



Hailey Neighbourhood Plan

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

Hailey

Neighbourhood Plan

2015 – 2031

Submission to WODC version (V8)

29th August 2018

1. Introduction	3
What is a Neighbourhood Plan?	3
Hailey's Neighbourhood Plan	3
Submitting body	3
Plan period and monitoring	3
Purpose of this document	3
Neighbourhood Plan Area	3
Figure 1.1 Hailey Neighbourhood Plan Area	3
The Neighbourhood Planning process	4
Figure 1.2 Eight steps in preparing a Neighbourhood Plan	4
2. National and Local Planning Context	4
Setting the context	4
National Planning Policy Framework (NPPF) and planning practice guidance	5
National Planning Policy and Neighbourhood Planning	6
Figure 2.1 Layers to the statutory planning framework	6
Status of the WODC Local Plan 2031	7
3. Hailey Neighbourhood Plan - Goals and Objectives	7
4. Hailey today	9
Hailey's setting	9
Figure 4.1 Hailey Conservation Area	9
Population	10
Age profile	10
Figure 4.2 Population by age	10

5. Housing	11
Key WODC policies:	11
WODC Policy OS2 – Locating Development in the Right Places	11
WODC Policy H2 – Delivery of New Homes	11
WODC Policy WIT2 – North Witney Strategic Development Area (1,400 homes)	12
Hailey Neighbourhood Plan Housing Strategy	12
Housing affordability	12
Figure 5.1 Sold House prices – 5 year average	12
Source: Zoopla, January 2018	12
Figure 5.2 Maximum numbers of new homes	13
Figure 5.3 How many houses in N Witney development?	13
Figure 5.4 Allocated Sites (see maps in Appendix E)	15
Types of New Homes	15
Figure 5.5 Types of additional housing required	16
Figure 5.7 Housing tenure	16
Affordable Housing	17
Allocation of Affordable Housing	17
Figure 5.8 Affordable Housing – who should have priority?	17
6. North Witney	18
Figure 6.1 Proposed housing split - North Witney	18
Figure 6.2 – North Witney Strategic Development Area (SDA)	19
7. Education	20
Existing education provision	20
Hailey CE Primary School	20

Catchment Area, Capacity and Viability.....	20
Future expansion	20
Parking, Traffic and Footpaths	21
Secondary Education provision.....	22
The King's School	22
Further education	22
Abingdon and Witney College	22
8. Transport	23
Existing roads	23
New roads	23
Traffic calming	24
Northern Distributor Road.....	24
Public Rights of Way	25
Different types of Rights of Way in the countryside	25
Changing Public Rights of Way.....	25
Changes to the Definitive Map and Statement.....	26
9. Local Economy and Employment.....	29
10. Community and Recreational Facilities.....	30
Community Organisations (Sports and Social Clubs)	30
Community Facilities including Infrastructure.....	31
Community facilities arising from the North Witney development.....	32
Community Centre	32
Playing pitch provision	33
Play spaces.....	33
Allotments	33

Burial ground capacity	34
Health, Health Care and Wellbeing	34
11. Environment.....	35
The Natural Environment	35
Built Environment.....	35
Trees and Hedges	36
Local Green Spaces (LGS).....	36
Buffer Zones.....	37
Dark Night Skies	40
Appendix A - Hailey Neighbourhood Plan Steering Group.....	42
Appendix B – Data Sources and References	43
Appendix C - WODC Local Plan 2031 – Core Objectives.....	44
Appendix D - Residents' responses to Hailey Neighbourhood Plan Questionnaire	46
Appendix E – Housing Site Allocations (see Fig 5.4)	49
Appendix F – Public Rights of Way (footpaths, bridleways, restricted byways etc) within the HNP Area	50
Appendix G – Listed Buildings	54
Appendix H - Local Green Space designation.....	56
Appendix I - Hailey Neighbourhood Plan Policies	62
Appendix J – North Witney SDA – 1,400 homes.....	66
Community Facilities arising from the North Witney development	66
Appendix K – Site Assessment and Selection	72

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 sits within the timeframe of the District Council's emerging Local Plan which this Plan will be positioned 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, nominally

every five years. WODC remains the Local Planning Authority in terms of determining planning applications.

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 formed 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

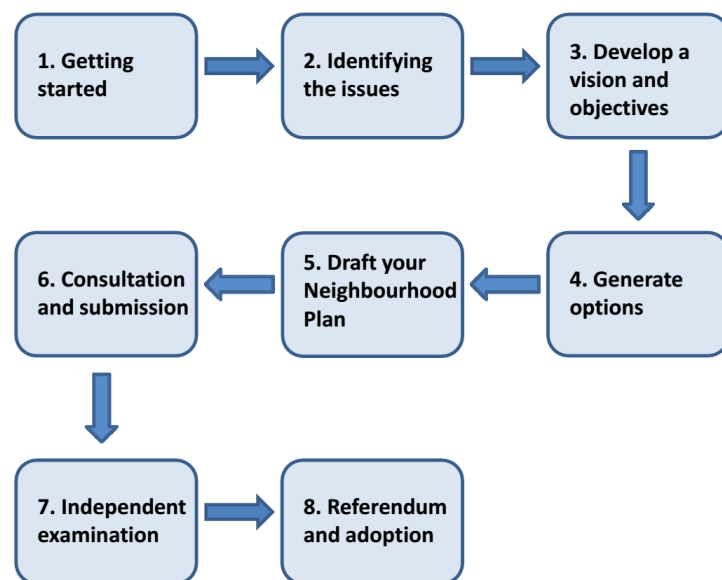


Figure 1.2 Eight steps in preparing a Neighbourhood Plan

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.

1.11 A six-week Regulation 14 consultation was held on the Plan between 30th October and 11th December 2017. Responses to this consultation were considered by Hailey Parish Council at their February 2018 meeting. The adjustments and amendments agreed at this meeting are incorporated into this document

1.12 Prior to formal submission to WODC, the Parish Council was advised that it would be prudent to submit the Neighbourhood Plan to a Strategic Environmental Assessment. This assessment occurred in March / April 2018 and was subject to a five week consultation from 1st May to 6th June 2018.

1.13 When the Plan is formally submitted to WODC, they will carry out a second consultation and will then present the Plan 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.

1.14 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 statutory development plan for West Oxfordshire.

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 2011-2031. The new Local Plan 2031 should be adopted in 2018.

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 this 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.

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

² WODC Local Plan 2031 - <https://www.westoxon.gov.uk/media/1739281/composite-local-plan-with-further-main-modifications.pdf>

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

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.
- 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.

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

National Planning Policy and Neighbourhood Planning

2.8 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.

2.9 Neighbourhood planning can be used by local communities to set planning policies that are used in determining planning applications. Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use.

2.10 Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority.

2.11 Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations. Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

2.12 To help deliver their vision, communities that take a proactive approach by drawing up a neighbourhood plan and secure the consent of local people in a referendum, **will benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area.**

2.13 The three-layered planning approach to neighbourhood planning is summarised in Figure 2.1 below.

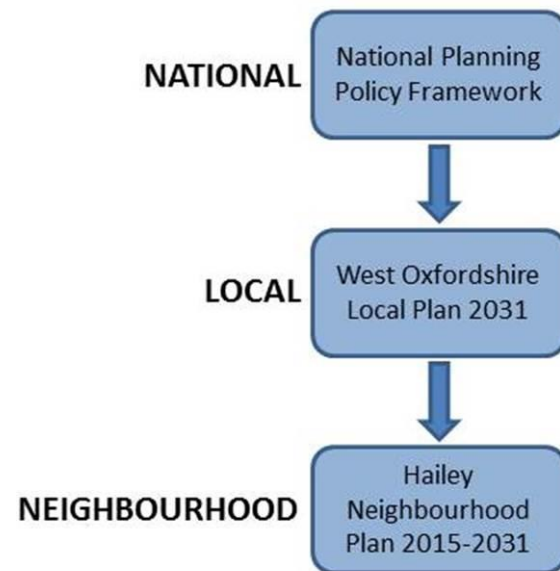


Figure 2.1 Layers to the statutory planning framework

2.14 In March 2014 the Department for Communities and Local Government (DCLG) published a web-based resource providing Planning Practice Guidance⁵ which is revised and updated as necessary.

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

Status of the WODC Local Plan 2031

- 2.15 In July 2015 Planning Inspector Mr Simon Emerson BSc DTp MRTPI conducted the Stage 1 Examination into the soundness of the plan. However, during the suspension of the Examination, Mr Emerson retired as a Planning Inspector.
- 2.16 Mr Malcolm Rivett BA (Hons) MSc MRTPI was appointed to conduct the remainder of the Examination.
- 2.17 The 'Main Modifications' to the Local Plan were submitted to the Planning Inspectorate on 10 March 2017 in accordance with the planning regulations. Stages 2 and 3 of the Examination hearing were held in May and July 2017.
- 2.18 Following consultation on further technical evidence, the Inspector wrote to WODC setting out his thoughts in relation to the Local Plan. Subject to further modifications to the effect of those now proposed by WODC, the Inspector concluded that the plan, as previously proposed to be modified⁶, was likely to be capable of being found legally compliant and sound.
- 2.19 West Oxfordshire District Council's Local Plan was accepted by the Government's Planning Inspectorate on 24th August 2018 and will be presented to councillors for formal adoption at a special meeting on Thursday 27 September. For the purposes of this document the objectives, policies and proposals arising from the Draft Local Plan 2031, including further main modifications (February 2018), are taken into consideration. Key points of the Draft WODC Local Plan 2031 relating to Hailey are detailed throughout the document.
- 2.20 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

⁶ West Oxfordshire Local Plan 2031 SUBMISSION DRAFT INCLUDING PROPOSED MODIFICATIONS November 2016

- 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 houses to meet local needs, including a greater range of affordable housing.• 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.

Goal	Objective
	<ul style="list-style-type: none"> In order to maintain the rural and distinctive character of the villages any new developments within the rural villages should be small scale with developments being up to around 15 homes per site. Aspirationally – to 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 both within the HNP Area and Witney, 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 and ideally improved. Enhance existing footpaths to facilitate easy links between developments and

Goal	Objective
	<p>the centre of Hailey.</p> <ul style="list-style-type: none"> Reduce speeding of vehicles through the villages.
To enhance the prospects for local employment	<ul style="list-style-type: none"> Consult with local employers on future employment opportunities in the Area. Encourage and support home working. Provide local affordable housing for employees and key workers who work within the NP Area.
To maintain the character and vitality of the villages.	<ul style="list-style-type: none"> Maintain the separate identity of Foxburrow, Hailey, Poffley End and Delly End. Integrate new housing into the villages such that today's rural look and feel is maintained. Provide a balanced mix of house types to meet a range of needs, including younger people, to help ensure the continued vitality of the villages.
Develop, maintain or improve the health, social and cultural and wellbeing of people living, working or visiting Hailey.	<ul style="list-style-type: none"> Ensure that new development provides additional community and recreational facilities as well as sustaining and developing existing facilities. Seek to secure high quality design and a good standard of amenities for all existing and future residents. Take account of and support local strategies to improve health, social and cultural wellbeing for all residents. Deliver sufficient community and cultural facilities and services to meet local needs

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 (1960s) development added at Delly Close.

Middletown is the core of **Hailey** today, contains most of the village facilities, stands on the B4022 bus route linking Witney with Charlbury and Chipping Norton.

Poffley End has a distinctive linear form with houses and cottages along Poffley End Lane, having been a settlement of smallholdings, some of which still remain as working smallholdings today.

4.3 One extensive Conservation Area covers Hailey, Delly End and Poffley End, each of which contains a number of listed buildings⁷ (see Figure 4.1). Most of the older buildings are constructed of local stone.

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.

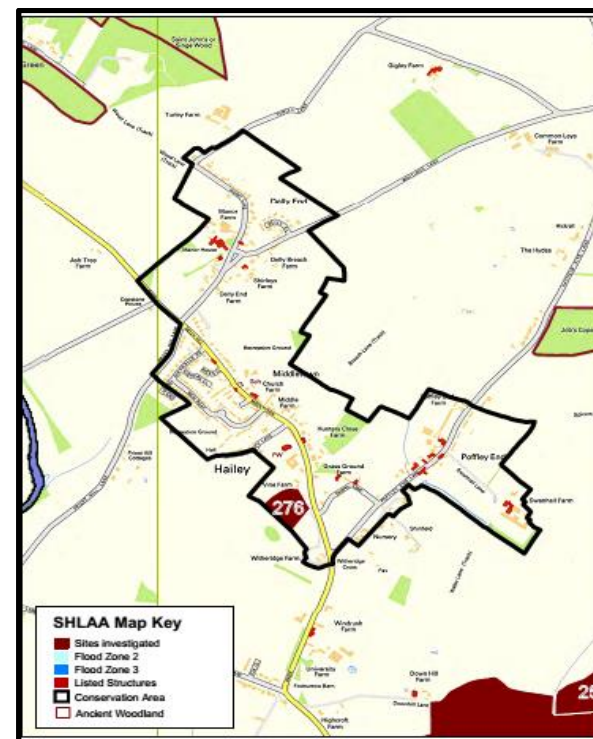


Figure 4.1 Hailey Conservation Area

New Mill contains the largest employer in the Area – Audley Travel – located in New Mill itself and is located in the Windrush river valley. It also includes around 6 houses and benefits from a footbridge across the river.

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

⁷ All listed buildings are identified in Appendix G

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 without expanding. 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 2014, Strategic Housing and Economic Land Availability Assessment 2016 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 website⁸ 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.

⁸ <http://www.westoxon.gov.uk/residents/planning-building/>

Age profile

4.10 The proportion of the population 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 area⁹ alone.

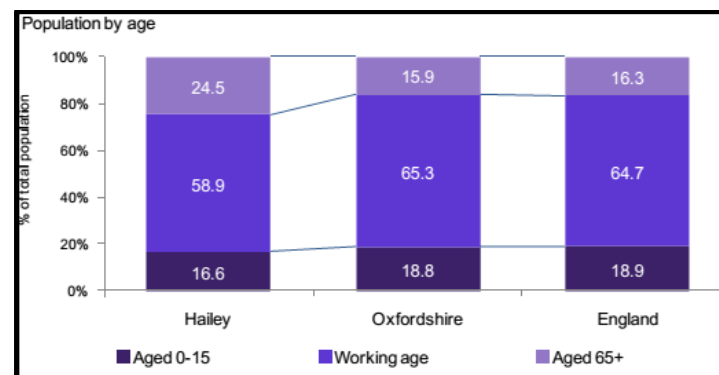


Figure 4.2 Population by age

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

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

⁹ Catchment Area is the parishes of Hailey and Crawley

5. Housing

The Hailey Neighbourhood Plan Area sits within the Witney Strategic Development Area or SDA as defined in the WODC Local Plan 2031. Most of the Neighbourhood Plan Area is rural in nature and contains a number of scattered villages and settlements (referred to in this section as 'villages'). A smaller area (defined in the Local Plan 2031 as North Witney - see **Appendix J**) is a proposed urban extension of Witney but falls entirely within the HNP Area, despite its name. Care has been taken to identify separate policies (where applicable) relating to urban policies (i.e. North Witney) and rural policies (i.e. the villages).

Key WODC policies:

5.1 The following WODC policies enable Neighbourhood Plans to identify sites for future development. The full policy wording can be viewed at <https://www.westoxon.gov.uk/media/1739281/composite-local-plan-with-further-main-modifications.pdf>

Extracts are summarised here:

WODC Policy OS2 – Locating Development in the Right Places

The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities. A number of site allocations are proposed to ensure identified needs are met. Further allocations may be made through Neighbourhood Plans.

WODC Policy H2 – Delivery of New Homes

Main Service Centres, Rural Service Centres and Villages

1. New dwellings will be permitted at the main service centres, rural service centres and villages in the following circumstances:

- On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan;*
- On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies*

and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan.

- On undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2.

- On undeveloped land adjoining the built up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan in particular the general principles in Policy OS2.

Small Villages, Hamlets and Open Countryside

2. New dwellings will only be permitted in the small villages, hamlets and open countryside where they comply with the general principles set out in Policy OS2 and in the following circumstances:

- where there is an essential operational or other specific local need that cannot be met in any other way, including the use of existing buildings. Where appropriate, new homes provided (other than replacement dwellings) will be controlled by an occupancy condition linked to the operational need and/or to the 'rural exception site' approach for permanent affordable dwellings;*
- where residential development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset;*
- residential development of exceptional quality or innovative design;*
- new accommodation proposed in accordance with policies specifically for travelling communities;*
- accommodation which will remain ancillary to existing dwellings*;*
- replacement dwellings on a one-for-one basis;*
- re-use of appropriate existing buildings which would lead to an enhancement of their immediate setting and where it has been demonstrated that the building is not capable of re-use for business, recreational or community uses, tourist accommodation or visitor facilities or where the proposal will address a specific local housing need which would otherwise not be met.; and*

- on sites that have been allocated for housing development within an adopted (made) neighbourhood plan.

* Proposals for extensions or alterations to an existing dwelling to create a self-contained unit of accommodation may be subject to a condition ensuring the accommodation remains ancillary to the main dwelling.

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

As well as 1,400 houses, the development is planned to include a new on-site primary school (2FE including nursery – i.e. 60 pupils capacity per year), the West End Link river crossings, the Northern Distributor Road (see Figure 6.2) and the provision of appropriate landscape and green infrastructure measures, including allotments.

See **Appendix J** for the full text of this policy.

Hailey Neighbourhood Plan Housing Strategy

5.2 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.
- Maintenance of the vitality of the community
- Preservation of the character and local distinctiveness of the villages.

Housing affordability

5.3 Housing in the HNP Area is more 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.

5.4 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.

House prices £'000	All	Detached	Semi Detached	Terraced	Flats	Sample Size
England	£271	£367	£235	£226	£262	3.9m
Oxfordshire	£362	£519	£335	£302	£223	49.8K
Oxford	£446	£707	£444	£408	£286	10K
Witney	£319	£459	£299	£271	£183	4K
Hailey	£380	£571	£376	£305	- *	43

* insufficient data

Figure 5.1 Sold House prices – 5 year average

Source: Zoopla, January 2018

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

- starter and smaller homes for private purchase aimed at first time buyers;
- 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

5.6 In the Neighbourhood Plan Questionnaire¹⁰, residents were asked:

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

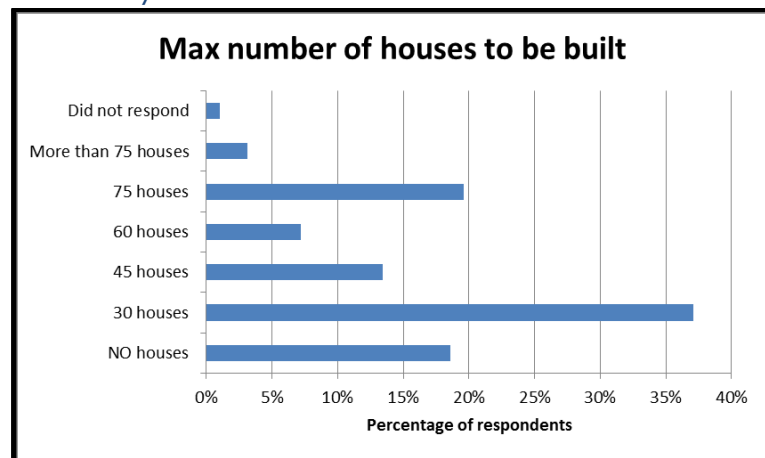


Figure 5.2 Maximum numbers of new homes

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

Delly Close – 11 (1969)
 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)

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

¹⁰ **Appendix D**

5.8 The WODC Local Plan 2031 proposes the construction of around 1,400 houses within the HNP Area, to the north of Witney. See **Appendix J** for details.

5.9 Phase I of the North Witney development will see the construction of around 200 houses between the Woodstock and New Yatt roads, subject to a comprehensive masterplan / delivery framework for the whole site. An application for outline planning permission for Phase I is under consideration.

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

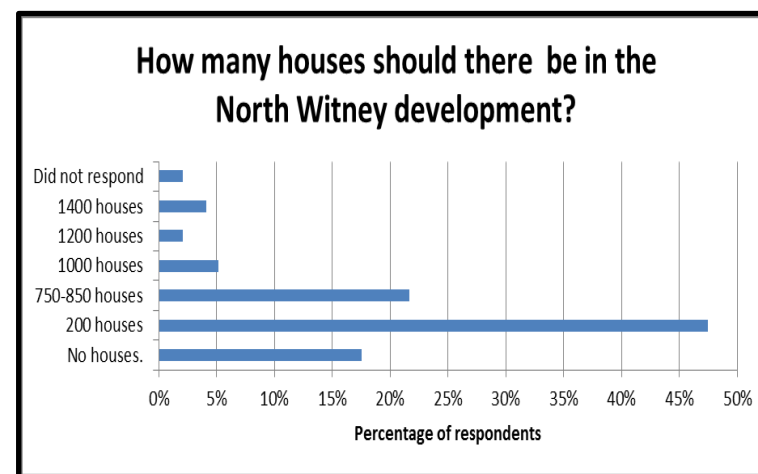


Figure 5.3 How many houses in N Witney development?

However the Inspector of the WODC Local Plan 2031 (which includes the 1,400 houses at North Witney) has accepted the plan as being legally-compliant and sound.

5.11 Extensive and systematic discussions have taken place with around 25 landowners in the HNP Area with sites adjacent to existing

development. Surprisingly only a very limited number of sites were put forward for consideration. Sites considered in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, the WODC Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 as well as failed planning applications over the last five years were investigated. This exercise is summarised in **Appendix K**.

5.12 Windfall housing

Windfall developments are essentially speculative developments on sites that are not known to WODC or the Parish Council and have therefore not been assessed or allocated for housing.

The WODC Local Plan 2031¹¹ anticipates at least 276 windfall houses will come forward across the Witney Sub Area (which includes the HNP Area). However this allocation has already been substantially consumed by speculative planning applications, a significant proportion of which has already been given planning approval. This Neighbourhood Plan does not anticipate any further urban extension windfall approvals but, in order to enable small undeveloped greenfield or previously developed brownfield sites in the villages, this Plan anticipates around 10 windfall houses that landowners may wish to bring forward for development. (see Figure 5.4)

Policy H1 Number of New Homes

Planning applications will be supported for around 33 new homes in the rural villages as a whole (see Figure 5.4). Masterplans for each site (plus the North Witney development) should provide a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing (where appropriate)

5.13 Section 5.6 (page 13) identifies the maximum number of homes residents would like to see built in the villages. Section 5.7 identifies the scale of development in the villages over the last seventy years. It is clear from the Neighbourhood Plan questionnaire that any new development in the villages should provide a continuation of the scale of historic development – i.e. in the region of 15 houses on any single site. It is also recognised that a development of up to 10 houses does not have to provide any affordable housing. However a development of 15 houses requiring 6 affordable homes (40%) and 9 market homes is often the ‘break even’ point for a developer.

Policy H2 Scale of New Development

This plan seeks to encourage small scale developments of in the region of 15 dwellings per site. Planning permission may be granted for new homes on any allocated site within the rural villages, provided the scale of development is modest in size. Residential allocations are provided in Figure 5.4. Each allocation set out in Figure 5.4 will be supported, provided the development reflects the form, scale and pattern of the settlement and respects its character.

5.14 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 residents who live or work within the Area, 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.

¹¹ WODC Local Plan 2031 Including further main modifications – February 2018

Planning permission has already been granted or requested for the following developments:

Land south of Giernalls Rd, Hailey	9 houses *
Land north west of Woodstock Road	200 houses #

* Outline planning permission for 9 houses granted although site assessed as capable of accommodating 15 houses

Phase I of North Witney - outline planning permission requested - under consideration

HNP reference	Site Name, Address	Estimated Number of Homes	Number of Affordable Homes
01	Land opposite 'The Hollies', New Yatt Lane, New Yatt	8	0
02	Land adjacent to Hailey Rugby Club, Hailey Road, Hailey	15	6
03	Windfall sites	10	0

Figure 5.4 Allocated Sites (see maps in **Appendix E**)

Policy H3 Infill

Applications for small residential windfall developments on infill or redevelopment (brownfield) sites within the rural villages 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:

- 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, provided the gap does not make an important

contribution to the character, amenity or green space infrastructure network.

- Is appropriate to the size of the site.
- Will not involve any outward extension of the built-up area of the villages.
- Is not considered to be back land or unneighbourly development that requires unsuitable access or significantly reduces the privacy of adjoining properties.
- Provides a good balanced mix of property types and sizes. Developers will be encouraged to build smaller homes to address the current imbalance of home types against the national and local (Oxfordshire) averages.

5.15 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

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

What type of additional housing do you believe is needed in the HNP Area (excluding North Witney)?

<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

5.17 The HNP Area has proportionately almost twice as many detached houses as the national average and 70% more than in Oxfordshire as a whole¹². 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.

5.18 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.

5.19 The HNP Area needs smaller homes for elderly villagers wishing to downsize and remain in Hailey as well as for couples or singles. This would enable older villagers to maintain their independence for longer and would provide an opportunity for the children of people living in the village to remain in the village - potentially reducing the need for organised care of children / older people.

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

5.21 However the North Witney development will relate more to Witney and will undoubtedly develop as a community in its own right. Its estimated¹³ population of around 3,500 will be considerably larger than that of the existing rural villages (1,210)

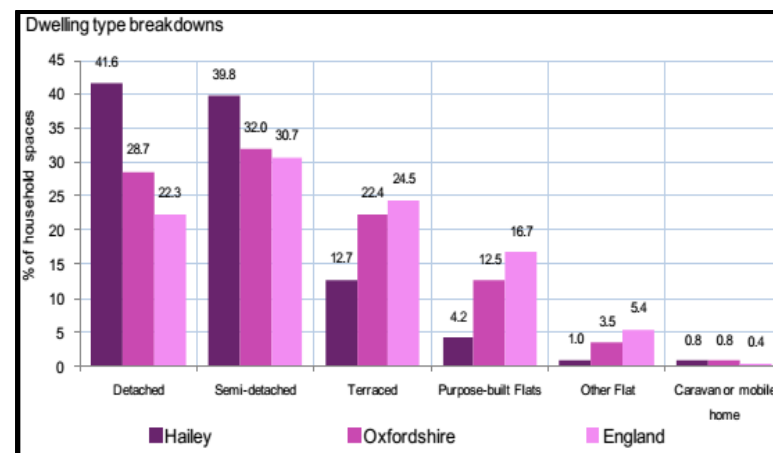


Figure 5.6 Types of existing homes

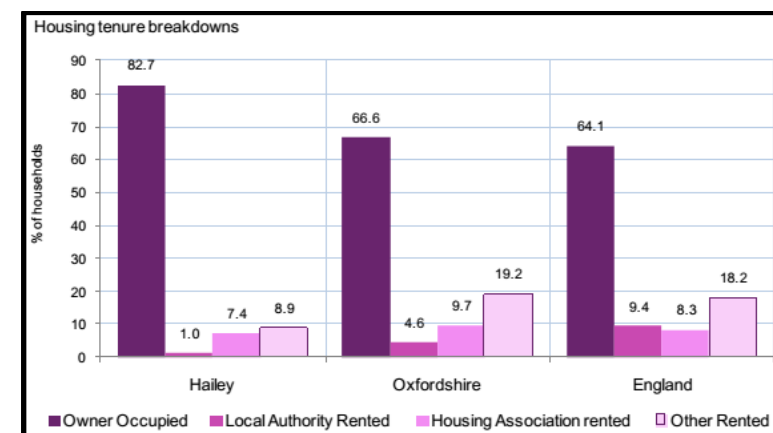


Figure 5.7 Housing tenure

Policy H4 Tenancy Mix

Proposals for development will need to consider local housing need and should aim to provide a significant percentage of affordable homes for renting and shared ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

¹² Rural community profile for Hailey (Parish) - Action with Communities in Rural England (ACRE) Rural evidence project (November 2013)

¹³ Metric used by WODC is 2.5 person per household

Affordable Housing

5.22 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.

5.23 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).

5.24 Hailey needs more young people and families for the community to recover its age balance but the current shortage of affordable housing denies some 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.

5.25 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

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

5.27 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 H5 Affordable Housing

Proposals for developments of greater than 10 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

5.28 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?

WODC is the Strategic Housing Authority (SHA) with responsibility for allocating tenants to affordable homes in the district. However there is clearly an aspiration here for the SHA to take account of the wishes of residents as identified in the Neighbourhood Plan questionnaire.

6. North Witney

5.1 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 5.4 (page 13). Over 45% of respondents indicated that only 200 houses should be included in the development.

However, as the Hailey Neighbourhood Plan forms part of the statutory planning framework it must be in general conformity¹⁴ 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.

5.2 For information only – Figure 6.1 provides a breakdown of the type of housing proposed by WODC in the 1,400 houses planned for North Witney.

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%
Out of the 560 Affordable housing there would be:	
185 Affordable Rented houses	33%
95 Affordable Houses	17%
280 Starter Homes	50%

Figure 6.1 Proposed housing split - North Witney

North Witney ¹⁵	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

¹⁴ Figure 2.1 - Layers to the statutory planning framework

¹⁵ Local Plan and CIL Viability Assessment – Second Update – Aspinall Verdi - Appendix 5 - SDA Assumptions and Appraisals - December 2016

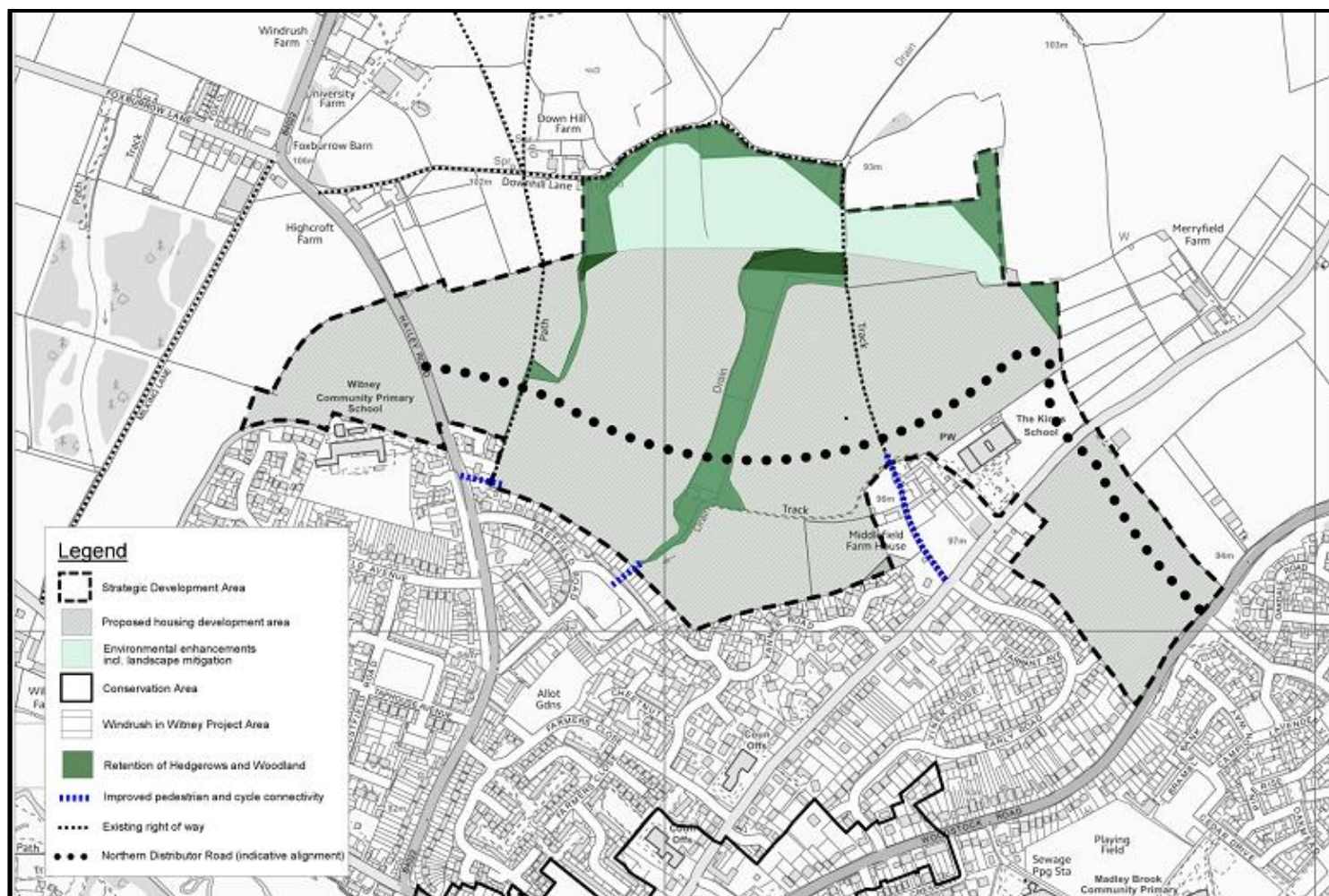


Figure 6.2¹⁶ – North Witney Strategic Development Area (SDA)

¹⁶ Further suggested changes to the West Oxfordshire Local Plan 2031– Updated plans and Appendices – Figure 9.4 North Witney Strategic Development Area 14 September 2017

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 – page 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.

7.7 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.

Policy ED1 Hailey CE Primary School as a community facility

This Plan supports proposals to preserve and enhance the viability of the school and also 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. Land should be reserved to allow for the potential expansion of the school should this need arise.

Future expansion

7.8 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.

7.9 West Oxfordshire District Council is in the process of seeking to adopt a new Local Plan covering the period up to 2031. This plan contains a proposal to construct around 4,700 houses within the Witney sub-area (of which the HNP Area is part).

7.10 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.

7.11 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.

7.12 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.

7.13 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.

7.14 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.

7.15 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.

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.

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. Any strategy here should encourage active travel to school (e.g. walking, cycling etc.) and the identification of a suitable 'park and stride' site. This would help to embed healthy travel behaviours as well as tackling inactivity, obesity, school gate air pollution and congestion.

Policy ED2 Traffic and Parking

Any significant proposal for expansion of Hailey CE Primary School must include a strategy to encourage walking and cycling and to discourage car use and 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, 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 Sub-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, Witney, within the HNP Area.

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. The campus lies approximately mid-way between Dolly End and New Yatt, within the HNP Area.

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 Pitts 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 Pitts Lane with New Yatt Road
- Delly End, Wood Lane and the SW end of Whittings 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 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. There are also car parks at the Village Hall and at the Lamb & Flag public house.

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 are 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 Shore's 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 at the junction of the B4022 with Delly End and Priest Hill Lane, available traffic calming measures such as the installation of vehicle activated signs (i.e. flashing 30mph) should be investigated.

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.

8.16 Oxfordshire County Council advises that the accident record and pedestrian flow is well below what is recommended in national guidance for the installation of a signalised crossing. However there is substantial pressure around safety concerns from parents.

Policy T2 School Crossing

In order to address safety concerns raised by parents and residents 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.

8.17 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 may result in some 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 consideration should be given to reducing the current speed limit along the B4022 between the built up edge of Witney and the outskirts of Hailey Village from 40mph to 30mph. Traffic calming measures should be investigated at the junction of the B4022 with Foxburrow Lane.

Northern Distributor Road

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

8.19 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 around the western side of Witney.

8.20 Oxfordshire County Council indicates that a requirement for a further road is not evidence-based on known growth nor sequentially tested against the West End link road (WEL2). Therefore this is not required for this plan period (up to 2031). The concern expressed by residents is that additional land, not currently identified in WODC's Local Plan 2031, may be earmarked for development during the planning period which may block or divert an obvious route for completion of a Witney ring road post 2031.

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

Encourage Oxfordshire County Council to conduct a feasibility study to determine whether land should be earmarked for future development of the Northern Distributor Road (post 2031).

Public Rights of Way



8.21 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.

Different types of Rights of Way in the countryside

8.22 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

8.23 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 1949.

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

Changes to the Definitive Map and Statement

8.24 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.

8.25 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.

8.26 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).

8.27 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.

8.28 In order to provide opportunities for people to be more active, we are seeking to upgrade/provide paths with all-weather surfaces that are suitable for pedestrians, cyclists, people with disabilities and horse riders , as and where appropriate. Account_will need to be taken of the

different, and occasionally conflicting, requirements of 'Public Right of Way' users. Definitive Map Modification Orders will be sought once the individual type of 'Public Right of Way' required for each of the following policies (T5 - T8) is established and the source of funding is secured.

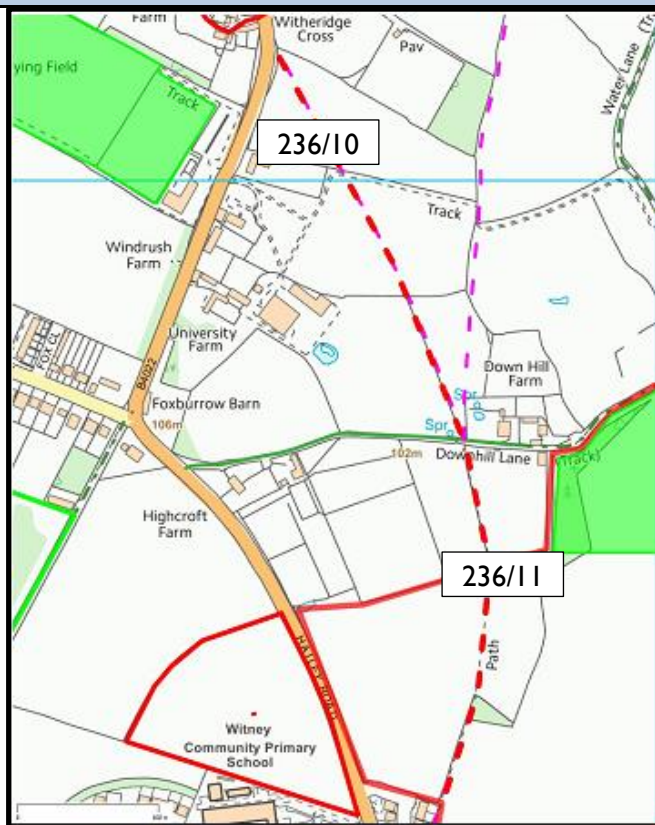
8.29 The proposed North Witney development is dissected by a series of existing footpaths which link Hailey, Poffley End and North Witney as well as the New Yatt Road with the Hailey Road. However most of these footpaths are unsurfaced and cross open fields or pass along farm tracks or around field edges 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 all-weather surfacing) are recommended in Policies T5, T6 and T8.

8.30 The Witheridge Cross end of Footpath 236/10 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 touches Public Rights of Way 236/25

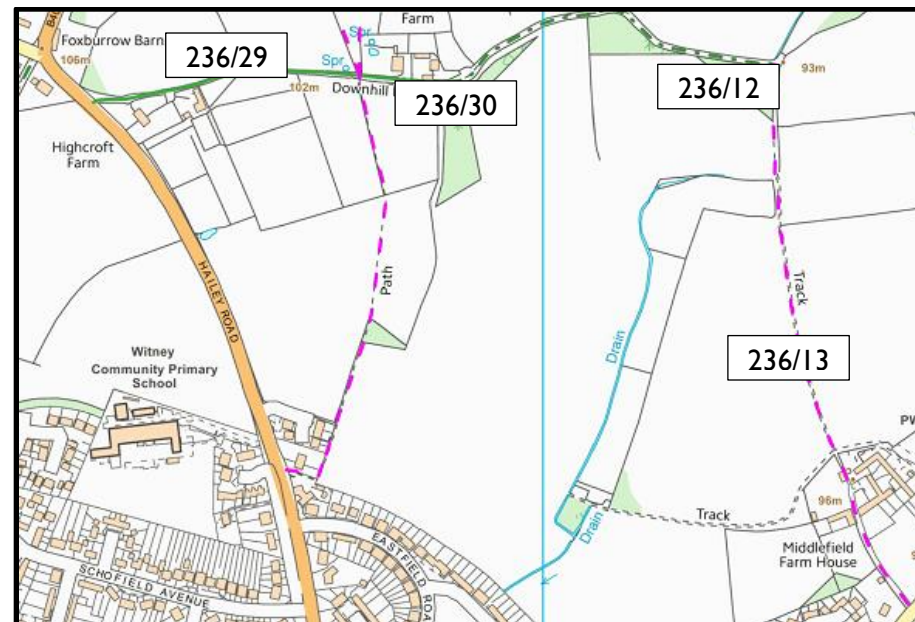
Policy T5 Upgrading of Footpaths 11 & 30

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 (e.g. wheelchairs). Redirection of part of these footpaths along the edges of fields will have to occur. As this proposal is partly related to the North Witney development funding for this proposal will be sought via Section 106 and/or CIL.



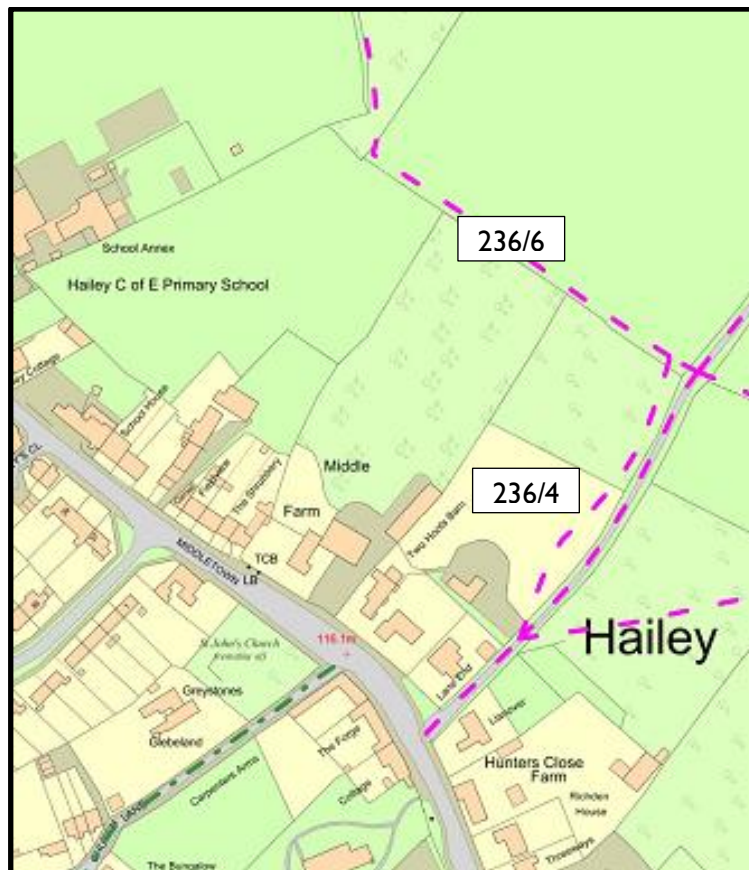
Policy T6 Upgrading of Footpath 29, 30, 12 & 13

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 (e.g. wheelchairs). As this proposal is wholly related to the North Witney development, funding for this proposal will be sought via Section 106 and/or CIL.



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 Hailey C of E Primary School with a continuation of the all weather surface across the school grounds. It is anticipated that this proposal will be funded from the Community Infrastructure Levy (CIL).

**Policy T8 New footpath alongside Northern Distributor Road**

The paths alongside the new Northern Distributor Road from Hailey Road via New Yatt Road to Woodstock Road (see Fig 6.2 for route) should have drop-kerbs at road junctions to enable free passage for wheelchair and pushchair users.

8.31 The additional traffic generated by the North Witney SDA combined with the new houses planned between the southern edge of North Leigh and New Yatt will make pedestrian use of New Yatt Road (an unrestricted road) inadvisable. It is therefore suggested that a recreational path with no vehicular traffic should be provided to facilitate recreational use.

Policy T9 New footpath connecting Witney and New Yatt

Explore the opportunity to develop an all-weather recreational path connecting Witney to the New Yatt settlement for use by walkers, cyclists and wheelchair / pushchair users.

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 employment declined, and as Witney grew employment shifted to the service sector. Mobility and commuting – to Oxford and beyond – increased, providing the pattern of employment we see today.

9.2 Today, 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 organisations. 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 (primarily in Witney); 34% worked 5-25 miles from Hailey (probably Oxford); 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 It is likely that the proportion of the population working from home will increase during the planning period. Any development should therefore provide appropriate support infrastructure including:

- connectivity (i.e. high speed broadband)
- accessible local services that reflect the homeworker's needs (e.g. hiring of fully equipped meeting rooms in community buildings) and support its health, social and cultural well-being
- promotion of sustainable transport
- provide local affordable housing for key workers

to enable homeworkers to contribute to building a strong, responsive and competitive economy.

9.6 Support should also be given to existing businesses to safeguard existing employment. Appropriate expansions for businesses who are seeking to grow will be supported in principle.

9.7 In the Questionnaire, residents were asked:

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

- 19% an NHS surgery / Health centre
- 19% small shop / shopping centre
- 14% small initial start-up businesses
- 11% recreation (Sports centre)
- 8% care home
- 7% school / college
- 4% chose Other (included café, farm shop, pub in New Yatt and a 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.

9.8 Given current demographic and economic trends the only significant change in the pattern of employment in the HNP Area during the planning period is likely to be an increase in the level of homeworking. It is doubtful that any policies adopted in the Neighbourhood Plan will make a significant difference to employment itself.

9.9 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** adjacent to the Village Hall, comprising a football pitch, changing facilities, children's playground, adult exercise equipment and a BMX track.
- **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 HNP 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.

Community Organisations (Sports and Social Clubs)

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)

2nd 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 with over 200 members. 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 including the village primary school. The Festival includes the annual Village Rounders Match, the Village Fete, the hugely popular Scarecrow Trail and the grand Festival Finale. 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 (also requiring replacement) 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

10.2 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 to promote healthy communities including the provision of shared space and community facilities (local shops, meeting places, sports venues, public houses and places of worship) along with protection of existing open spaces and playing fields.

Policy CI 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 within the HNP Area as existing residents and that new developments shall, as far as is reasonably practicable, preserve or enhance existing facilities.

This shall be achieved through funding and, where appropriate, provision of 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.

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 facilities arising from the North Witney development

10.3 Funding to develop community facilities associated with the North Witney development will arise from S106 / Community Infrastructure Levy (CIL) negotiations between West Oxfordshire District Council and the developers of the North Witney site. Against this background it is not possible to set out specific Neighbourhood Plan policies which define what community facilities should be made available. However, the primary community facilities that should be considered during these negotiations include:

Community centre
Sports centre
Playing pitch provision
Play area provision for children and adults
Allotments
Health Care facilities
Burial ground provision.

Community facilities

10.4 Although WODC's policy WIT2 (North Witney) does not specifically define any required community facilities (apart from allotments) the WODC Infrastructure Development Plan refers to :

- Provision for new community facilities as part of large-scale development across the District
- Enhanced Library Provision
- Children's play areas
- New and/or enhanced cemetery provision across the District
- Informal open space – provision of and improvements to including accessible natural green space across the District
- Additional outdoor playing pitch provision and changing facilities in Witney
- Replacement of Windrush Leisure Centre, Witney.

Community Centre

10.5 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 including:

- main activity and assembly space
- entrance foyer
- equipment and furniture store
- kitchen
- toilets, including facilities for disabled people
- changing provision
- cleaner's store
- an office
- changing or dressing rooms and showers
- licensed bar
- permanent stage
- meeting or club rooms available for hire
- grass pitch changing rooms
- fitness training room
- community health facilities
- daytime centre for the elderly
- shops / post office
- parking facilities.

Sharing and integrating facilities

As there will be a new on-site primary school (2FE including nursery) on a 2.2ha site, it is recommended that school assembly / community / sports halls, playing pitches, changing facilities and car parking facilities are shared wherever possible. The King's School should also be invited to share in this proposed integration of facilities.

Playing pitch provision

10.6 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.*

Once completed, the population of the North Witney Development will exceed 3,500 using a metric of 2.5 people per household. This equates to a minimum pitch area of 5.6 hectares, using the recommended WODC standards²⁰.

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 if there is insufficient land available (e.g. Witney Rugby Club and/or adjacent to the Recreation ground).

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

²⁰ Based on Fields in Trust recommended benchmarks

Play spaces

10.7 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. Ideally land should be made available to the Parish Council, along with appropriate funding, to enable them to facilitate an agreed play area provision.

Play Area provision

Development of North Witney community facilities should contribute towards the provision of high quality play and activity areas²¹ 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

10.8 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.

There is no legal national minimum provision standard, but councils do have to audit allotments, set standards of provision, and assess their actual provision. Most allotment strategies quote the 1969 Thorpe Report which recommends a minimum provision equivalent to 15 allotments per 1,000 households, but this is not legally binding.

The standard adopted by WODC is 0.25 hectares (10 allotments) per 1,000 residents. This would result in the provision of 35 allotments (i.e. 0.875 hectares) associated with the North Witney development.

²¹ Fields in Trust standards should be applied

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.

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

10.9 All 1,210 residents (2010 Census) of the HNP Area have the right to be buried in the Burial Ground, Church Lane, Hailey (previously known as the Glebe Field). There is sufficient capacity to accommodate the current population of the HNP Area for about 44.3 years (based on the average demand over the last five years). However the addition of the residents of the North Witney development (estimated at 3,500 – WODC metric) reduces this capacity to only 11.3 years. This will require the acquisition of additional land suitable for use as a Burial Ground.

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

10.10 As identified above it is essential that sufficient resource is provided to ensure that new development is well connected to Witney and community facilities, especially by public transport, walking and cycle paths and that existing routes are improved.

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

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

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.

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.

Health Care

Development of North Witney community facilities should consider the inclusion of an NHS surgery/ Health Centre, preferably integrated into the Community Centre.

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 Assessment²² 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 as evidenced by the North Witney development.

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 Study²³

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.

²² West Oxfordshire Landscape Assessment – Atlantic Consultants – May 1998
<https://www.westoxon.gov.uk/media/1234693/West-Oxfordshire-Landscape-Assessment-1998.pdf>

²³ 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 3²⁴. 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 28 listed buildings in the HNP Area (detailed in Appendix G)

11.9 Hailey was designated as a Conservation Area in 1992, the extent of which is shown on Figure 4.1.

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.'

²⁴ Flood Map for Planning at
<https://flood-map-for-planning.service.gov.uk/summary/435226/213443>

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

'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 conserved 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.

11.13 The WODC Local Plan 2031 contains a map (Figure 6.2) showing some of the proposed features of the North Witney development. It includes a large area along the northern edge of the development highlighted in light green which is described as 'Environmental enhancements including landscape mitigation'. As this area falls within the Wychwood Project area it could potentially become community woodland. As there are a number of existing community organisations within the HNP Area that have developed new woodlands over recent years it is recommended that the developer works with these organisations to facilitate the development of this green space.

Policy E2 Trees

The inclusion and retention within developments of large trees growing 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)

11.14 The NPPF²⁵ makes provision for local communities to identify green areas of particular importance to those communities where development will not be permitted except in very special circumstances. These Local Green Space can be designated through neighbourhood plans.

11.15 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.

11.16 **Appendix H** includes descriptions, ownership and site plans with exact boundaries relating to each LGS.

11.17 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.

11.18 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

²⁵ NPPF paras 76-78

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

Development within any Local Green Space will only be permitted where it forms part of a landscape design to enhance community enjoyment of the green space and contribute to the improvement of the character, biodiversity, appearance and general quality or amenity value of the 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

* 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 to create a Wychwood Project Centre for learning and operational activities.

Buffer Zones

11.19 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.

11.20 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.

11.21 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 Report²⁶ 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 of hedging and trees around 50 metres wide should be established along both sides of the Hailey Road (B4022) between the existing built edge of Witney and Downhill Lane/Foxburrow Lane residential areas. (See Fig 11.1 green shading)

²⁶ Landscape and Visual Review of submissions: Carterton and Witney. Oct 2012

Policy E5 Buffer Zones

This Plan proposes three buffer zones within the HNP Area as defined on the following maps (Figs 11.1-11.3):

Zone 1 – Witney/Foxburrow

Zone 2 – Hailey/Poffley End/Rugby Club

Zone 3 – Delly Corner to Delly Farm

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.

Proposals for development within the buffer zones, other than for essential infrastructure, 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.



Fig 11.1 Buffer Zone 1 - Witney/Foxburrow

11.22 Buffer Zone 1 (Witney to Foxburrow) extends along the Hailey Road (B4022) from the edge of the North Witney SDA to the junction of the B4022 with Foxburrow Lane.



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

11.23 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

11.24 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.

Dark Night Skies

11.25 Although never previously articulated through a written policy Hailey Parish Council has always endeavoured to apply the principles of a dark skies policy. Apart from two street lights in the Middletown area of Hailey, the Parish Council has managed to resist the installation of street lighting in all developments over the last 75 years. Whilst recognising the safety issues arising from a dark skies policy, past experience has persuaded the Council that, on balance, the environmental benefits outweigh the safety concerns.

11.26 Policy E6 applies to any proposal which involves the installation of external lighting and where the design of developments may result in light spill from internal lighting. Policy E6 will also apply to specific lighting schemes which require planning permission or listed building consent, including installing:

- a lighting scheme of such nature and scale that it would represent an engineering operation (i.e. requiring a separate structure) and typically be undertaken by specialist lighting engineers;
- lighting such as the floodlighting of sports pitches, car parking or ménages; and
- a lighting scheme on a listed building that would significantly affect its character.

11.27 The Institute of Lighting Professionals Guidance ²⁷ sets out specific constraints for lighting within environmental zones. Within each zone, targets are applied for sky-glow, light intrusion, glare, luminaire intensity and building luminance. Any proposed lighting should meet the guidance. Much of the rural landscape will be an E1 'Intrinsically Dark' zone, but this should be checked prior to an application. The Authority will encourage further reductions, for example by removing below or near horizontal light paths from fixtures or adopting E1 specifications in an E3 zone, wherever feasible. Often this can be achieved with little further disruption.

²⁷ The Institute of Lighting Professionals Report - Guidance Notes on the reduction of obtrusive light

Figure 11.3 Environmental

Zone	Surrounding	Lighting Environment	Descriptions
E0	Protected	Dark ²⁸	UNESCO Starlight reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically Dark	Areas with intrinsically dark landscapes (roads usually unlit)
E2	Rural	Low district brightness	Areas of low ambient brightness. Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Areas of medium ambient brightness. Small town centres of suburban locations.
E4	Urban	High district brightness	Areas of high ambient brightness. Town/city centres with high levels of night-time activity.

²⁸ To be considered a dark sky of sufficient quality by the International Dark-Sky Association, values of 20 magnitudes per arc second must be achieved.

Policy E6 Dark Night Skies

1. Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) for lighting within the HNP Area, and have regard to the following hierarchy:

- a) The installation of lighting is avoided;
- b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
- c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.

2. To be appropriate, lighting for development proposals should ensure that:

- a) The measured and observed sky quality in the surrounding area is not reduced;
- b) Lighting is not unnecessarily visible in nearby designated and key habitats;
- c) The visibility of lighting from the surrounding landscape is avoided; and
- d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

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

Parish Councillors:

Graham Knaggs (Chairman)
Andy Smith (Deputy Chairman)
David Musson
Karl McConville
Giles Doland
Nick Moglia (until January 2018)
Calvert McGibbon
Lisa Wilkinson (Clerk)

Appendix B – Data Sources and References

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 Strategic Housing Land Availability Assessment (SHLAA) - June 2014
West Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHEELA) 2016
West Oxfordshire Open Space Study 2013-2029
Zoopla house prices web site
Hailey Conservation Area Preservation and Enhancements

Footnotes:

- 1) WODC Local Plan 2011
- 2) WODC Local Plan 2031 – incl Further Main Modifications (Feb 2018)
- 3) National Planning Policy Framework (NPPF)
- 4) Securing the future: delivering UK sustainable development strategy
- 5) Planning Practice Guidelines
- 6) WODC Local Plan 2031 submission draft including Further Main Modifications (February 2018)
- 7) Listed buildings – Appendix G
- 8) WODC web-site www.westoxon.gov.uk/residents/planning-building
- 9) School catchment area – Hailey and Crawley parishes
- 10) Appendix D – Residents responses to Hailey residents Questionnaire
- 11) WODC Local Plan 2031 submission draft including Further Main Modifications (February 2018)
- 12) Rural community profile for Hailey parish – ACRE November 2013
- 13) Metric used by WODC is 2.5 persons per household
- 14) Figure 2.1 – Layers to statutory planning framework
- 15) Local Plan and CIL viability assessment – Aspinall-Verdi (December 2016)
- 16) WODC Local Plan 2031 updated plans and appendices – 14 September 2017
- 17) www.oxfordshire.gov.uk/cms/content/definitive-map-and-statement-online
- 18) The Wychwood Way touches Public Rights of Way 236/25
- 19) www.westoxon.gov.uk/media/765284/Playing-Pitch-Strategy-2014.pdf
- 20) Fields in Trust recommended benchmarks
- 21) Fields in Trust standards should be applied
- 22) www.westoxon.gov.uk/media/1234693/West-Oxfordshire-Landscape-Assessment-1998.pdf
- 23) OWLS Oxfordshire Wildlife and Landscape Study
- 24) www.https/Flood-Map-for-Planning.service.gov.uk/summary/435226/213443
- 25) NPPF paras 76-78
- 26) Kirkham Associates Landscape and Visual review of submissions for Carterton and Witney Development Options (2012)
- 27) The Institute of Lighting professional report – Guidance Notes on the reduction of obtrusive light
- 28) International Dark Sky Associations values
- 29) WODC Local Plan 2031 submission draft including Further Main Modifications (February 2018)
- 30) <https://historicengland.org.uk>
- 31) <https://www.westoxon.gov.uk/media/765284/Playing-Pitch-Strategy-2014.pdf>
- 32) Based on Fields in Trust recommended benchmarks
- 33) Fields in Trust standards should be applied
- 34) North Witney and WEL Strategic Flood Risk Assessment (2015)
- 35) North Witney and WEL Preliminary Ecological Assessment (2015)
- 36) Kirkham Associates Landscape and Visual review of submissions for Carterton and Witney Development Options (2012)
- 37) Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)
- 38) Aspinall Verdi – SDA appraisal North Witney (2015)

Appendix C - WODC Local Plan 2031 – Core Objectives²⁹

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

1) ²⁹ WODC Local Plan 2031 submission draft including Further Main Modifications (February 2018)

‘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.

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 character and significance of West Oxfordshire’s high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people’s quality of life and social and economic well-being both within the District and beyond.

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

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

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

How do you travel to work?

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

Regular shopping trips?

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

Does the present bus service meet your need?

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

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

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

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

What would improve your most frequent journey?

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

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

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

How can we reduce car use?

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

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

Some contradictions in responses to the last few questions.

Although improving public transport is identified as the prime means of reducing car use, bus services are being reduced because of lack of support and trains are hardly mentioned in responses to previous questions. Although only a small proportion travel by

bicycle there is a groundswell looking for cycle lanes or the development of cycleways.

Where are there parking problems in the parish?

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

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

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

A dedicated cycleway linking Hailey to Witney - 39

An improved crossing outside the primary school - 31

Refurbishment of the Village Hall - 30

Other spending priorities were;

More flashing 30mph vehicle activated signs – 23

Additional woodlands like Breach Wood and Foxburrow Wood – 21

More footpaths plus cycleways through parish – 19

Circular walk linking woodlands – 19

Sports courts – 19

Changing facilities – 15

Cricket pitch – 13

Sports centre – 13

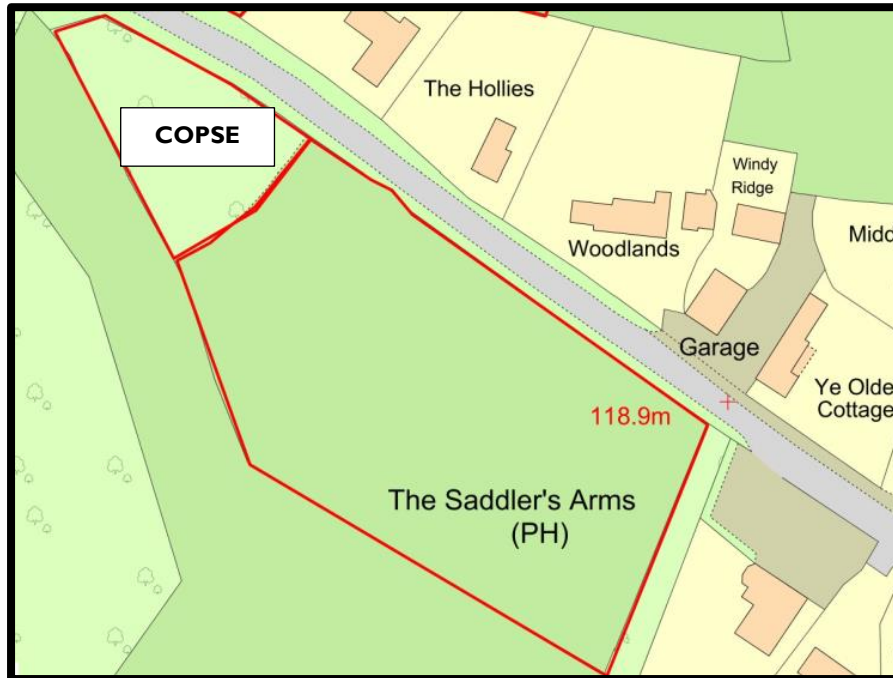
Delly Hill spot roundabout – 11

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

Choices receiving less than 10 votes – not shown.

Appendix E – Housing Site Allocations (see Fig 5.4)

01 Land opposite 'The Hollies', New Yatt Lane, New Yatt



The copse to the north west of the site provides a natural edge to New Yatt village. It is included in this site allocation and should be retained and continue to be managed as a copse. The hedges along both the frontage and rear of this piece of land contain a variety of trees and hedging which should also be preserved wherever possible.

02 Land adjacent to Witney Rugby Club



This hedge along the whole of the frontage of this site (marked in green) contains several rows of trees which should be preserved wherever possible. A single shared access point for both areas of this site should be established.

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. 20ft Inclosure Award
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 (BRI2), 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 FPI 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

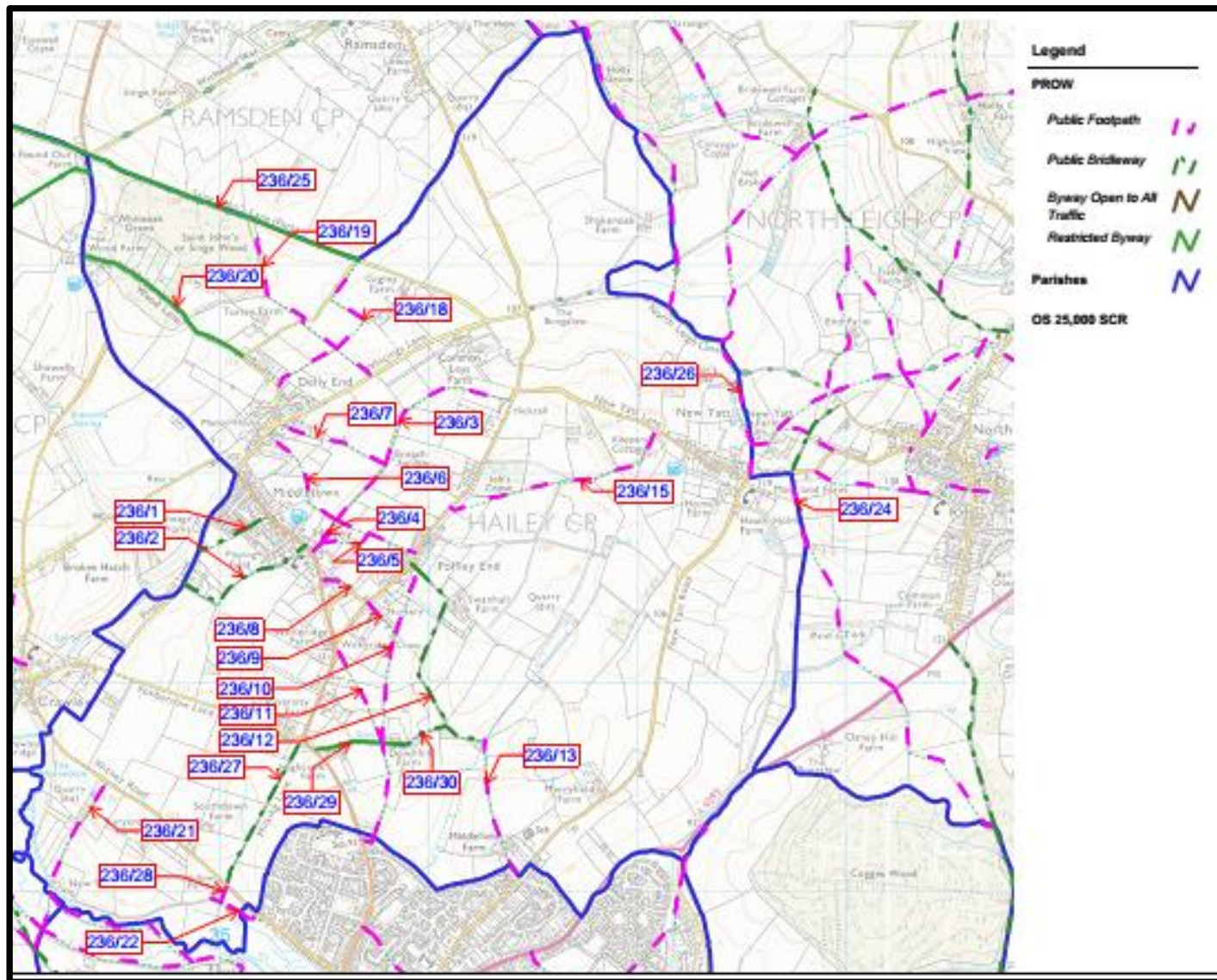
23/11/2016 03419		Applicant - Rachel Livingstone Application: We (OCC) have not yet started to investigate the application.
236/14		No entry
236/15/10	FP	From New Yatt Road, NE of Keepers Cottage, leading SSW for approximately 172m adjacent to, and on the W side of, the boundary of property known as '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 Determination: OCC will make a definitive map modification order to add this route as a bridleway – 20 th June 2018
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 Buildings³⁰

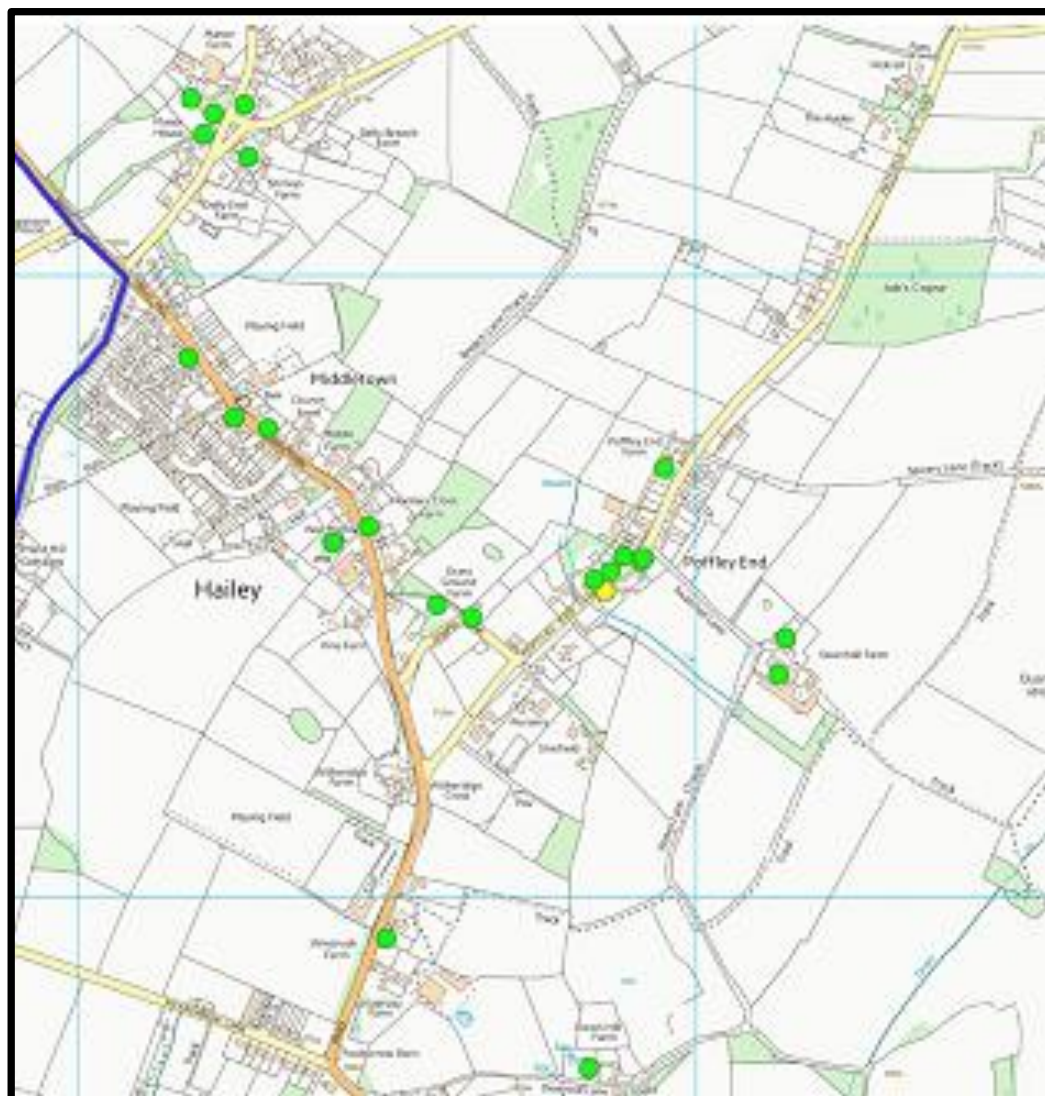
Location	List entry number	Grade
Barn approximately 10 metres south east of Swanhall Farm, Poffley End, Hailey	1052987	II
Hill View, Poffley End, Hailey	1052989	II
Outbuilding approximately 12 metres south west of the Moos (now Winnings Farmhouse), Poffley End, Hailey	1052990	II
Greyroofs, Poffley End, 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
Ivydene and Greenside	1367961	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

Location	List entry number	Grade
Lamb and Flag Public House, Middletown, Hailey	1052983	II
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

³⁰ <https://historicengland.org.uk>

Map of Listed Buildings

Some outlying farms are not captured



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.

Relevant planning history

None of the designated sites has an extant planning permission within which the Local Green Space could not be accommodated)

Not allocated for development

None of the designated sites has been allocated for development in this Neighbourhood Plan or the WODC Local Plan 2031.

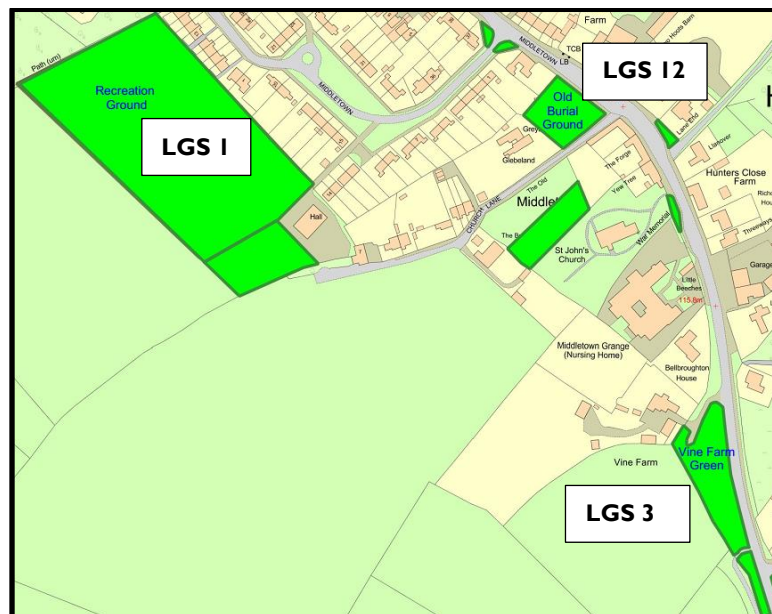
Extensive tract of land

None of the designated sites comprises extensive tracts of land.

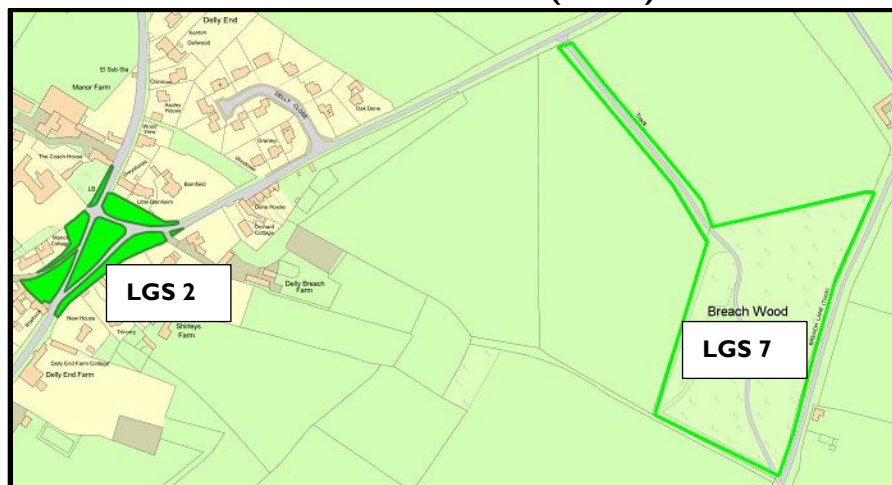
Site	Location (Owner or controller of site)	Description	Justification	Any other protection
LGS 1 (Map 1)	Recreation ground (Hailey Parish Council)	Football pitch, Children's play area BMX track and adult exercise area	<p>This site is intrinsic to the character of Hailey village, providing a central point where most of the village infrastructure is located. It provides a major recreational facility comprising a playing pitch and both adult and children's play areas.</p> <p>The site is also used for the annual Hailey Festival, village fetes etc. The Village Hall and changing facilities are adjacent to this area.</p> <p>There are views to the north of the Cotswolds AONB as well as the spire of Leafield parish church.</p>	Conservation Area
LGS 2 (Map 2)	Delly Green (Hailey Parish Council)	Open central grass area with mature trees and includes the Peace Memorial	<p>Delly Green is one of the most beautiful areas in the HNP Area. It is surrounded by the highest concentration of historic listed buildings in the Area and contains a small number of mature trees along with the Peace Memorial (a service is held every two years).</p> <p>The Green is occasionally used for communal activities – e.g. royal jubilees and weddings but is predominantly an area of tranquillity.</p>	Conservation Area Village Green
LGS 3 (Map 1)	Green outside Vine Farm (Oxfordshire County Council owns, Hailey Parish Council maintains)	Open central grass area with mature trees providing gateway to southern entry to Hailey	<p>Vine Farm green was created by the repositioning of the B4022 about sixty years ago. It now provides a green gateway area signalling the beginning of the village of Hailey on the B4022 which is the primary link between Witney and Hailey.</p> <p>The green contains a small number of mature trees providing a tranquil haven for wildlife.</p>	Conservation Area Within Buffer Zone 2
LGS 4 (Map 6)	New Yatt Picnic Area (Hailey)	Small grassed area surrounded by mature trees	This small triangle of land provides the only area of recreational communal land in New Yatt.	

Site	Location (Owner or controller of site)	Description	Justification	Any other protection
	Parish Council)		It is highly valued, as its name implies, as a picnic area. It is also used for village gatherings to celebrate, for example, Royal Jubilees and Weddings etc.	
LGS 5 (Map 3)	Poffley End allotments (Hailey Parish Council)	A series of small allotments rented out to residents	These allotments provide a substantial, much used green space between Hailey and Poffley End for the benefit of residents with an interest in gardening. Their historical significance is that they came into being as part of the Hailey Inclosure Act of 1853 and have been a prominent and much appreciated recreational feature of Poffley End ever since.	Various Allotments Acts Conservation Area Part lies within Buffer Zone 2
LGS 6 (Map 3)	Hemplands allotments (Hailey Parish Council)	A series of small allotments rented out to residents	The land associated with these allotments was purchased in 1905 as part of a review of all land acquired by the community during the Inclosure Acts of the 1850s. Although hidden behind the houses of Hemplands they also provide a much valued recreational facility.	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)	This woodland was opened by Prince Charles in 2001 for the benefit of the inhabitants of the parish of Hailey to advance education and to provide facilities for recreation and leisure-time with the object of improving the conditions of life of inhabitants. As with older woodlands it is already attracting a wide variety of wild-life including muntjac deer, rabbits and a variety of bird species. The woodland is widely used by residents, dog walkers and Hailey Primary school students.	
LGS 8 (Map 4)	Foxburrow Wood (The Wychwood Project)	A newly planted woodland (2003) 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.	Foxburrow Wood provides 9.15 hectares (c. 23 acres) of newly planted woodland on land acquired by the Wychwood Project. It is located to the North of Witney, sandwiched between Milking Lane and Foxburrow Lane. This recreational woodland is designed with an access friendly 'welcome trail', wide grassy rides and central stream and pools. As well as providing a green edge to the Foxburrow Lane	

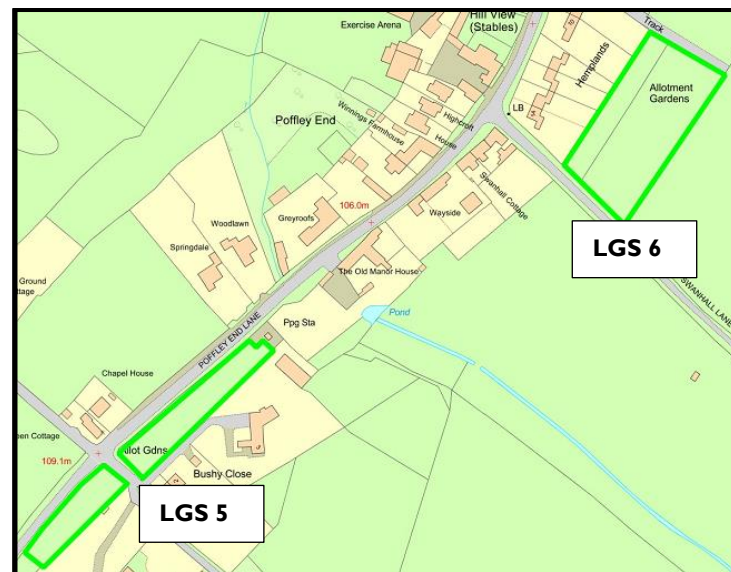
Site	Location (Owner or controller of site)	Description	Justification	Any other protection
			development it links Foxburrow Lane with Crawley Road. Widely used by hikers and dog walkers.	
LGS 9 (Map 5)	St John's Wood or Singe Wood (Privately owned)	A large area of woodland to the north of the HNP Area at Whiteoak Green	All three of these woods are designated wholly or partially as Ancient woodland. They are all intersected by or are adjacent to Public Rights of Way resulting in extensive recreational use by hikers and dog walkers. They contain predominantly native species of trees and attract a wide variety of wild-life including muntjac deer. Although close to housing developments all of these woods provide an area of tranquillity . They are particularly popular in the spring when native bluebells appear.	Predominantly 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 the historic foundations of the old Hailey church	Although this historically significant area is in the centre of the village, it is a tranquil spot which the Parish Council hopes to develop into a quiet area containing a walkway and seating. It contains a small number of very mature trees and is surrounded by a dry stone wall along the Church Lane boundary.	
LGS 13 (Map 7)	Witney Rugby Club	Playing pitches	These playing pitches have a high recreational value, not just to residents of the HNP Area but also to the rugby playing population of Witney. They are also used for the largest annual Fireworks display in the Witney area as well as many other recreational activities.	



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



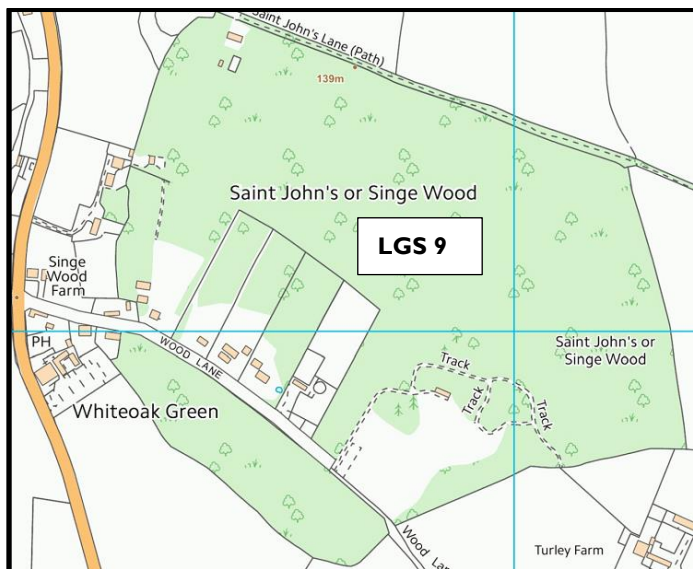
Map 2 – Delly Green (LGS 2) and Breach Wood (LGS 7)



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



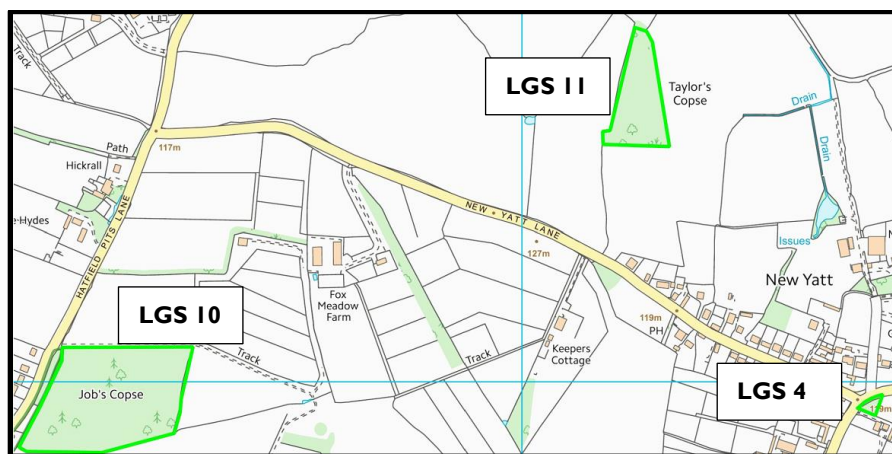
Map 4 Foxburrow (LGS 8)



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)

Appendix I - Hailey Neighbourhood Plan Policies

Policy H1 Number of New Homes

Planning applications will be supported for around 33 new homes in the rural villages as a whole (see Figure 5.4) Masterplans for each site (plus the North Witney development) should provide a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing (where appropriate)

Policy H2 Scale of New Development

This plan seeks to encourage small scale developments of in the region of 15 dwellings per site. Planning permission may be granted for new homes on any allocated site within the rural villages provided the scale of development is modest in size. Residential allocations are provided in Figure 5.4. Each allocation set out in Figure 5.4 will be supported, provided the development reflects the form, scale and pattern of the settlement and respects its character.

Policy H3 Infill

Applications for small residential windfall developments on infill or redevelopment (brownfield) sites within the rural villages 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:

- f) 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, provided the gap does not make an important contribution to the character, amenity or green space infrastructure network.
- g) Is appropriate to the size of the site
- h) Will not involve any outward extension of the built-up area of the villages
- i) Is not considered to be back land or unneighbourly development that requires unsuitable access or significantly reduces the privacy of adjoining properties.

Provides a good balanced mix of property types and sizes. Developers will be encouraged to build smaller homes to address the current imbalance of home types against the national and local (Oxfordshire) averages.

Policy H4 Tenancy Mix

- j) Proposals for development will need to consider local housing need and should aim to provide a significant percentage of Affordable homes for renting and shared ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

Policy H5 Affordable Housing

Proposals for developments of greater than 10 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 ED1 Hailey CE Primary School as a community facility

This Plan supports proposals to preserve and enhance the viability of the school and also 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. Land should be reserved to allow for the potential expansion of the school should this need arise.

Policy ED2 Traffic and Parking

Any significant proposal for expansion of Hailey CE Primary School must include a strategy to encourage walking and cycling and to discourage car use and 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 at the junction of the B4022 with Delly End and Priest Hill Lane, available traffic calming measures such as the installation of vehicle activated signs (i.e. flashing 30mph) should be investigated.

Policy T2 School Crossing

In order to address safety concerns raised by parents and residents 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 consideration should be given to reducing the current speed limit along the B4022 between the built up edge of Witney and the outskirts of Hailey Village from 40mph to 30mph. Traffic calming measures should be investigated at the junction of the B4022 with Foxburrow Lane.

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

Encourage Oxfordshire County Council to conduct a feasibility study to determine whether land should be earmarked for future development of the Northern Distributor Road (post 2031).

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 (e.g. wheelchairs). Redirection of part of these footpaths along the edges of fields will have to occur. As this proposal is partly related to the North Witney development funding for this proposal will be sought via Section 106 and/or CIL.

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 (e.g. wheelchairs). As this proposal is wholly related to the North Witney development, funding for this proposal will be sought via Section 106 and/or CIL.

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 Hailey C of E Primary School with a continuation of the all weather surface across the school grounds. It is anticipated that this proposal will be funded from the Community Infrastructure Levy (CIL).

Policy T8 New footpath alongside Northern Distributor Road

The paths alongside the new Northern Distributor Road from Hailey Road via New Yatt Road to Woodstock Road (see Fig 6.2 for route) should have drop-kerbs at road junctions to enable free passage for wheelchair and push chair users

Policy T9 New footpath connecting Witney and New Yatt

Explore the opportunity to develop a recreational path connecting Witney to the New Yatt settlement for use by walkers, cyclists and wheelchair / pushchair users.

Policy CI 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 within the HNP Area as existing residents and that new developments shall, as far as is reasonably practicable, preserve or enhance existing facilities.

This shall be achieved through funding and, where appropriate, provision of 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.

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 E1 Hailey Conservation Area

The special architectural, historic and environmental character of the Conservation Area will be conserved 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

Development within any Local Green Space will only be permitted where it forms part of a landscape design to enhance community enjoyment of the green space and contribute to the improvement of the character, biodiversity, appearance and general quality or amenity value of the 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

* 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 to create a Wychwood Project Centre for learning and operational activities.

Policy E4 Landscaped Buffer Strip

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

Policy E5 Buffer Zones

This Plan proposes three buffer zones within the HNP Area as defined on the following maps (Figs 11.1-11.3):

Zone 1 – Witney/Foxburrow

Zone 2 – Hailey/Poffley End/Rugby Club

Zone 3 – Delly Corner to Delly Farm

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.

Proposals for development within the buffer zones, other than for essential infrastructure, 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.

Policy E6 Dark Night Skies

Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) for lighting within the HNP Area, and have regard to the following hierarchy:

- a) The installation of lighting is avoided;
- b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
- c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.

To be appropriate, lighting for development proposals should ensure that;

- a) The measured and observed sky quality in the surrounding area is not reduced;
- b) Lighting is not unnecessarily visible in nearby designated and key habitats;
- c) The visibility of lighting from the surrounding landscape is avoided;
- d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

Appendix J – North Witney SDA – 1,400 homes

WODC Policy WIT2 sets out the policy applicable to North Witney.

Community Facilities arising from the North Witney development

Funding to develop community facilities associated with the North Witney development will arise from S106 / Community Infrastructure Levy (CIL) negotiations between West Oxfordshire District Council and the developers of the North Witney site. Against this background it is not possible to set out specific Neighbourhood Plan policies which define what community facilities should be made available. However, the primary community facilities that should be considered during these negotiations include:

Community centre
Sports centre
Playing pitch provision
Play area provision for children and adults
Allotments
Health Care facilities
Burial ground provision.

Community facilities

Although WODC's policy WIT2 (North Witney) does not specifically define any required community facilities (apart from allotments) the WODC Infrastructure Development Plan refers to :

- Provision for new community facilities as part of large-scale development across the District
- Enhanced Library Provision
- Children's play areas
- New and/or enhanced cemetery provision across the District
- Informal open space – provision of and improvements to including accessible natural green space across the District

- Additional outdoor playing pitch provision and changing facilities in Witney
- Replacement of Windrush Leisure Centre, Witney.

Community Centre

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 including:

- main activity and assembly space
- entrance foyer
- equipment and furniture store
- kitchen
- toilets, including facilities for disabled people
- changing provision
- cleaner's store
- an office
- changing or dressing rooms and showers
- licensed bar
- permanent stage
- meeting or club rooms available for hire
- grass pitch changing rooms
- fitness training room
- community health facilities
- daytime centre for the elderly
- shops / post office
- parking facilities.

Sharing and integrating facilities

As there will be a new on-site primary school (2FE including nursery) on a 2.2ha site, it is recommended that school assembly / community / sports halls, playing pitches, changing facilities and car parking facilities are shared wherever possible. The King's School should also be invited to share in this proposed integration of facilities.

Playing pitch provision

Section 7 of WODC's Playing Pitch Strategy³¹ 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.*

Once completed, the population of the North Witney Development will exceed 3,500 using a metric of 2.5 people per household. This equates to a minimum pitch area of 5.6 hectares, using the recommended WODC standards³².

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 if there is insufficient land available (e.g. Witney Rugby Club and/or adjacent to the Recreation ground).

Play Spaces

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. Ideally land should be made available to the

Parish Council, along with appropriate funding, to enable them to facilitate an agreed play area provision.

Play Area provision

Development of North Witney community facilities should contribute towards the provision of high quality play and activity areas³³ 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

10.11 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.

There is no legal national minimum provision standard, but councils do have to audit allotments, set standards of provision, and assess their actual provision. Most allotment strategies quote the 1969 Thorpe Report which recommends a minimum provision equivalent to 15 allotments per 1,000 households, but this is not legally binding.

The standard adopted by WODC is 0.25 hectares (10 allotments) per 1,000 residents. This would result in the provision of 35 allotments (i.e. 0.875 hectares) associated with the North Witney development.

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.

³¹ <https://www.westoxon.gov.uk/media/765284/Playing-Pitch-Strategy-2014.pdf>

³² Based on Fields in Trust recommended benchmarks

³³ Fields in Trust standards should be applied

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

All 1,210 residents (2010 Census) of the HNP Area have the right to be buried in the Burial Ground, Church Lane, Hailey (previously known as the Glebe Field). There is sufficient capacity to accommodate the current population of the HNP Area for about 44.3 years (based on the average demand over the last five years). However the addition of the residents of the North Witney development (estimated at 3,500 – WODC metric) reduces this capacity to only 11.3 years. This will require the acquisition of additional land suitable for use as a Burial Ground.

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

As identified above it is essential that sufficient resource is provided to ensure that new development is well connected to Witney and community facilities, especially by public transport, walking and cycle paths and that existing routes are improved.

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

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

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.

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.

Health Care

Development of North Witney community facilities should consider the inclusion of an NHS surgery/ Health Centre, preferably integrated into the Community Centre.

WODC Local Plan 2031 – North Witney

The following is a renumbered extract from the draft submitted to the Inspector, including Further Main Modifications of the West Oxfordshire Local Plan 2031 dated February 2018:

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

- (i) *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.*
- (ii) *The proposed allocation is shown in Figure 6.2 (note: the extent of the developable area is indicative only).*
- (iii) *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.*
- (iv) *The land west of Hailey Road is capable of accommodating around 100 new homes, the land between Hailey Road and New Yatt Road, around 1,100 homes and the land between New Yatt Road and Woodstock Road around 200 homes.*
- (v) *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.

- (vi) *Key considerations for this site include flood risk, ecology, landscape impact, transport impact, deliverability and phasing. Consideration of the archaeological significance of the HNP Area, including historic landscape, will also be needed.*
- (vii) *In terms of flood risk, evidence³⁴ 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 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).*
- (viii) *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).*
- (ix) *With regard to ecology, evidence³⁵ 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.*
- (x) *In terms of landscape impact, evidence³⁶ prepared in support of the Local Plan suggested that the originally proposed quantum of*

³⁴ North Witney and WEL Level 2 Strategic Flood Risk Assessment (2015)

³⁵ North Witney and WEL Preliminary Ecological Assessment (2015)

³⁶ Kirkham Associates Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options (2012)

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.

- (xi) Traffic impact is a key consideration and any development will need to be supported by a detailed Transport Assessment (TA) and Travel Plan. Evidence³⁷ 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.
- (xii) 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 Plan³⁸ suggests that the scheme is a financially viable proposition.
- (xiii) 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
- allow time for the West End Link element of the scheme to be phased in appropriately as an integral part of the development.

³⁷ Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)

³⁸ Aspinall Verdi – SDA appraisal North Witney (2015)

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

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 mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site;; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided 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.*
- 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 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 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.

Appendix K – Site Assessment and Selection

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

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

Following the initial assessment of site suitability outlined above, more detailed consideration was given to their suitability, availability and achievability.

Our assessment of **suitability** is based on a range of factors including:

- Accessibility (there are numerous single track roads criss-crossing the Area which were judged to be unsuitable for housing development);
- Policy constraints (e.g. Green Belt, AONB, loss of employment or community facilities);
- Physical constraints (e.g. Public Rights of Way, topography, existing uses, access, adjacent uses);
- Heritage (e.g. Conservation Areas, listed buildings, scheduled monuments, archaeology).

In terms of achievability, to be considered 'achievable' for development

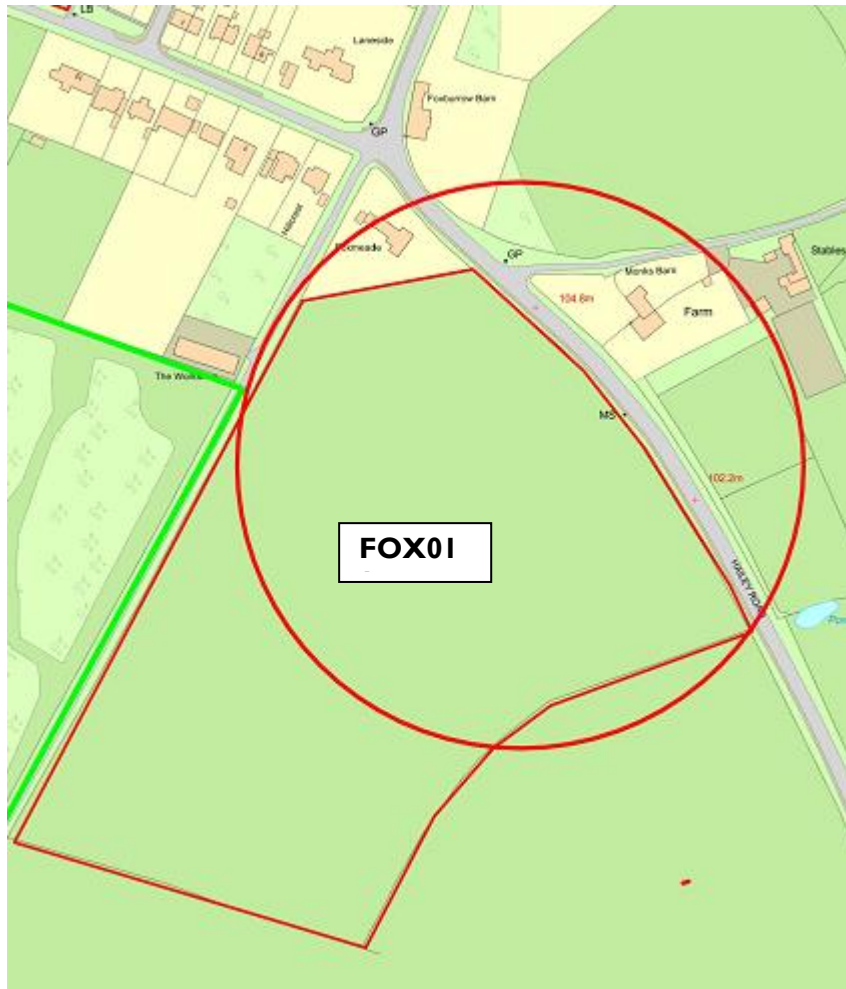
there must be a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the development over a certain period. Deliverable sites are those that are considered to be suitable, achievable, available and likely to come forward during the Neighbourhood Plan period (i.e. by 2031).

Site Reference	Site Name	Conclusion	Comment
FOX01	West of Hailey Road	The gap between the built edge of Witney and the settlement around Foxburrow Lane is one of only two gaps between Witney and Hailey. Would cause harm to the character and setting of the villages and hamlets in the HNP Area. This gap has been identified as a Buffer Zone (as evidenced by the circle on Map I). Available, not achievable Not suitable	This site, along with the adjacent sites to the south was considered in WODCs SHEELA report of 2016. However, only the site to the south (adjacent to the Witney Community Primary School) was selected for inclusion in the Local Plan.
FOX02	North of Foxburrow Lane	Available but not achievable. Not suitable	A 2016 planning application for 9 dwellings was dismissed on appeal. The site and its surroundings have the characteristics of open countryside and Foxburrow Lane has a rural character. Buildings, together with access and parking, would extend into open land without any clear relationship to a recognised settlement; the scheme would simply be seen as an inappropriate extension of the existing isolated group of dwellings
FOX03	Adjacent to Rugby Club	Available, achievable and suitable for of the order of 15 dwellings Suitable and deliverable	This site is identified in this Neighbourhood Plan for both housing and future development of sporting activities – splitting the overall site about 50/50. The line of trees alongside Hailey Road should be preserved where possible and there should be a shared single entry from Hailey Road.
HLY01	South of Vine Farm/north of Witheridge Farm, Hailey	Available, not achievable (inside the Conservation Area) Not suitable.	This site, along with the adjacent sites to the south was considered in WODCs SHLA report of 2014: Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY02	North of Witheridge Farm	Not available, not achievable (inside the Conservation Area) Not suitable.	Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone

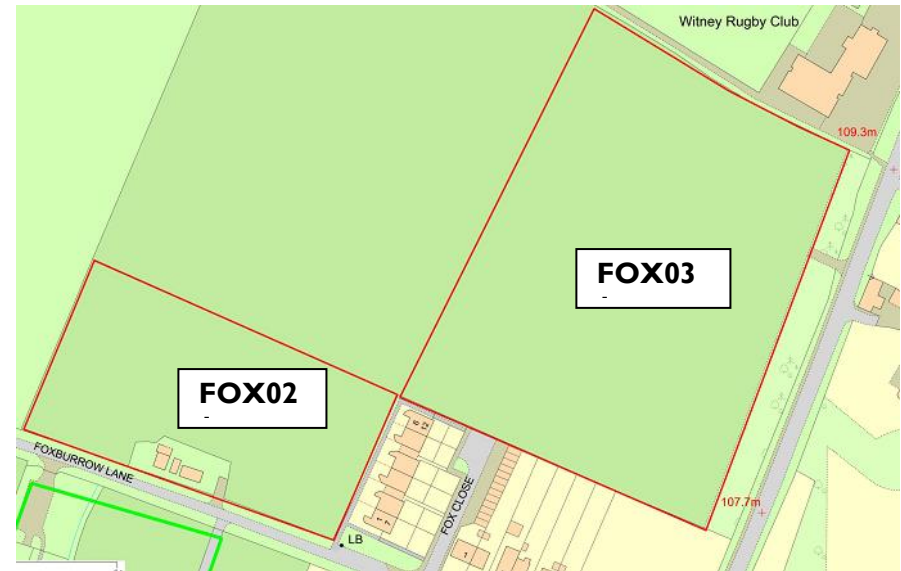
Site Reference	Site Name	Conclusion	Comment
HLY03	Between Chapel Lane and Witheridge Cross	Not available, not achievable (inside the Conservation Area) Not suitable.	Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY04	Between Poffley End and Chapel Lane crossroads	Not available, not achievable (inside the Conservation Area) Not suitable.	An 2018 application for 7 dwellings was refused. Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY05	East of Witheridge Cross	Not available, not achievable Not suitable.	Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY06	South East of Witheridge Farm	Not available, not achievable Not suitable.	Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY07	South of Witheridge Farm	Not available, not achievable Not suitable.	Development would significantly reduce one of the two small gaps between Witney and Hailey. Would also cause harm to the character and setting of the village and Conservation Area. This gap has been identified as a Buffer Zone
HLY08	South of Giernalls Road	Available, Achievable and Suitable. Outline planning permission for 9 dwellings granted	A 2016 application to construct 25 dwellings on HLY08 and part of HLY09 was rejected. A subsequent application for 9 dwellings on HLY08 was granted although the capacity of the site is 15 dwellings.
HLY09	West of Hailey Recreation Ground	Available, not achievable Not suitable.	Development on this site was rejected in 2016 – open countryside. Has previously been suggested as a site for the expansion of recreational activities.

Site Reference	Site Name	Conclusion	Comment
HLY10	Church Lane	Available, not achievable Not suitable.	The whole of this field, which extends to both Priest Hill Lane and Foxburrow Lane, was put forward but it is land locked. Both lanes are single track, with passing places, and are unsuitable for handling access from a significant housing development. A ribbon development was considered but rejected as it would compromise views associated with the Hailey Conservation Area.
POF01	Between Chapel Land and Poffley End	Not available, not achievable (inside the Conservation Area) Not suitable.	An 2016 application for 6 dwellings was refused. A subsequent 2017 application went to appeal and was also refused. The main concentration of residential development in Poffley End is located to the north east of this site where dwellings are arranged in a generally regimented pattern. Around the appeal site, development has a much looser and less regimented form, being broken up by the openness of the site itself, the allotment gardens opposite that stretch along Poffley End Lane and other nearby fields. These features in combination create a spacious and verdant area within this part of the settlement, which appears distinct in comparison to the tighter-knit area of the settlement to the north east. Accordingly, the Inspector considered the site to be an important open component of the Conservation Area and an intrinsic part of the development pattern in Poffley End.
POF02 POF03 POF04 POF05	Poffley End and Hatfield Pitts Lane	Not available, not achievable Not suitable.	These sites could qualify as infill locations – particularly POF03 and POF04 but the owner is strongly against any development.
POF06 POF07	Hatfield Pitts Lane	Available, not achievable Not suitable.	These strips of land (owned by the Parish Council) were investigated but were deemed to be too narrow for housing. The land to the rear of these sites was not put forward for development.

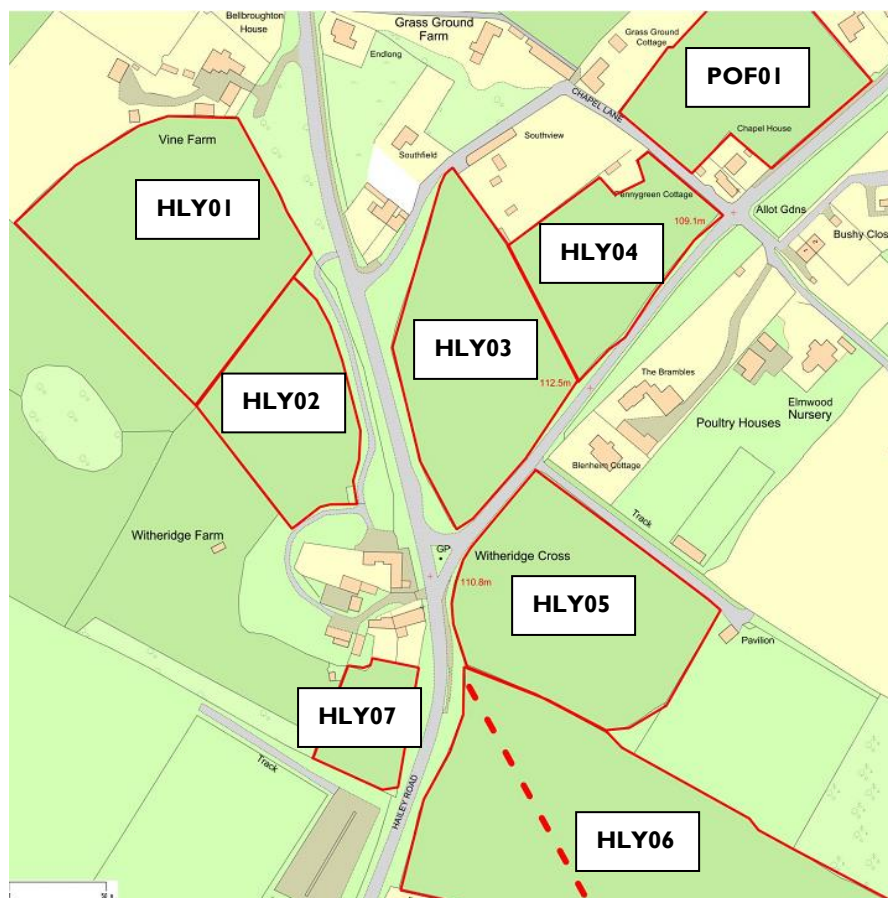
Site Reference	Site Name	Conclusion	Comment
DEL01	North of Delly crossroads	Not available, not achievable Not suitable.	Development here would significantly reduce one of the two small gaps between Witney and Hailey. It would also cause harm to the character and setting of the village and the Conservation Area.
DEL02	Between Delly crossroads and Delly End Farm	Not available, not achievable Not suitable.	Development here would significantly reduce one of the two small gaps between Witney and Hailey. It would also cause harm to the character and setting of the village and the Conservation Area.
DEL03	South West of Wood Lane	Not available, not achievable Not suitable.	This site is within the Conservation Area and provides a rural setting and views from Wood Lane.
DEL04	West of Wood Lane	Not available, not achievable Not suitable.	This site is within the Conservation Area and provides a rural setting and views from Wood Lane.
DEL05	North West of Whitings Lane	Not available, not achievable Not suitable.	This potential edge development site would project into open countryside.
NYT01	Adjacent to 'The Hawthorns' New Yatt Lane	Not available, achievable Not suitable.	This site was included in the Neighbourhood Plan prior to the Reg 14 consultation. Following numerous objections the Parish Council withdrew the site from the Plan as it would extend the edge of the village and did not conform to the linear nature of the village.
NYT02	Opposite 'The Hollies' New Yatt Lane	Available, Achievable and Suitable. Suitable and deliverable	This 'infill' site replaced the above New Yatt site. Inclusion is conditional on the preservation of the small copse to the north of the site and preservation, where possible of the line of hedgerows and trees running along both the frontage and the rear of the site.



Map 1 – Site west of Hailey Road, Foxburrow



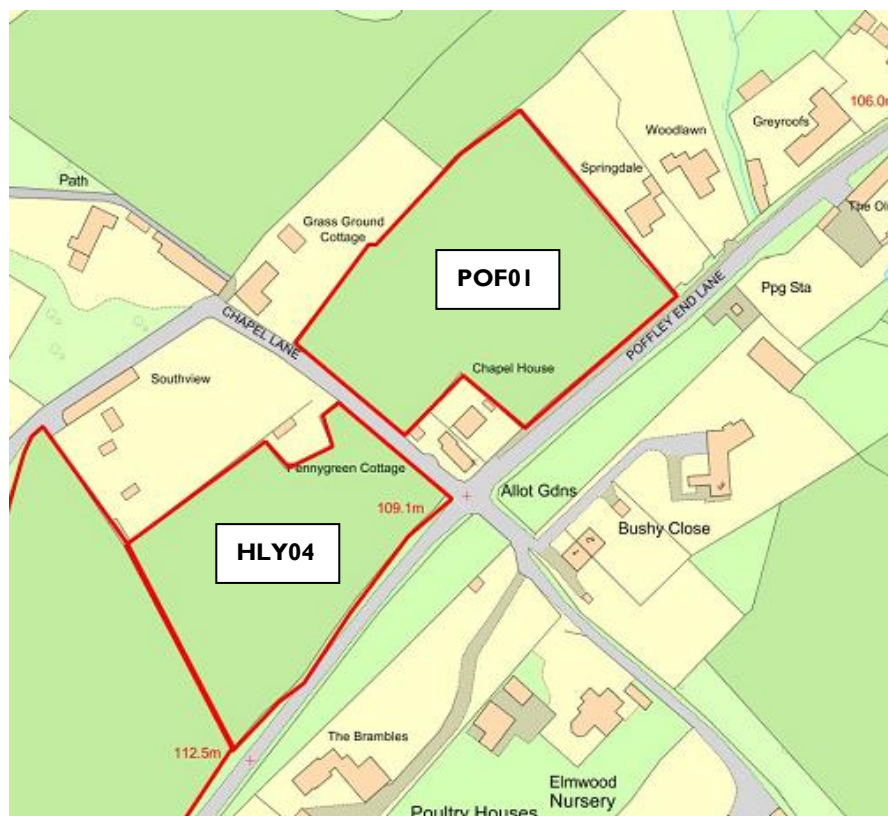
Map 2 – Foxburrow Lane site



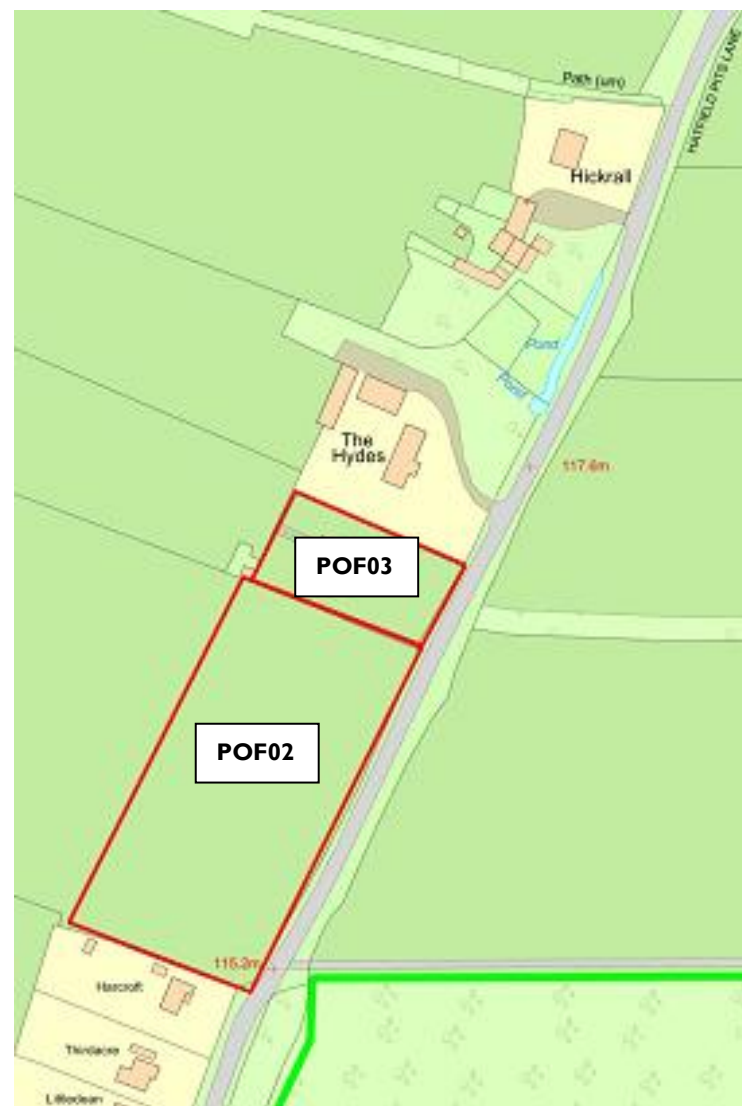
Map 3 - Sites south of Hailey



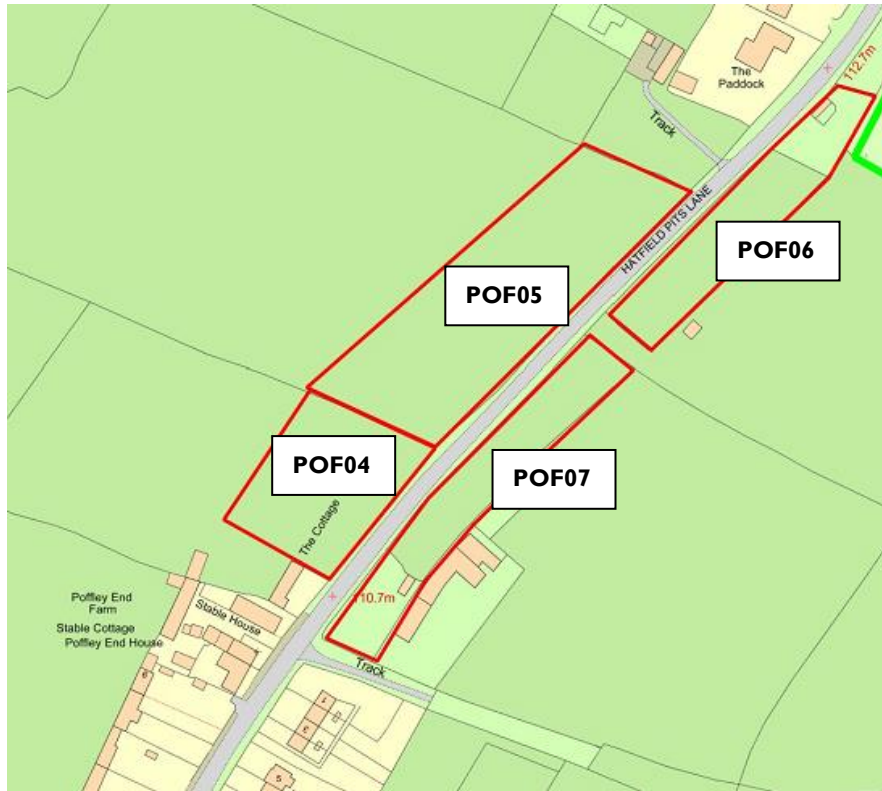
Map 4 - Adjacent to Hailey Recreation Ground



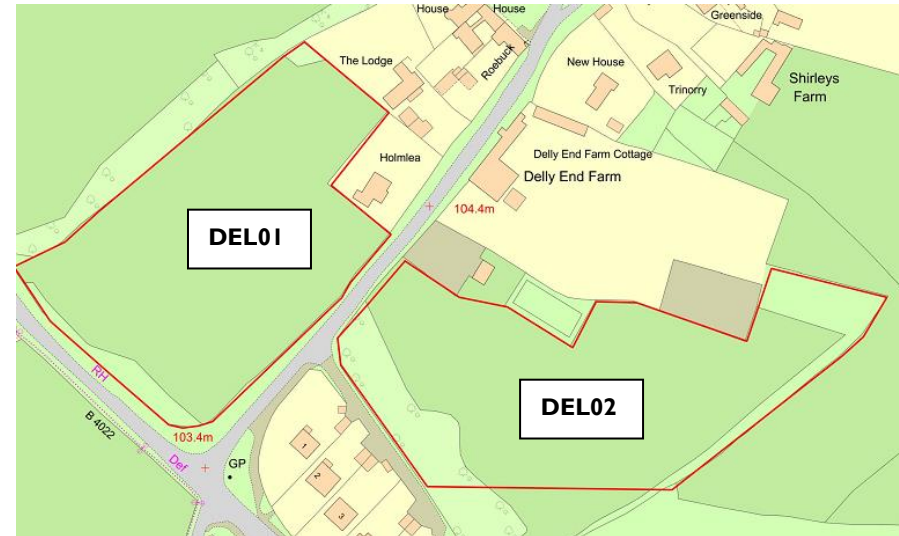
Map 5 - Sites west of Poffley End



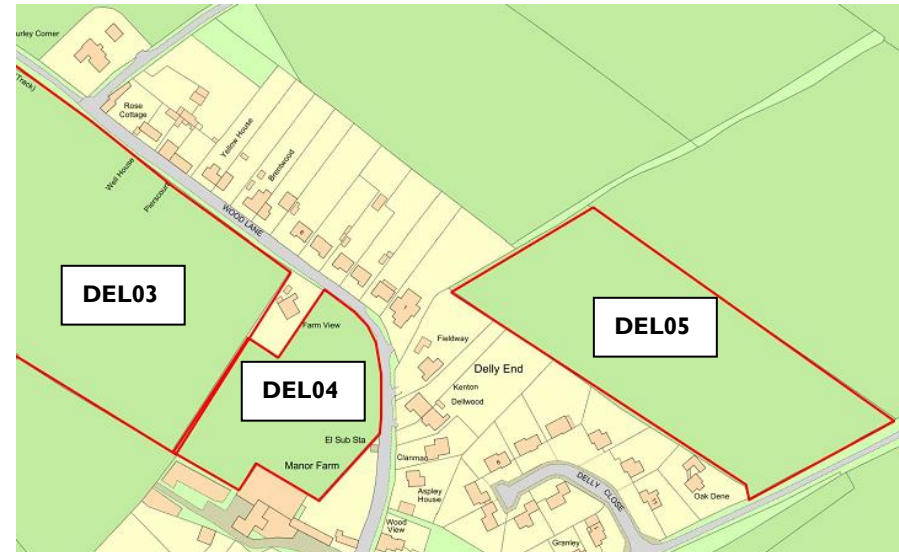
Map 6 - Poffley End, south of 'The Hydes'



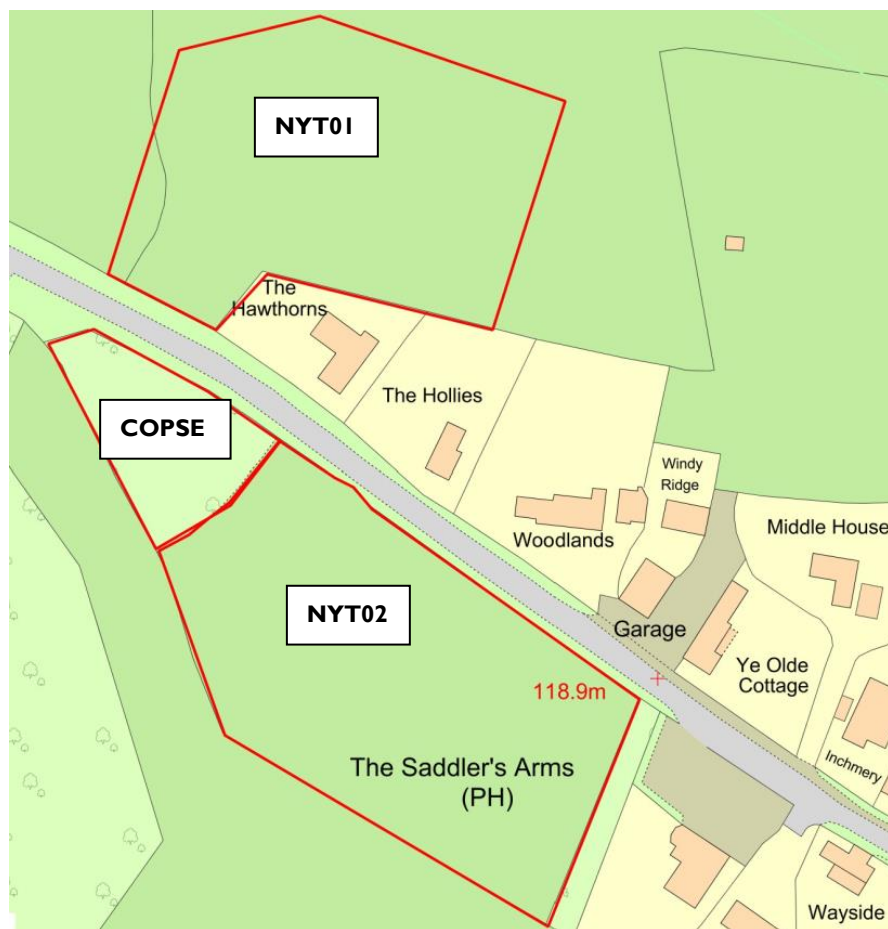
Map 7 – Hatfield Pitts Lane, Poffley End



Map 8 – South West of Delly End



Map 9 – Wood Lane & Whittings Lane, Delly End



Map 10 – New Yatt Lane, New Yatt