

Astrid Harvey

From: John Aldous <
Sent: 15 December 2018 18:05
To: Community Development
Subject: Hailey Neighbourhood Plan 2015 - 2031.

My comments on the Hailey Neighbourhood Plan are as follows:

ENVIRONMENT

1. With regard to Hailey's landscape setting I would like to see a reference to the landscape which lies immediately north of Priest Hill Lane. Although not included within the designated Cotswolds Area of Outstanding Natural Beauty [AONB] which lies close-by it, nonetheless, exhibits all the natural characteristics of true Cotswold character. [Ref. the geological survey which shows the emergence of oolitic limestone north of Priest Hill Lane.] This is an area of high landscape value which is much loved and cherished by residents. Although the area lies just beyond the parish boundary it's importance to Hailey's landscape setting should not be underestimated.
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. In this respect I consider the proposed Buffer Zones 1 and 2 to be of little value as they would encourage development between the two zones. Only by merging the two zones would it be possible to protect this area. If this is not possible then the text should make it clear that any development between Hailey and Witney would be strongly resisted.

HOUSING

1. I strongly object to the proposed housing on land adjacent to Witney Rugby Club as this would severely erode the rural gap between Hailey and Witney. Reasons for objection are similar to those which applied to the application in 2016 for 9 dwellings north of Foxburrow Lane which was dismissed on appeal. Furthermore residents of such an isolated settlement would feel neither part of Hailey nor Witney.
2. On the question of affordable housing it seems to me that larger settlements of up to 15 houses are being sought specifically for the purpose of providing the requirement for affordable homes. This concerns me as settlements on this scale tend to be urban in character and are often quite unsuitable for a rural village. Perhaps we need a formula specifically to address the need for affordable homes in rural areas where smaller settlements are more appropriate.

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