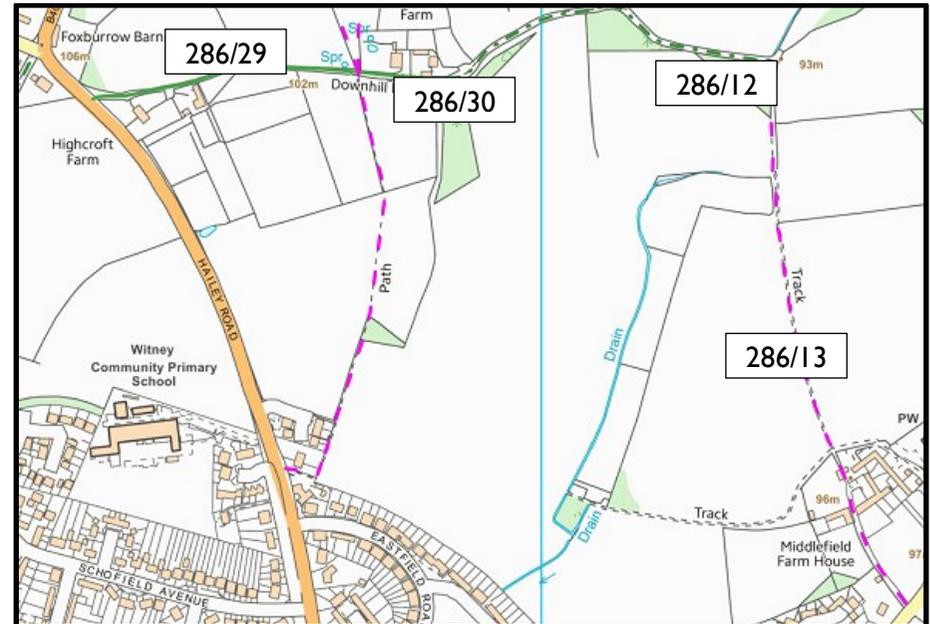
Policy T5 Upgrading of Footpaths 11 & 30

Footpath 236/11/10 and 236/10/30 from Witheridge Cross south east to just west of Downhill Farm continuing south to the Witney Town boundary at Cannon Pool, east of the B4022 – next to the BP service station (thick dotted RED line) should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs). Redirection of part of these footpaths along the edges of fields will have to occur.



Policy T6 Upgrading of Footpath 29, 30, 12 & 13

Footpath 236/29, 236/30, 236/12 and 236/13 from Highcroft Farm along Downhill Lane, continuing east and then south to Middlefield Farm House, New Yatt Road should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs).

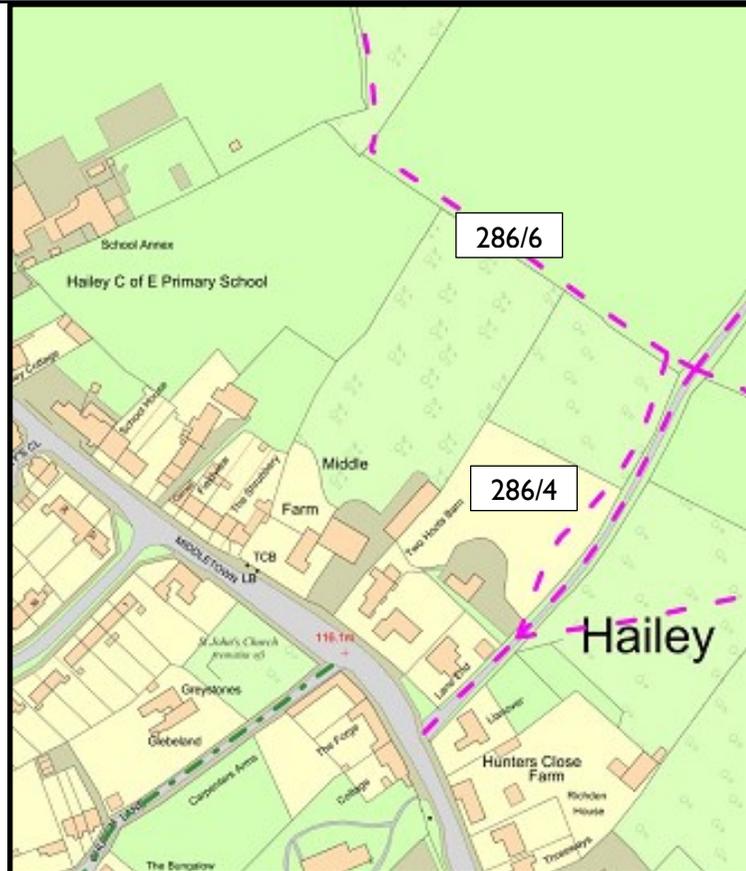


Policy T7 Upgrading of Footpath 4 & 6

Footpath 236/4 from the B4022 along Breach Lane turning North West along 236/6 to the corner of the school playing field should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs) and be associated with a back entrance to Witney C of E Primary School with a continuation of the all weather surface across the school grounds

Policy T8 New footpath

Create a traffic-free path alongside the new Northern Distributor Road from Hailey Road via New Yatt Road to Woodstock Road (see Fig 6.2 for route)



9. Local economy and employment

9.1 In common with the area as a whole, traditional employment for people living in Hailey up until the mid-20th century was in agriculture and the woollen industry. During the war Smiths Industries established light engineering factories in Witney, and provided employment and infrastructure development (the Smith's estate, sports facilities), and thus joined Earlys as a major local employer. Both Earlys and Smiths closed their operations in the 1990s. Agriculture declined, and as Witney grew employment shifted to the service sector, and mobility and commuting – to Oxford and beyond – increased, providing the pattern of employment we see today.

9.2 Now, Audley Travel is by far the largest employer in Hailey parish, with a staff of over 200 at the main premises in New Mill. Audley employ many young people from the local area, some of whom live in the parish. The changing use of New Mill symbolises the significant shift from a locally based rural manufacturing industry to a global service industry.

9.3 Other businesses and employers in Hailey parish include Middletown Grange care home; the Subaru Garage; Kontempo Hairdressing Salon; Abingdon and Witney College's Common Leys Farm campus; Hailey CE Primary School; and the Lamb and Flag and Bird in Hand public houses. A small number of local people work in these businesses and organizations. Although outside the HNP Area, there are two Business Parks close by - in New Yatt (North Leigh parish) and Crawley.

9.4 There are a number of self-employed people who live and work in the parish, but the majority of those employed now travel to Witney, Oxford, Swindon, Reading and London. The survey we carried out indicated that of those employed 34% worked within 5 miles of Hailey (probably Witney); 34% worked 5-25 miles from Hailey (probably Oxford); and 13% worked further away; and 19% worked from home. The internet and digital economy affords opportunities for working from home, and remote working whether employed or self-employed.

9.5 In the Questionnaire, residents were asked:

What developments, 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
- 14% chose none of the above.

The proximity of employment opportunities in Witney combined with the rural look and feel of the villages means there is little appetite for any significant expansion of manufacturing or service industry in the HNP Area

9.6 Given current demographic and economic trends it is highly unlikely we shall see any significant change in the patterns of employment in the parish in the coming decades. It is doubtful that any policies adopted in the Neighbourhood Plan will make a significant difference to employment. The public house at New Yatt (Saddlers Arms) is currently closed and is the subject of an Asset of Community Value order issued by West Oxfordshire District Council at the request of Hailey Parish Council.

10. Community and Recreational Facilities

10.1 There is strong community support for the safeguarding of important village assets. For a community of 1,200 residents Hailey is relatively well endowed with community and recreational facilities. The village has:

- A **Village Hall** which has a large Main Hall with a small stage, a kitchen, a Committee Room and a bar, is located in the centre of the village.
- A **Recreation Ground** comprising a football pitch, changing facilities, children's playground, adult exercise equipment and a BMX track is adjacent to the Village Hall.
- **Hailey CE Primary School** offers access to its Assembly Hall and sports field for community activities.
- **Witney Rugby Club** has four pitches – two of which can be floodlit. The main club room has its own bar and is available for hire. Apart from regular tournaments and matches the most popular annual community event is the fireworks on Bonfire Night.
- **St John the Evangelist's** church is used for social and educational purposes and is the only place of worship in the village.
- **Lamb & Flag** public house is a core asset in the centre of the village offering a meeting place, food, drink and entertainment.
- The only asset in New Yatt is the **Saddlers Arms** public house. Unfortunately it is currently closed but is the subject of an Asset of Community Value order.
- Although a little remote, the **Bird in Hand** public house is a popular location for residents and provides accommodation to numerous visitors.
- Nearly 30 **Allotments** are located in Poffley End – all within 15-20 minutes walking distance of most built-up areas within the NHP Area.
- **Breach Wood** - as a result of the enthusiasm of the community, Hailey now has its own 6.5 acre community woodland, planted in 2002, with strong links to Hailey CE Primary School..

- The Wychwood Project has established a second woodland - **Foxburrow Wood** - providing space for leisure, learning, wildlife and health.
- A network of footpaths and bridleways radiate across the HNP Area linking the main village areas with the hamlets – detailed in Section 8.

Policy CI Assets of Community Value

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted.

Community Organisations (Sports and Social Clubs)

10.2 The following clubs, societies, sports and other organisations provide cohesion between all of the many interest and social backgrounds of residents.

- **St John the Evangelist Church** is probably the oldest community organisation in the village. The current church was completed in 1869, replacing a chapel built in 1761 – the foundations of which can be found in the old burial ground. Many activities in Hailey are centred on the church which has an expanding attendance – not only for services but also for both social and musical functions. The church organises the monthly Village Lunch and the annual Rounders Match. They are currently raising funds to repair the encaustic tiled floor which has sunk into the soft clay ground on which the church is built.
- **The Lamb & Flag**, apart from dispensing the usual hospitality associated with public houses, has become an indispensable meeting place for many organisation and the venue for the renowned Quiz Nights that raise funds not only for charitable causes but also for the June Hailey Festival. As well as darts and aunt Sally Teams, the pub supports and provides a home for the Hailey Football Club.
- **The Village Hall** is central to many Community organisations. The building which was built by public subscription, was opened in 1963 and extended by local volunteers in the 1970s. It is now badly in need of refurbishment or replacement.

Monthly meetings include:

Hailey Parish Council

Village Lunch

Charity Coffee morning (in aid of a different charity each month)

Tuesday Ladies – a successor to the local Women’s Institute.

- More frequent use of the hall is made by a number of fitness classes, including weightlifting, Jazzercise and Pilates. Line Dancing and Puppy Training classes as well as a Radio Controlled Car Club also make regular use of the facilities.
- The hall is also used for jumble sales, the annual Band Concert, fish & chip suppers, the Harvest Supper, Knit & Natter Club, the Play Reading Group and Bingo. It is also available for birthday parties, wedding receptions and other events such as Gardening Club talks.
- **Hailey Gardening Club** is one of the largest organisations in the village. It holds an annual Village Show (flowers, fruit, vegetables, crafts and children’s classes) in September. They have a popular Plant Sale in May as well as various talks throughout the year.
- The **Hailey Festival**, which runs over a couple of weeks in June arose out of the Jubilee celebrations in 2012. It brings together many of the above village clubs and organisations. The Festival includes the annual Village Rounders Match, the Village Fete, the hugely popular Scarecrow Trail and the grand Festival Finale (in the Lamb & Flag). Previous Festivals have included a Jazz or classical concert, classic car rally, barn dance and open gardens
- The **Recreation Ground**, adjacent to the Village Hall, comprises a football pitch and sports pavilion (used by **Hailey Football Club**), an excellent children’s play area, a BMX track and a recently installed set of adult exercise equipment. A group of local residents – Project Hailey – raised funds and project managed both the expansion of the children’s playground and the installation of adult exercise equipment.
- **Witney Rugby Club**, located on Hailey Road, provides playing and social facilities for its members across the wider community.
- **Hailey Cricket Club** left the village some years ago through lack of facilities. Its current home is at West Witney Recreation ground. It

remains a long term aim of the community to bring them back to the village.

Community Facilities including Infrastructure

10.3 The existing community facilities, primarily located in the centre of Hailey, are too small and poorly located to service the needs of the community that will emerge as a consequence of the North Witney development. A variety of new facilities will be required.

Policy C2 Community facilities

All of the proposed housing developments, including North Witney, shall ensure that new residents have at least the same access to community facilities as existing residents and that new developments shall, as far as is reasonably practicable, preserve or enhance the facilities of the entire community.

This shall be achieved through funding and, where appropriate, land in proportion to the size of each new development to ensure:

- Easy access to facilities including health-care, schools, pre-schools and nurseries, sports facilities and allotments, play areas, pubs, restaurants and places of worship.
- Easy access to a multi-functional community building suitable for activities such as playgroups, older persons day-centres, clubs and societies and in accord with NPPF 38, 58 & 69.
- Primary healthcare facilities within an appropriate distance of each community.
- Provision is made in land or funding to satisfy local demand for allotments.

The North Witney development shall contribute to:

- A community building appropriate to the scale of the development and ensure that it is in close proximity to new homes and readily accessing from existing homes.
- Land shall be made available to ensure that sports facilities, allotments, play areas and, where appropriate, a burial ground, can be provided.

Playing pitch provision

10.4 Section 7 of WODC's Playing Pitch Strategy¹⁹ contains suggested standards for grass pitches:

*A new minimum standard 1.60 ha per 1000 people of dedicated grass pitch sport space is proposed both as a basis for a contribution from new housing and as a **minimum target** for provision across the local authority area. In practice, much pitch sport occurs on multifunctional space. As far as possible new outdoor sports space should be dedicated to that use, so avoiding some of the problems arising from multi use cited above. Inevitably, pitch sports will continue to be played in some parks and recreation grounds, and also on school sites. This minimum standard does not cover provision of synthetic turf pitches (STPs) and other relevant outdoor sports spaces.*

10.5 Once completed, the population of the North Witney Development will exceed 3,500. This equates to a minimum pitch area of 5.6 hectares, using the recommended WODC standards.

Policy C3 Playing pitch provision

Development of community facilities related to North Witney should include the provision of at least 5.6 hectares of land suitable for playing pitches (as set out in WODC's Playing pitch strategy). Pitches should be located either on site or within the HNP Area (e.g. Witney Rugby Club and/or adjacent to the Recreation ground).

Play Spaces

10.6 The community in Hailey (via Project Hailey) has substantial experience in developing play spaces for children, young people and adults. There will clearly be a requirement for appropriate play spaces within the North Witney development and the community should be involved in its planning and development.

Policy C4 Play Area provision

Development of North Witney community facilities must contribute towards the provision of high quality play and activity areas for children

and young people, designed in consultation with the local community. There should be sufficient funding to ensure that the play spaces can be maintained to an appropriate standard. The location of any new play spaces should be such that access by the local community is maximised.

Allotments

10.7 An allotment is traditionally measured in rods, perches or poles, an old measurement system dating back to Anglo-Saxon times. 10 poles is the accepted size of an allotment, the equivalent of 250 square metres.

10.8 There is no legal national minimum provision standard, but councils do have to audit allotments, set standards of provision, and assess their actual provision against these standards as part of Planning Policy Guidance 17 (PPG17). Most allotment strategies quote the 1969 Thorpe Report which recommends a minimum provision equivalent to 15 per 1,000 households, but this is not legally binding.

10.9 In the HNP Area there is a short waiting list for allotments indicating that the proportion of allotments per head of population is in balance (currently 30 allotments for just under 500 households). The addition of 1,400 houses would require the provision of an additional 84 allotments to achieve the same balance.

Policy C5 Allotment provision

Development of North Witney community facilities should include the provision of sufficient land to provide for up to 84 allotments (2.1 hectares) either on site or within easily accessible distance.

Burial ground capacity

10.10 All residents of the HNP Area have the right to be buried in the Burial Ground in Church Lane, Hailey (previously known as the Glebe Field). There is sufficient capacity to accommodate the current population of the HNP Area for several decades. However the near quadrupling of the number of residents associated with the proposed North Witney development will require the acquisition of additional land suitable for use as a Burial Ground.

¹⁹ <https://www.westoxon.gov.uk/media/765284/Playing-Pitch-Strategy-2014.pdf>

Policy C6 Burial Ground provision

Development of North Witney community facilities should include the provision of suitable Burial Ground capacity to accommodate the additional demand arising from the quadrupling of the population within the HNP Area.

Health, Health Care and Wellbeing

10.11 Almost 19 percent of residents day-to-day activities are limited by a long term health problem or disability, reflecting the HNP Area's higher than average numbers of older residents. The existence of Middletown Grange care home contributes to a significant portion of this statistic.

10.12 Among older people, Hailey sits within the least income deprived groups.

10.13 There are no medical practices, opticians, dentists or dispensaries located within the HNP Area. Most residents seek health care from one of the three GP surgeries in Witney or from the Witney Community Hospital which contains a Minor Injuries Unit.

More serious medical problems are usually referred to the John Radcliffe hospital complex in Oxford.

10.14 In the HNP questionnaire, residents identified the building of an NHS surgery / Health Centre (as part of the North Witney development) as having the highest priority.

Policy C7 Health Care

Development of North Witney community facilities should include the provision of an NHS surgery/ Health Centre, preferably integrated into the Community Centre identified in Policy C2

11. Environment

The Natural Environment

11.1 Hailey is just beyond the Cotswolds Area of Outstanding Natural Beauty (AONB) in an elevated and smoothly rolling landscape characterised in the West Oxfordshire Landscape Assessment²⁰ as semi-enclosed limestone wolds (smaller scale) which are visually exposed and sensitive to development.

11.2 The Hailey Landscape Assessment 2007 notes a key sensitivity to resist urbanisation between Hailey and Witney, particularly given the scattered development along the B4022. The small but distinct gap between the two settlements is vulnerable to erosion.

11.3 There are no national or local nature conservation designations affecting Hailey or the immediately adjacent land although the Upper Windrush Conservation Target Area (CTA) lies to the west and the Wychwood and Upper Evenlode CTA lies to the east of Delly End and Poffley End.

11.4 The countryside surrounding Hailey comprises a small-scale settled landscape with a rolling topography, characterised mainly by a pattern of pasture fields bordered by mature hedgerow trees, as identified in the Oxfordshire Wildlife and Landscape Study²¹

11.5 Key Characteristics are:

- Rolling landform with minor valleys and streams.
- Dense hedgerow trees and a range of woodland types.
- Small, irregularly-shaped fields enclosed by tall thick hedges.
- A dispersed settlement pattern of villages, hamlets and farmsteads.

²⁰ West Oxfordshire Landscape Assessment – Atlantic Consultants – May 1998
<https://www.westoxon.gov.uk/media/1234693/West-Oxfordshire-Landscape-Assessment-1998.pdf>

²¹ OWLS: Oxfordshire Wildlife and Landscape Study
<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home>

11.6 The site lies within the Wychwood Project Area designated in the West Oxfordshire Local Plan 2031. This project aims to restore the landscape character and mix of habitats associated with the Royal Hunting Forest of Wychwood.

11.7 The hilltop position of Hailey means that only the very limited area of Hailey parish that lies within the flood plain of the Windrush is within flood risk zones 2 and 3²². In addition, some areas of the HNP Area are prone to local flooding resulting from overtopping of ditches and culverts at times of high rainfall, especially where the ditches and culverts are not adequately maintained and kept clear.

Built Environment

11.8 Hailey's distinct character is in part down to its historic built environment. The Parish has a distinct and diverse architectural style consisting of a mix of imposing formal and less imposing functional buildings, often built in local materials. The honey-coloured stone of many buildings within the Parish creates an attractive Parishscape. There are 25 listed buildings in the HNP Area (detailed in Appendix D)

11.9 Hailey was designated as a Conservation Area in 1992, the extent of which is shown on Figure 4.2.

11.10 WODC Policy EH7 – Historic Environment in the West Oxfordshire Local Plan states that:

'All development proposals should conserve or enhance the special character and distinctiveness of West Oxfordshire's historic environment, and preserve or enhance the District's heritage assets, and their significance and settings. The Council's Conservation Area Appraisals should be used as a guide when assessing the significance of a heritage asset.'

11.11 The Hailey Conservation Area Preservation and Enhancements document makes specific reference to landscape, trees and views stating that:

²² Flood Map for Planning at <https://flood-map-for-planning.service.gov.uk/summary/435226/213443>

'For any development activity, the existing landscape, vegetation and wildlife context must be carefully considered. Established plant and animal communities must be conserved during and after construction, and provision must be made for such assets into the future. As well as being important natural components in their own right, trees and hedgerows form vital habitats for wildlife, and can provide important corridors between isolated habitats.'

Policy E1 Hailey Conservation Area

The special architectural, historic and environmental character of the Conservation Area will be preserved or enhanced. Every effort will be made to ensure that the character and appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the Conservation Area.

Trees and Hedges

11.12 The residents of Hailey would like to preserve and enhance the natural environment and setting of the villages. As well as the recent development of new woodland areas, the existence of groves of trees throughout the HNP Area and 'tree tunnels' along the B4022 are highly valued.

Policy E2 Trees

The inclusion and retention within developments of large growing trees in sufficient space to allow them to reach their mature size will be supported to maintain the character of the HNP Area.

Local Green Spaces (LGS)

11.13 Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The sites listed in Policy E3 have been identified and assessed as potentially meeting the requirements of LGS and are in need of preservation as such following consultation with the community.

11.14 In addition to the existing sites the list in Policy E3 also identifies for inclusion the following locations that will be created as part of the North Witney development:

- The northern part of the North Witney development, identified in light green on Fig 6.2 labelled ‘Environmental Enhancements incl landscape mitigation’, is intended to provide a new landscape framework to the development.
- The repositioned King’s School playing field (the existing playing field will be dissected by the Northern Distributor Road)
- The new playing pitches provided as part of the North Witney development.
- New Community or ‘Village Green’ spaces and Allotments.

11.15 More detail of the significance of the Local Green Spaces is set out in the NPPF, paras 76 to 78. Appendix G includes descriptions, ownership and site plans with exact boundaries relating to each LGS.

11.16 WODC Policy EH3 – Public Realm and Green Infrastructure states that:

The existing areas of public space and green infrastructure assets of West Oxfordshire will be protected and enhanced and new multi-functional areas of space will be created to achieve improvements to the network (through extending spaces and connections and/or better management), New development should not result in the loss of open space, sports and recreational buildings and land unless up to date assessment shows the asset is surplus to requirements or the need for and benefits of the alternative land use clearly outweigh the loss and equivalent replacement provision is made.

11.17 Development within any LGS will only be permitted where it forms part of a landscape design to enhance community enjoyment of the green space and contribute to improvement of the character, bio-diversity, appearance and general quality or amenity value of the space. For example, this could be through appropriate planting, preferably of native species or local varieties of fruit trees, through improvements to local drystone walls, restoration or planting of native hedgerows or creation of natural pathways, appropriate to existing use and management of the space. Any other development will not normally be allowed.

Policy E3 Local Green Space

The sites listed below and identified on the maps in **Appendix H** are all designated as Local Green Space:

- LGS 1 Hailey Recreation Ground *
- LGS 2 Delly End Green
- LGS 3 Green outside Vine Farm, Hailey
- LGS 4 New Yatt Picnic Area
- LGS 5 Poffley End allotments
- LGS 6 Hemplands allotments, Poffley End
- LGS 7 Breach Wood
- LGS 8 Foxburrow Wood **
- LGS 9 St John’s Wood
- LGS 10 Job’s Copse, Poffley End
- LGS 11 Taylor’s Copse, New Yatt
- LGS 12 The Old Burial Ground, Hailey
- LGS 13 Witney Rugby Club playing pitches
- LGS 14 Hailey CE Primary School playing field
- LGS 15 The King’s School playing field
- LGS 16 North Witney landscape framework at new town edge
- LGS 17 North Witney playing pitches and ‘Village Green’ areas
- LGS 18 North Witney allotments

* Excludes any future development of the Village Hall, the Sports Pavilion and associated car parking area

** The Wychwood Project have signalled that they may wish to utilise part of the southern end of the site for limited office accommodation

Buffer Zones

11.18 The built up areas of all settlements within the HNP Area are distinguished by the unique relationship of the buildings to the greenery of open spaces and gaps in the street scene. The disposition, density and outline of buildings in relation to the surrounding spaces are essential in creating a special character and significance for each settlement, hamlet, village and the urban edge of Witney.

11.19 With the continuing expansion of Witney it is vital to ensure that the attractive setting and separate identity of nearby villages is protected. The centres of the villages of Hailey and Poffley End are situated only 900m from the northern boundary of Witney with the Foxburrow Lane/Downhill Lane residential areas being even closer. Incremental development proposals on the fringes of the existing and planned built-up limits of Witney will need to be carefully controlled.

11.20 This Plan proposes three buffer zones within the HNP Area as defined on the following maps. The only development that will be allowed in the buffer zone will be recreational and community uses appropriate for the open countryside, the conversion and minor alteration of existing buildings and agricultural development that cannot be accommodated elsewhere.

11.21 There is a significant risk of coalescence between the built edge of Witney and the Downhill Lane/Foxburrow Lane residential areas if the North Witney development is included in the adopted WODC Local Plan 2031. The Kirkham Landscape Planning Report²³ identified the high landscape sensitivity here and recommended a development of 750-850 houses for North Witney. However this recommendation has not been adopted. Coalescence will occur on the eastern side of the Hailey Road between the built edge of Hailey and Downhill Lane. The gap on the western side of Hailey Road between the built edge of Hailey and Foxburrow Lane will be partially closed.

Policy E4 Landscaped Buffer Strip

In order to maintain some semblance of separation here a landscaped buffer strip 50 metres wide should be developed along both sides of the Hailey Road (B4022) between the built edge of Witney and Downhill Lane/Foburrow Lane residential areas.

Policy E5 Buffer Zones

The sites listed below and identified on the maps below are all designated as Local Buffer Zones:

Zone 1 – Witney/Foxburrow

Zone 2 – Hailey/Poffley End/Rugby Club

Zone 3 – Delly Corner to Delly Farm



Fig 11.1 Buffer Zone 1 - Witney/Foxburrow

Buffer Zone 1 (Witney to Foxburrow) extends along the Hailey Road (B4022) from the built urban edge of Witney to the junction of the B4022 with Foxburrow Lane. In the event that the proposed North Witney development (marked on the map in red) is included in the Local Plan 2031, the remaining area shall remain as a buffer.

²³ Landscape and Visual Review of submissions: Carterton and Witney. Oct 2012



Fig 11.2 Buffer Zone 2 Hailey/Poffley End/Rugby Club

Buffer Zone 2 (Witney Rugby Club to Hailey/Poffley End) includes all of the green spaces along both sides of Hailey Road (B4022) between Witney Rugby Club and Vine Farm, Hailey and along Poffley End to the junction with Chapel Lane. The Hailey Conservation Area boundary (shown in red) already affords some protection to this buffer zone. After Buffer Zone 1 this zone is the only remaining gap between Hailey/Poffley End and Witney which also enhances the separate identities of Hailey and Poffley End.



Fig 11.3 Buffer Zone 3 - Delly Corner to Delly End Farm

Buffer Zone 3 (Hailey to Delly End) includes the green spaces along both sides of Delly End between the Delly Hill crossroads and Delly End Farm. As with the previous two buffer zones, this zone makes an important contribution to the separate identities of Delly End and Hailey. The zone is additionally protected by being completely within the Hailey Conservation Area.

Policy E6 Buffer Zones

Proposals for development within the buffer zones identified above should not result in the loss or erosion of:

- a) an open area which makes an important contribution to:
 - i. the distinctiveness of a settlement; and/or
 - ii. the visual amenity or character of the locality;
- b) the Hailey Conservation Area.

Appendix A - Hailey Neighbourhood Plan Steering Group.

The members of the steering group are:

Graham Knaggs (Chairman)
David Musson (Parish Councillor)
Karl McConville (Parish Councillor)
Giles Doland (Parish Councillor)
Ruth Allington
Sue Ayers
Roger Cantwell
Deborah Davies
Judith Knaggs
Karl Madden
Bridget Moore

Appendix B - References

WODC Local Plan 2011
WODC Local Plan 2031 – incl Major modifications
National Planning Policy Framework (NPPF)
Securing the future: delivering UK sustainable development strategy
Planning Practice Guidelines
Demographic and transport choices data based on the 2011 National Census results available from the Office for National Statistics.
WODC Economy Study Update and Retail Needs Assessment.
Oxfordshire County Council's Local Transport Plan 2011-2030
Office for National Statistics
WODC's Affordable Housing Consultation Paper
Oxfordshire Strategic Housing Market Assessment
WODC's 2011 Housing Needs Assessment.
West Oxfordshire Open Space Study 2013-2029
WODC Planning-building web site
Zoopla house prices web site
North Witney and WEL Strategic Flood Risk Assessment (2015)
North Witney and WEL Preliminary Ecological Assessment (2015)
Kirkham Associates Landscape and Visual review of submissions for Carterton and Witney Development Options (2012)
Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)
Aspinall Verdi – SDA Appraisal North Witney (2015)
Oxfordshire Definitive Map and Statement web site
West Oxfordshire Landscape assessment – Atlantic Consultants May 1998
OWLS Oxfordshire Wildlife and Landscape Study
Hailey Conservation Area Preservation and Enhancements

Appendix C WODC Local Plan 2031 – Core Objectives²⁴

To guide their vision WODC have identified a number of Core Objectives. These are set out below under five key headings:

1. Strong market towns and villages
2. Meeting the specific housing needs of our communities
3. Sustainable economic growth
4. Sustainable communities with access to services and facilities;
5. Protecting and enhancing our environment and reducing the impact from climate change.

1. Strong market towns and villages

West Oxfordshire is a predominantly rural district with its population dispersed to a number of market towns, villages and hamlets varying in size. It is vital that the District's distinctive rural characteristics are maintained while meeting the needs of local communities. To achieve this it is important to recognise the need for, and benefits of, new development but to ensure that what comes forward is of an appropriate scale and type, commensurate with the capacity, role and function of the settlement where it is proposed.

Although West Oxfordshire is a relatively affluent area there are pockets of deprivation particularly in rural areas where access to services is often limited. For rural communities to be sustainable they must have access to affordable housing, good employment opportunities and services and facilities.

CO1 Enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised.

CO2 Ensure that new developments are suitably located and well designed to protect and enhance the individual form, character and identity of our towns and villages as well as contributing to the quality of life in West Oxfordshire.

CO3 Promote safe, vibrant and prosperous town and village centres and resist proposals that would damage their vitality and viability or adversely affect measures to improve those centres.

2. Meeting the specific housing needs of our communities

A key role of the Local Plan is to ensure that future housing needs are met. There also needs to be a greater choice within the local housing market to help achieve a better balance of property types and meet the needs of those who cannot afford to buy or rent suitable market housing.

Two key challenges will be to address identified future housing needs and to better meet the needs of certain groups including older people, younger people, families, travelling communities as well as those wishing to self-build.

CO4 Locate new residential development where it will best help to meet housing needs and reduce the need to travel.

CO5 Plan for the timely delivery of new housing to meet forecast needs and support sustainable economic growth.

CO6 Plan for an appropriate mix of new residential accommodation which provides a variety of sizes, types and affordability with special emphasis on the provision of homes for local people in housing need who cannot afford to buy or rent at market prices including those wishing to self-build, as well as homes to meet the needs of older people, younger people, black and minority ethnic communities, people with disabilities, families and travelling communities.

3. Sustainable economic growth

The West Oxfordshire local economy is reasonably strong and diverse and has proven resilient to recession. However, the District is facing increasing competition from elsewhere including major planned growth associated with the Oxfordshire 'knowledge spine' running from the Science Vale Enterprise Zone through Oxford City up to Bicester.

There is a need to capitalise on the District's economic strengths and ensure that it is well-placed to benefit from future economic growth within the County and adjoining areas by playing a 'complementary', rather than necessarily a

²⁴ <http://www.westoxon.gov.uk/media/1572550/CD5-Local-Plan-including-Proposed-Modifications.pdf> - Section 3

'competing' role. We must seek to add value to the West Oxfordshire economy as far as possible.

There is also a need to ensure that the needs of existing businesses and those looking to invest in West Oxfordshire are adequately provided so as to reduce the possibility of such firms locating elsewhere.

CO7 To support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.

CO8 To enable a prosperous and sustainable tourism economy.

4. Sustainable communities with access to services and facilities

In a rural area it is important to achieve a sensible balance between delivering services directly to local residents and expecting people to travel. In many rural parts of the District there is little choice other than to travel by private transport. However new development should not lead to more people being isolated from services and facilities which they need on a regular basis. New development must therefore be located in the right places and provide the necessary infrastructure to meet the needs of its residents and/or users.

The objectives outlined below seek to deliver a high quality of life whilst improving opportunities wherever possible or appropriate for travel by means other than the car.

1.1 **CO9** Promote inclusive, healthy, safe and crime free communities.

CO10 Ensure that land is not released for new development until the supporting infrastructure and facilities are secured.

CO11 Maximise the opportunity for walking, cycling and use of public transport.

CO12 Look to maintain or improve where possible the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.

CO13 Plan for enhanced access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire.

5. Protecting & enhancing our environment & reducing the impact from climate change

West Oxfordshire is fortunate to benefit from a rich natural and historic environment. It is essential that this is protected and enhanced wherever possible. The objectives outlined below seek to protect and enhance the high environmental quality of the District and meet the challenges of climate change by improving the sustainability of new development.

CO14 Conserve and enhance the high environmental quality of West Oxfordshire with protection and promotion of its diverse landscape, biodiversity and geological conservation interests, and its local cultural, heritage and environmental assets.

CO15 Contribute to reducing the causes and adverse impacts of climate change, especially flood risk.

CO16 Enable improvements in water and air quality.

CO17 Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions.

CO18 Improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.

Appendix D - Residents' responses to Hailey Neighbourhood Plan Questionnaire

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 developments, 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

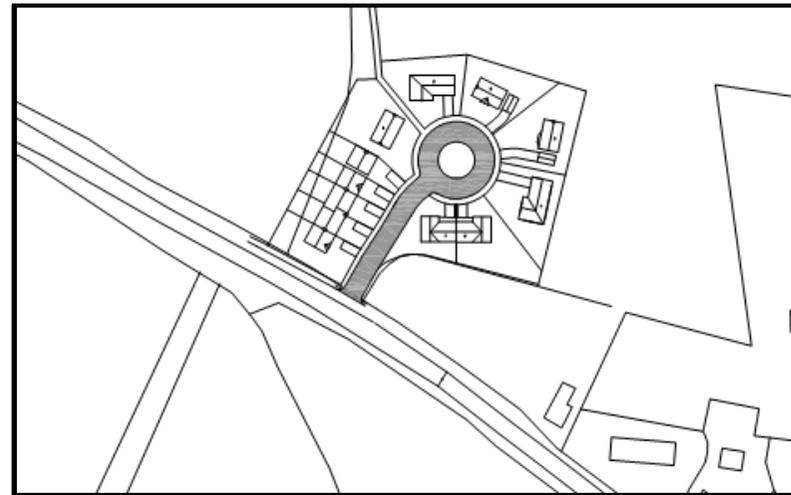
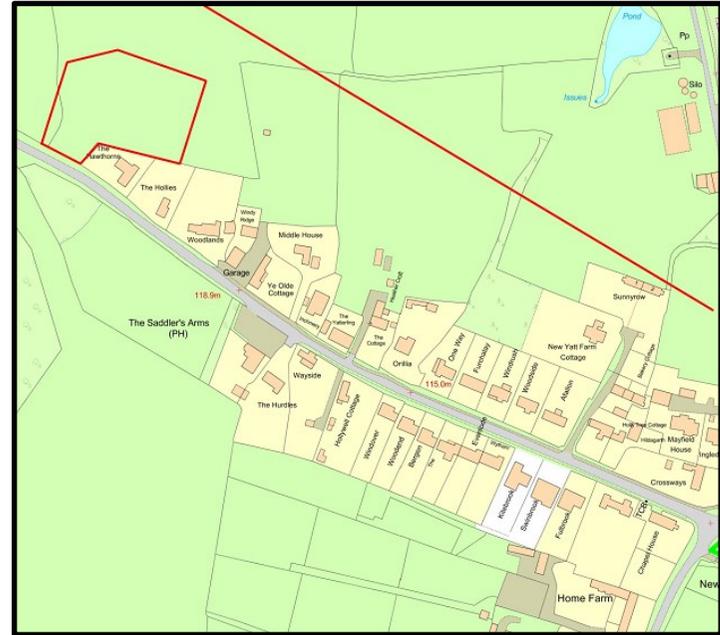
Choices receiving less than 10 votes – not shown.

Appendix E – Housing site allocations (with indicative layouts where proposals already exist)

01 Land to the south of Giernalls Road, Hailey



02 Land adjacent to 'The Hawthorns', New Yatt Lane, New Yatt



03 Land adjacent to Witney Rugby Club



04 Land north west of Woodstock Road, Hailey, Witney (Phase I of the North Witney development proposal)



Appendix F – Public Rights of Way (footpaths, bridleways, restricted byways etc) within the HNP Area

The following table should be read in conjunction with the Oxfordshire County Council Definitive Map

Number 236 = Hailey Parish, followed by footpath number, then footpath section.

BR = Bridleway, FP = Footpath, RUPP = Restricted Byway

Number	Status	Description
236/1/10 236/1/20	BR	From opposite the school on the Charlbury to Witney road (B4022), leading SW across New Road to Priest Hill Lane, SW of the sewage works.
236/2/10	BR	From the Charlbury to Witney road (B4022), N of St John's church, leading SW and NW to Priest Hill Lane, SW of BRI. <i>20ft Inclosure Award</i>
236/3/10 236/3/20 236/3/30 236/3/40	FP	From the Charlbury to Witney road (B4022), opposite St John's church, leading NE past FPs 4 and 5 at Hunters Close Farm and NE across FP6 and the E end of FP7, following Breach Lane, then NE and E to Hatfield Pits Lane at property "Hickrall"
Request 92 08/12/2016 03420	RUPP	To Upgrade Hailey Footpath 3 to Restricted Byway Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
236/4/10	FP	From FP3 (Breach Lane) and FP5, 50m NE of the Charlbury to Witney road (B4022), leading NE to FP6. (This path runs near to FP3)
236/5/10	FP	From FP3 (Breach Lane) and FP4, 50m NE of the Charlbury to Witney road (B4022), leading E and NE to FP6, NW of the Riding School

Number	Status	Description
236/6/10	FP	From Poffley End Lane, leading NW past FP 5 and across FP 3 (Breach Lane) and the N end of FP 4 to Dely End Green
236/7/10	FP	From the E corner of Dely End Green, opposite the entrance to the Manor House, leading ESE to FP3 (Breach Lane) S of Breach Farm
Request 93 07/03/2017 03434	BR	To Upgrade Hailey Footpath No.7 to a bridleway Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
236/8/10	FP	From the Charlbury to Witney road (B4022), SE of the Wesleyan chapel leading E and SE to Chapel Lane
236/9/10	FP	From Poffley End Lane opposite Chapel Lane leading SE to FP10
236/10/10 236/10/20 236/10/30	FP	From Swanhill Lane (BR12), at Poffley End. Leading S past the end of FP9 to FP11 at its junction with RUPP 29 (Downhill Lane) at Downhill Farm continuing S to Witney FP1 at the Witney Town boundary, E of the Charlbury to Witney road (B4022)
236/11/10	FP	From the Charlbury to Witney road (B4022), S of Witheridge Cross, leading SE to FP10 and RUPP 29 (Downhill Lane), W of Downhill Farm
236/12/10 236/12/20 236/12/30	BR	From Poffley End Lane leading SE along Swanhill Lane, passing FP10, to Swanhill Farm, then SW and SE along Water Lane to the E end of BR30 (Downhill Lane), then SE and E to FP13, NW of Merryfield Farm.
236/13/10	FP	From BR 12, E of Downhill Farm, leading SSE past Middlefield Farm to New Yatt Road at the Witney Town boundary, opposite Early Road
Request 91	BR	To Upgrade Hailey Footpath 13 to Bridleway

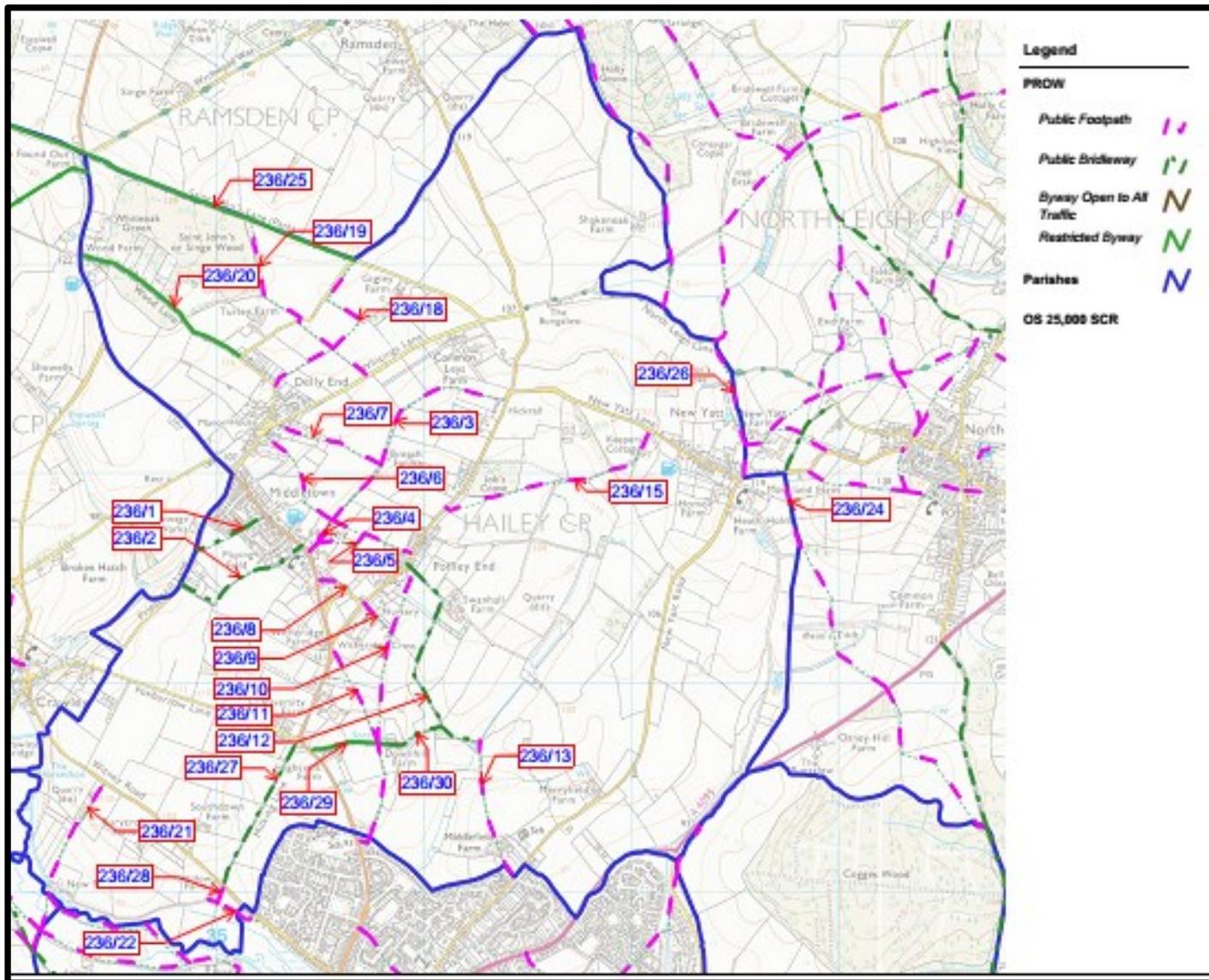
23/11/2016 03419		Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
236/14		No entry
236/15/10	FP	From New Yatt Road, NE of Keepers Cottage, leading SSW for approximately 172m adjacent to, and on the W side of, the boundary of property known as 'Keepers Cottage', then WSW passing the SE boundary of Job's Copse, then NW for approximately 10m to its junction with Hatfield Pits Lane, SW of Job's Copse and NE of Poffley End Farm. <i>Statement amended by Modification Order confirmed 26.2.99 (section of path leading SW past Keepers Cottage)</i>
16 and 17		No entry
236/18/10 236/18/20	FP	From Wood Lane, NE of the Manor House, Delly End, leading NE across FP 19 then NW to Turley Lane and NE to St. John's Lane (RUPP 25) at the crossroads between Turley Lane, St. John's Lane (RUPP 25) and Blackbird Assarts Lane, NW of Gigley Farm <i>Diversion Order 1.5.85 provided a minimum width of 1.5m over diverted section.</i>
236/19/10 236/19/20 236/19/30	FP	From Whittings Lane (North Leigh Lane), SW of Gigley Farm, leading NW across FP 18 to Turley Lane, then NW and N to St. John's Lane (RUPP 25) at the NE corner of St. John's Wood.
236/20/10	RUPP	From the Charlbury to Witney road (B4022) at Whiteoak Green, leading SE along Wood Lane to the SW end of Turley Lane, Delly End. <i>Formerly described as CRB.</i>
236/21/10	FP	From the Crawley to Witney road, NW of Burycroft Farm, leading SW to New Mill on the River Windrush. <i>Path is a cul-de-sac at New Mill.</i>

236/22/10 236/22/20	FP	From Witney FP 30 at the Witney Town boundary, SE of Willow Farm, leading NW to FP 28 at Willow Farm and NW to New Mill Lane (Private Road). (The Boundary Commission changes of 1.4.85 transferred part of Hailey FP 22 into Witney where it was renumbered as part of Witney FP 30). <i>Part 6ft Inclosure Award</i> <i>1) Part deleted by Parish boundary changes 1.4.85 : part now Witney FP30. 2) Path is a cul-de-sac at New Mill Lane (not highway).</i>
236/23		No entry
236/24/10	FP	From opposite Kite Lane (North Leigh BR 40) at New Yatt, leading S along the North Leigh Parish boundary to North Leigh FP 24 at the North Leigh Parish boundary. <i>3ft Inclosure Award</i>
236/25/10 236/25/20	RUPP	From the crossroads at Turley Lane, Blackbird Assarts Lane and St. John's Lane, near the N end of FP 18, leading NW along St. John's Lane, passing the N end of FP 19, to the Charlbury to Witney road (B4022) at the point where the B4022 crosses Akeman Street at New Found Out Farm, at the Ramsden and Crawley Parish Formerly described as CRB.
236/26/10	FP	From North Leigh FPs 27 and 32 at the North Leigh Parish boundary, S of New Yatt Farm, leading NNW along the North Leigh Parish boundary to Northleigh Lane, E of Taylors Copse.
236/27/10	BR	From the Witney to Hailey road (B4022) at Foxburrow Lane leading SW to the Witney to Crawley road, opposite
236/28/10 236/28/20	FP	From the Witney to Crawley road, opposite BR 27 (Milking Lane) leading S to FP 22 at Willow Farm.

236/29/10 236/29/20 236/29/30	RUPP	From the Witney to Hailey road (B4022) at Highcroft Farm, leading E past FPs 10 and 11 to BR 30 at Downhill <i>BR section now numbered as BR30. Formerly described as CRB.</i>
236/30/10	BR	From RUPP29 at Downhill Farm leading generally E to BR12, E of Downhill Farm. <i>Formerly BR section of CRB29.</i>
Request 86 27/09/2016 03399	BR	To Add a Bridleway from New Yatt Road SP3748212864 to A4095 Witney to Woodstock Road SP3752411553 (known locally as Occupation Lane) Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
Request 95 6 Jul 2017 03444	FP	To Add a Footpath from Hatfield Pits Lane, north of Jobs Copse (SP 36272 13058) to New Yatt Lane (SP 36734 13346) Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
Request 96 6 Jul 2017 03445	FP	To add a Footpath from Hatfield Pits Lane at Gigley Green (SP 36485 13762) to New Yatt Lane (SP 36996 13260) Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.

Last updated: 26 July 2017

Map of Public Rights of Way



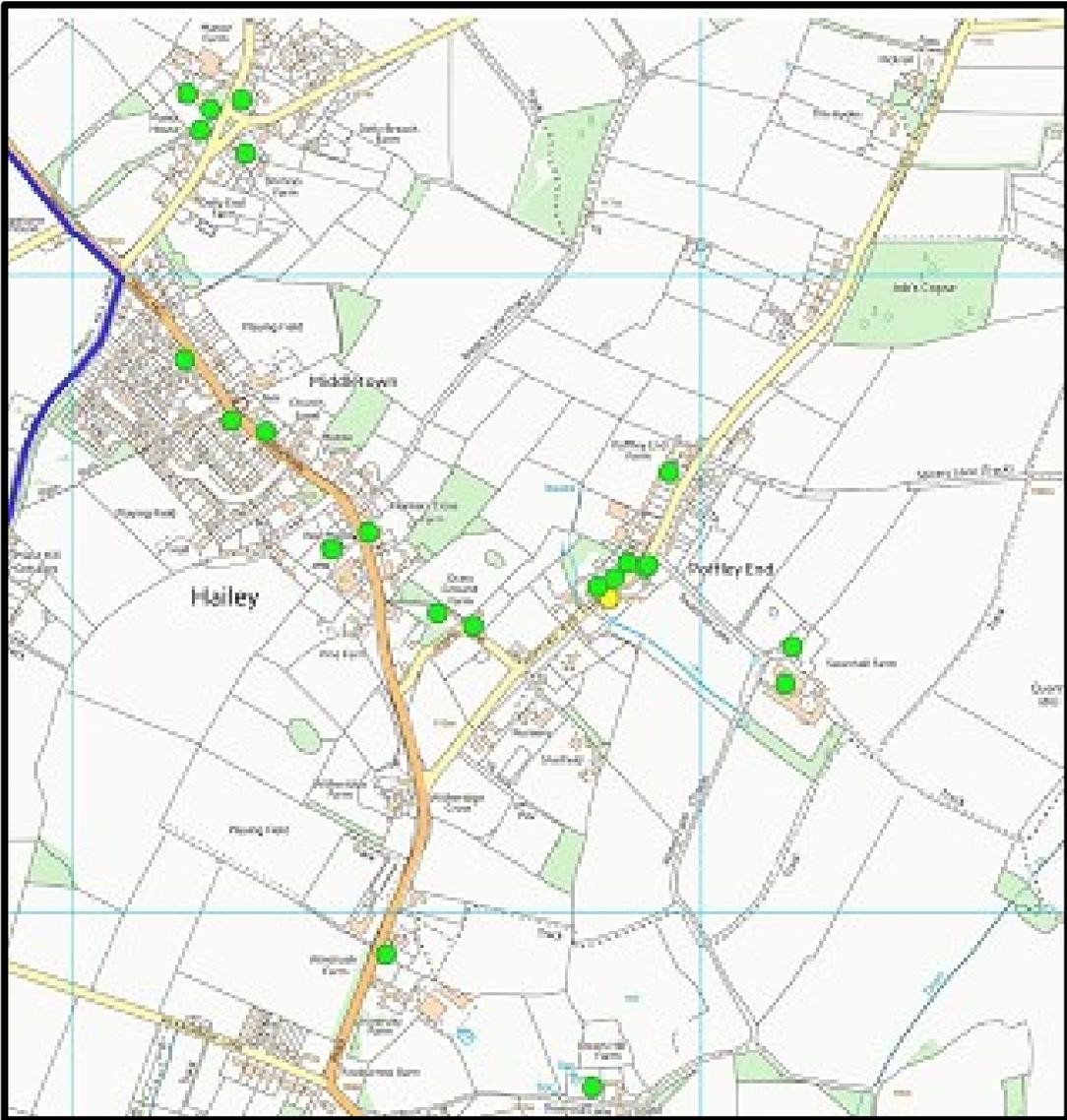
Appendix G – Listed Buildings

Location	List entry number	Grade
Barn approximately 10 metres south east of Swanhall Farm, Poffley End, Hailey	1052987	II
Hill View, Poffley End, Hailey	1052989	II
Outbuilding approximately 12 metres south west of the Moos (now Winnings Farmhouse), Poffley End, Hailey	1052990	II
Greyroofs, Poffley End, Hailey	1283683	II
Swanhall Cottage, Poffley End, Hailey	1052988	II
Cornerways Cottage, Poffley End, Hailey	1198773	II
Swanhall Farmhouse, Poffley End, Hailey	1283675	II
Winnings Farmhouse, Poffley End, Hailey	1198782	II
The Old Manor House, Poffley End, Hailey	1198776	II*
Steps with flanking walls approximately 7 metres south east of front door of Hailey Manor, Delly End, Hailey	1198776 1053021	II
Manor Cottage, Delly End, Hailey	1052981	II
Greystones and attached forecourt wall, Delly End, Hailey	1283701	II
Hailey Manor, Delly End, Hailey	1198737	II
Section of North Oxfordshire Grim's ditch west of Common Farm, Hailey (mainly in North Leigh)	1013236	Scheduling
The White Cottage, Middletown, Hailey	1052985	II
Windrush Farmhouse and attached barn range, Hailey Road, Hailey	1367962	II
Giernalls Farm Cottage, Middletown, Hailey	1052984	II
Downhill Farmhouse, Downhill Lane, Hailey	1052982	II
Lamb and Flag Public House, Middletown, Hailey	1052983	II

Location	List entry number	Grade
Dovecot approximately 20 metres south of Middlefield Farmhouse, New Yatt Road, Hailey	1052986	II
Grass Ground Cottage, Chapel Lane, Hailey	1198733	II
Middlefield Farmhouse, New Yatt Road, Hailey	1198764	II
Grass Ground Farmhouse, Chapel Lane, Hailey	1367942	II
Gigley Farm and attached Farm Buildings, Hailey	1053020	II
Hunters Close Farmhouse, Middletown, Hailey	1367963	II
Shakenoak Farmhouse, North Leigh Lane, Hailey	1367965	II
Church of St John the Evangelist, Middletown, Hailey	1367964	II

Source: <https://historicengland.org.uk/>

Map of Listed Buildings



Appendix H - Local Green Space designation.

The National Planning Policy Framework (NPPF 2012) gives the Parish Council a new power in its Neighbourhood Plan to designate Local Green Spaces (LGS). New development will be ruled out on LGS sites except in very special circumstances. The protection conferred is similar to Green Belt designation.

The conditions are strict. The LGS must be all of the following:

- A. close to the local community such as in walking distance
- B. be demonstrably special to the local community
- C. have particular local significance
- D. not be an extensive tract of land
- E. not be subject to current planning applications/appeals

The distinctive character and particular local significance can be due to any one or more of the following:

1. Beauty of the scenery/views or
2. Historic significance or
3. Recreational value or
4. Tranquillity or
5. Richness of wildlife

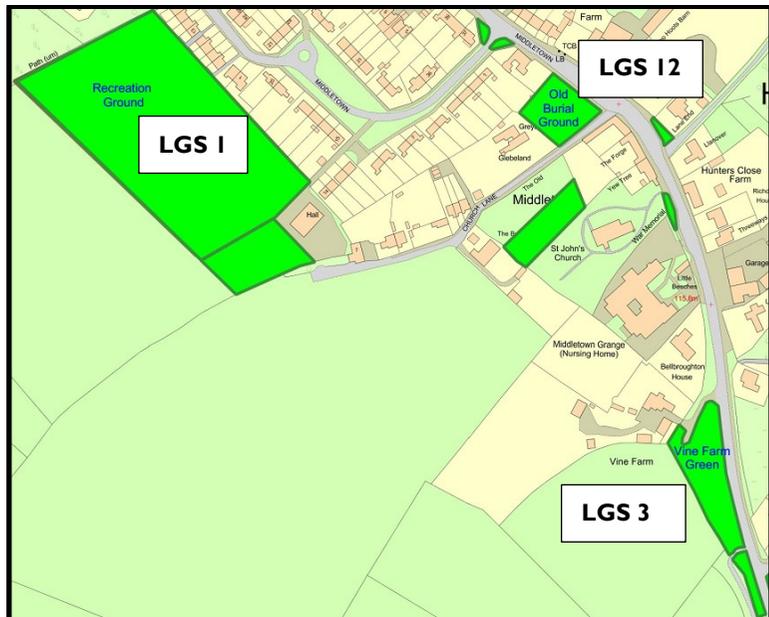
The land can be public open space or privately owned. It may or may not have public access. The LGS designation does not confer any rights of public access or any change in the current management of the land by its owner. It just protects it from any development.

Site	Location (Owner or controller of site)	Description	Any other protection
LGS 1 (Map 1)	Recreation ground (Hailey Parish Council)	Football pitch, Children's play area BMX track and adult exercise area	Conservation Area
LGS 2 (Map 2)	Delly Green	Open central grass area with mature trees and Includes the Peace Memorial	Conservation Area Village Green

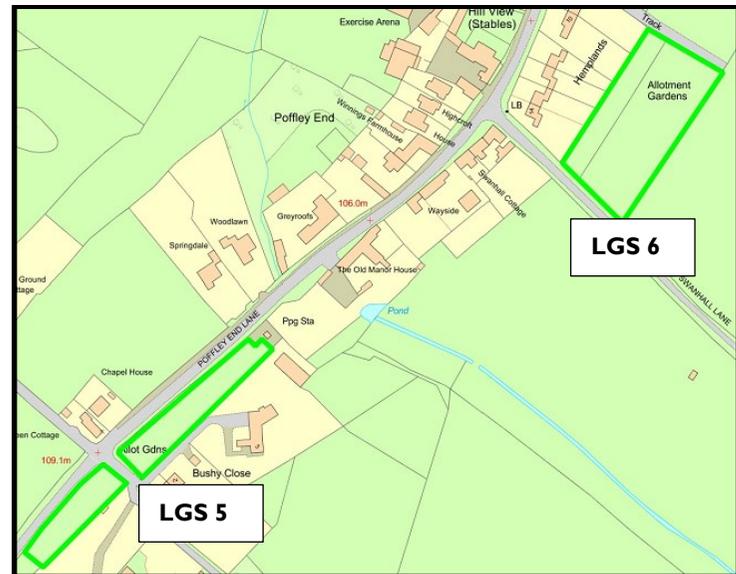
Site	Location (Owner or controller of site)	Description	Any other protection
LGS 3 (Map 1)	Green outside Vine Farm (Oxfordshire County Council)	Open central grass area with mature trees providing gateway to southern entry to Hailey	Conservation Area
LGS 4 (Map 6)	New Yatt Picnic Area (Hailey Parish Council)	Small grassed area Surrounded by mature trees	
LGS 5 (Map 3)	Poffley End allotments (Hailey Parish Council)	A series of small allotments rented out to residents	Various Allotments Acts Conservation Area
LGS 6 (Map 3)	Hemplands allotments (Hailey Parish Council)	A series of small allotments rented out to residents	Various Allotments Acts Conservation Area
LGS 7 (Map 2)	Breach Wood (Hailey Community Woodland Ltd)	A newly planted woodland (2001) of about 2.5 hectares (6.5 acres)	

Site	Location (Owner or controller of site)	Description	Any other protection
LGS 8 (Map 4)	Foxburrow Wood (The Wychwood Project)	A newly planted woodland (2001) of about 9.15 hectares (23 acres). The woodland is designed with an access friendly 'welcome trail', wide grassy rides and central stream and pools.	
LGS 9 (Map 5)	St John's Wood or Singe Wood (Privately owned)	A large area of woodland to the north of the HNP Area at Whiteoak Green	Partly Ancient Woodland
LGS 10 (Map 6)	Job's Copse Poffley End (Privately owned)	An area of Ancient woodland north of Poffley End	Ancient Woodland
LGS 11 (Map 6)	Taylor's Copse (Privately owned)	An area of Ancient woodland north of New Yatt	Ancient Woodland
LGS 12 (Map 1)	Old Burial Ground (St John's Church)	Graveyard (now closed) includes foundations of old church)	
LGS 13 (Map 7)	Witney Rugby Club	Playing pitches	

Site	Location (Owner or controller of site)	Description	Any other protection
LGS 14 (Map 8)	Hailey CE Primary School (OCC)	Playing field	
LGS 15 (Map 9)	The King's School (Privately owned)	Playing field	
LGS 16 (Map 10)	North Witney development	Landscape framework	N Witney Land Consortium



Map 1 Recreation Ground (LGS 1), Old Burial Ground (LGS 12) and Vine Farm Green (LGS 3)



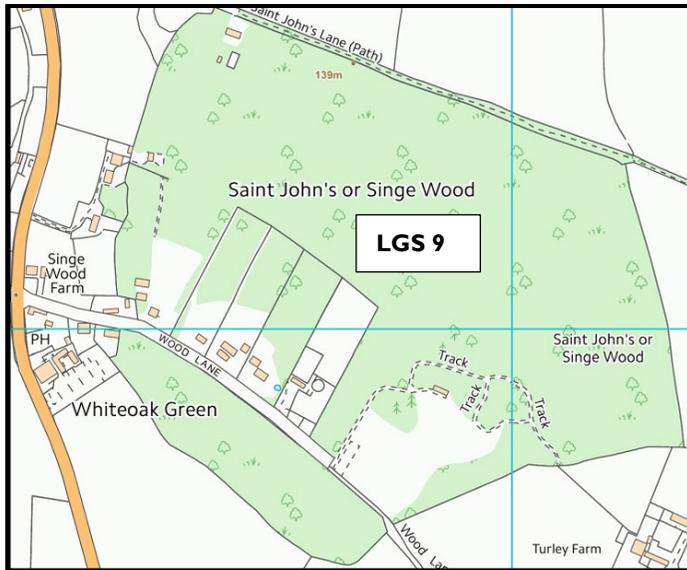
Map 3 Poffley End allotments (LGS 5) and Hemplands allotments (LGS 6)



Map 2 – Delly Green (LGS 2) and Breach Wood (LGS 7)



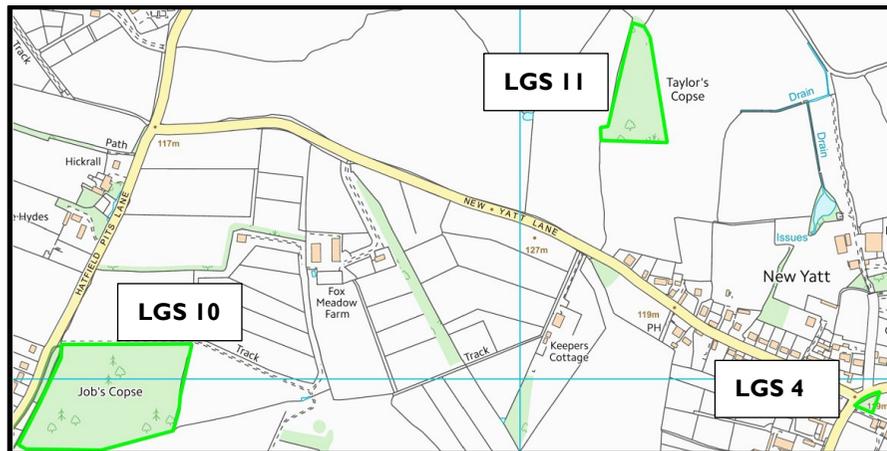
Map 4 Foxburrow (LGS 8)



Map 5 St John's Wood or Singe Wood (LGS 9)



Map 7 Witney Rugby Club playing pitches (LGS 13)



Map 6 Job's Copse (LGS 10), Taylor's Copse (LGS 11) and New Yatt picnic area LGS 4)



Map 8 Hailey CE Primary School (LGS 14)

Appendix I - Hailey Neighbourhood Plan Policies

Policy H1 Number of New Homes

Planning applications will be supported for around 240 new homes (see Figure 5.4) with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing, to be built in the HNP Area on the sites specifically allocated in the Hailey Neighbourhood Plan.

Policy H2 Scale of New Development

Planning permission may be granted for a maximum of 15 new homes on any allocated site (excluding allocations associated with the proposed North Witney development)

Policy H3 Site allocation

Residential allocations are provided in Figure 5.4. The development of up to and including the number of houses set out in the Figure 5.4 for each development will be supported provided the development reflects the style of the settlement and respects its character.

Policy H4 Infill

Applications for small residential developments on infill and redevelopment sites within the HNP Area will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and where such development:

- e) Fills a small gap in the continuity of existing frontage buildings or on other sites within a built-up area where the site is closely surrounded by buildings
- f) Will not involve any outward extension of the built-up area of the villages
- g) Is not considered to be back land or unneighbourly development that requires unsuitable access or significantly reduces the privacy of adjoining properties.
- h) Provides at least one small home with two or fewer bedrooms for every large one with four or more bedrooms

Policy H5 Types of Homes

Approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one third detached properties unless viability or other material considerations show a robust justification for a different mix.

Policy H6 Affordable Housing

Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.

In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

Policy H7 Allocation of Affordable Housing

20% of all new affordable housing in the Plan will initially be subject to a local connection, meaning that people with a strong connection to the HNP Area and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of a home. In this context a strong local connection means an applicant:

- (iii) Who has lived in the HNP Area for 5 of the last 8 years
- (iv) Who has previously lived in the HNP Area for at least 5 years and whose parents or children are currently living in the HNP Area and have at least 10 years continuous residency there.

Policy H8 Tenancy Mix

Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

Policy ED1 Hailey CE Primary School as a community facility

There is a risk that if insufficient new housing comes forward within the catchment area and government policy on viability changes the school could close. This Plan recognises that the school is an integral part of the community in Hailey with substantial community facilities and infrastructure. This Plan supports proposals to preserve and enhance the viability of the school.

Policy ED2 Expansion of Hailey CE Primary School

This Plan supports the aspiration of the Governors of the school to expand Hailey CE Primary school to a single form entry school, admitting 30 pupils per year group

Policy ED3 Traffic and Parking

Any significant proposal for expansion of Hailey CE Primary School must include a traffic management strategy – such as a ‘drop off circle’ - to minimise the impact of additional traffic and parking at the beginning and end of the school day.

Policy T1 Traffic calming at Delly End Crossroads

In order to reduce traffic speeds a mini-roundabout with signing, lining and low level lighting of signs should be installed at the junction of the B4022 with Delly End and Priest Hill Lane. An alternative measure would be the installation of vehicle activated signs (i.e. flashing 30mph)

Policy T2 School Crossing

In order to address safety concerns a Toucan crossing (with traffic lights and high surface friction surfacing on approaches) should be installed on the B4022 at the crossing outside Hailey CE Primary School.

Policy T3 Traffic calming at Foxburrow

In order to reduce traffic speeds a mini-roundabout with signing, lining and low level lighting of signs should be installed at the junction of the B4022 with Foxburrow Lane.

Policy T4 Reservation of land for further extension of the Northern Distributor Road

Oxfordshire County Council to conduct a feasibility study to determine whether land should be earmarked for future development of the Northern Distributor Road.

Policy T5 Upgrading of Footpaths 11&30

Footpath 236/11/10 and 236/10/30 from Witheridge Cross south east to just west of Downhill Farm continuing south to the Witney Town boundary at Cannon Pool, east of the B4022 – next to the BP service station (thick dotted RED line) should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs)

Policy T6 Upgrading of Footpath 29, 30, 12 & 13

Footpath 236/29, 236/30, 236/12 and 236/13 from Highcroft Farm along Downhill Lane, continuing east and then south to Middlefield Farm House, New Yatt Road should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs).

Policy T7 Upgrading of Footpath 4, 6 & 10

Footpath 236/4 and 236/6/10 from the B4022 along Breach Lane turning North West along 236/10 to the corner of the school playing field should be upgraded to an all-weather footpath suitable for pedestrians, cyclists and people with disabilities (i.e. wheelchairs) and be associated with a back entrance to Witney C of E Primary School with a continuation of the all weather surface across the school grounds

Policy T8 New footpath

Create a traffic-free path alongside the new Northern Distributor Road from Hailey Road via New Yatt Road to Woodstock Road (see Fig 6.2 for route)

Policy C1 Assets of Community Value

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted.

Policy C2 Community facilities

All of the proposed housing developments, including North Witney, shall ensure that new residents have at least the same access to community facilities as existing residents and that new developments shall, as far as is reasonably practicable, preserve or enhance the facilities of the entire community.

This shall be achieved through funding and, where appropriate, land in proportion to the size of each new development to ensure:

- Easy access to facilities including health-care, schools, pre-schools and nurseries, sports facilities and allotments, play areas, pubs, restaurants and places of worship.
- Easy access to a multi-functional community building suitable for activities such as playgroups, older persons day-centres, clubs and societies and in accord with NPPF 38, 58 & 69.
- Primary healthcare facilities within an appropriate distance of each community.
- Provision is made in land or funding to satisfy local demand for allotments.

The North Witney development shall contribute to:

- A community building appropriate to the scale of the development and ensure that it is in close proximity to new homes and readily accessing from existing homes.
- Land shall be made available to ensure that sports facilities, allotments, play areas and, where appropriate, a burial ground, can be provided.

Policy C3 Playing pitch provision

Development of community facilities related to North Witney should include the provision of at least 5.6 hectares of land suitable for playing pitches (as set out in WODC's Playing pitch strategy). Pitches should be located either on site or within the HNP Area (e.g. Witney Rugby Club and/or adjacent to the Recreation ground).

Policy C4 Play Area provision

Development of North Witney community facilities must contribute towards the provision of high quality play and activity areas for children and young people, designed in consultation with the local community. There should be sufficient funding to ensure that the play spaces can be maintained to an appropriate standard. The location of any new play spaces should be such that access by the local community is maximised.

Policy C5 Allotment provision

Development of North Witney community facilities should include the provision of sufficient land to provide for up to 84 allotments (2.1 hectares) either on site or within easily accessible distance.

Policy C6 Burial Ground provision

Development of North Witney community facilities should include the provision of suitable Burial Ground capacity to accommodate the additional demand arising from the quadrupling of the population within the HNP Area.

Policy C7 Health Care

Development of North Witney community facilities should include the provision of an NHS surgery/ Health Centre, preferably integrated into the Community Centre identified in Policy C2

Policy E1 Hailey Conservation Area

The special architectural, historic and environmental character of the Conservation Area will be preserved or enhanced. Every effort will be made to ensure that the character and appearance is not eroded by the introduction of unsympathetic development proposals either within or affecting the setting of the Conservation Area.

Policy E2 Trees

The inclusion and retention within developments of large growing trees in sufficient space to allow them to reach their mature size will be supported to maintain the character of the HNP Area.

Policy E3 Local Green Space

The sites listed below and identified on the maps in **Appendix H** are all designated as Local Green Space:

- LGS 1 Hailey Recreation Ground *
- LGS 2 Delly End Green
- LGS 3 Green outside Vine Farm, Hailey
- LGS 4 New Yatt Picnic Area
- LGS 5 Poffley End allotments
- LGS 6 Hemplands allotments, Poffley End
- LGS 7 Breach Wood
- LGS 8 Foxburrow Wood **
- LGS 9 St John's Wood
- LGS 10 Job's Copse, Poffley End
- LGS 11 Taylor's Copse, New Yatt
- LGS 12 The Old Burial Ground, Hailey
- LGS 13 Witney Rugby Club playing pitches
- LGS 14 Hailey CE Primary School playing field
- LGS 15 The King's School playing field
- LGS 16 North Witney landscape framework at new town edge
- LGS 17 North Witney playing pitches and 'Village Green' areas
- LGS 18 North Witney allotments

* Excludes any future development of the Village Hall, the Sports Pavilion and associated car parking area

** The Wychwood Project have signalled that they may wish to utilise part of the southern end of the site for limited office accommodation

Policy E4 Landscaped Buffer Strip

In order to maintain some semblance of separation here a landscaped buffer strip 50 metres wide should be developed along both sides of the Hailey Road (B4022) between the built edge of Witney and Downhill Lane/Foburrow Lane residential areas.

Policy E5 Buffer Zones

The sites listed below and identified on the maps below are all designated as Local Buffer Zones:

- Zone 1 – Witney/Foxburrow
- Zone 2 – Hailey/Poffley End/Rugby Club
- Zone 3 – Delly Corner to Delly Farm

Policy E6 Buffer Zones

Proposals for development within the buffer zones identified above should not result in the loss or erosion of:

- a) an open area which makes an important contribution to:
 - i. the distinctiveness of a settlement; and/or
 - ii. the visual amenity or character of the locality;
- b) the Hailey Conservation Area.