

Astrid Harvey  
West Oxfordshire District Council

BY EMAIL ONLY

**Communities  
County Hall**  
New Road,  
Oxford,  
OX1 1ND

**Susan Halliwell  
Director for Planning & Place**

**19th December 2018**

Dear Astrid,

### **Hailey Neighbourhood Plan**

Thank you for inviting Oxfordshire County Council (OCC) to view and make comments on the Hailey Neighbourhood Plan.

We believe that communities should have the freedom to develop their own plans providing they conform to the relevant local plan and they follow the process of public engagement and examination which the district council helps to administer.

Therefore, we are keen not to unnecessarily interfere in the development of Neighbourhood Plans. However, we do need to ensure the plans do not put unrealistic service or financial demands on the County Council. Hence it is important that the impacts of the developments proposed are mitigated and that any infrastructure requirements are fully funded by the developments individually or collectively.

Infrastructure requirements and aspirations identified need to be deliverable directly or indirectly through development. Other than existing developer contributions secured it is very unlikely funding, over and above that secured through future developer contributions, will be available. Therefore, we advise that early consideration should be given to how any additional infrastructure will be funded.

In general, OCC is supportive of the intention to adopt a Neighbourhood Plan and of the detail of the draft plan. Detailed comments on the policies and text from individual service areas can be found in Annex 1, including some suggestions for minor changes to the wording. It is recommended that these comments are taken into consideration and minor changes made to the text as suggested. In particular, it is recommended that an additional policy is included for the protection of the historic environment and that the transportation measures currently identified in policies are instead annexed to the Neighbourhood Plan.

The minerals and waste policy team, the protected species officer and waste management team have confirmed that they have no comments to make.

If you have any questions on the contents of this letter, please contact me.

Yours sincerely,

*M Hudson*

Mary Hudson

Principal Planning Officer

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## **Annex 1 – Detailed comments from service areas**

### **A. Archaeology**

We recommend that the following environmental policy is included in the plan.

*The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.*

*Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2018).*

### **B. Environmental Strategy**

In relation to policy E3, the Wychwood Project Centre might not be in the southern end of the site. To avoid future confusion the following wording would be preferred: 'The Wychwood Project have signalled that they may wish to utilise part of the site to create a Wychwood Project Centre for learning and operational activities.'

### **C. Property**

The following alterations to the text are suggested:

Page 33 and page 66

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 *the school assembly / community / sports halls, playing pitches, changing facilities* and car parking facilities are shared *wherever possible if this can be agreed with the Academy Provider*. The King's School should also be invited to share in this proposed integration of facilities.

### **D. Transport**

Transportation is the responsibility of the local highways authority, Oxfordshire County Council. Policies dealing with transportation in the parish of Hailey are set out in the Oxfordshire Local Transport Plan 2015 - 2031 (LTP4) and referenced within West Oxfordshire's Local Plan. The introduction of specific measures as set out in the below policies are not a matter that can be dealt with in a land use policy but is a matter for consideration by the Highway Authority. A 'wish list' annexed to the Neighbourhood Plan would give the opportunity to identify potential transport improvements within the village

and secure developer funding where appropriate or CIL funding (once implemented) for new schemes.

Policy T1 Traffic calming at Delly End Crossroads

Policy T2 School Crossing

Policy T3 Traffic calming at Foxburrow

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

Policy T5 Upgrading of Footpaths 11 & 30

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

Policy T7 Upgrading of Footpath 4 & 6

Policy T8 New footpath alongside Northern Distributor Road

Policy T9 New footpath connecting Witney and New Yatt

### Specific Policy Comments

Policy T2 School Crossing – Whilst it would not be impossible to install a toucan crossing on the B4022 Hailey Road, there are a number of constraints that have not been fully taken into account.

- Street lighting would need to be installed if it is not already present.
- There would need to be 50 metres of clear visibility either side of the crossing, and the crossing point cannot be located near a bend in the road.
- The crossing would need to be at least 20 metres away from a side road.
- There would need to be an appropriate amount of footpath either side of the crossing.
- The County Council do not hold any funding which could be used towards the installation of a crossing. All costs would need to be met by another source.

The Parish Council are advised to change the wording in Policy T2 to be less specific about what type of crossing is installed. Once the Plan is published and / or money becomes available, the Parish Council can then investigate what type of crossing is achievable.

Policy T4 Reservation of land for further extension of the Northern Distributor Road - This requirement for a further road is not evidenced based on known growth nor sequentially tested against WEL2. Therefore, this is not required for this plan period. However, the County Council could investigate this as part of the review of the LTP4, which will begin early 2019.

Policy T8 New footpath alongside Northern Distributor Road – WODC as Planning Authority will be leading on the development of an SPD for the North Witney Development. All details pertaining the design of the Northern Distributor Road will be developed, in conjunction with the County Council, at that stage.

Appendix J, Page 71, WODC Policy WIT2 North Witney Strategic Development Area (1,400 homes) – The text needs to be amended to follow what is written in the recently adopted (September 2018) WODC Local Plan (sub sections a to q instead of a to n).