

Notes on a meeting of the Infrastructure Development Planning (IDP) Team held at Hayesfield, Hailey on Thursday 22nd November 2018

Present: Graham Knaggs (chair), Sue Ayres, Giles Doland, Caryl Lansley, Judith Knaggs, Martyn Clark,
Apologies: Dawn Franklin, Monica Hester, Ann Evans, Calvert McGibbon

WODC Local Plan

At the special council meeting on Sept 27th WODC adopted their Local Plan 2031.
This plan does of course include the North Witney development (all within Hailey parish) of 1,400 houses.

Hailey Neighbourhood Plan

Following the submission to WODC and completion of a Habitats Regulation Assessment, Hailey's Neighbourhood Plan is now undergoing a six week Regulation 16 consultation on the plan. The deadline for comments is 5pm on Thursday 20th December. The Inspector is booked to examine the plan during January 2019. If all goes well, a referendum of all eligible voters will be follow. It is likely that this will occur alongside the local elections in May.

North Witney Infrastructure Development Plan

The following document was tabled and discussed at our last meeting. No corrections for errors or omissions were submitted

Responses to New Village Hall consultation – 1st – 31st October 2018

The contributions to the consultation are detailed below with [IPC responses in blue](#).

Where is the footprint of the new Village Hall going to be?

[We do not yet know! It will depend on the shape and height of the building, proximity to neighbouring buildings and WODC planning constraints](#)

You may already have this in your plan, but thinking about the hall being booked for a wedding reception it will be more appealing if you have a long rail each side of the ceiling to enable bunting/lights to be hung across.

Also the possibility of a small fenced piece of garden area for the use of the hall only would be good. (Take a look at Stanton Harcourt Village Hall facilities).

[A couple of good suggestions – we will add to the list. A suggestion was made during the meeting that the proposed rails should also go across the hall.](#)

Main Hall

I like the proposals for a mixed use for the hall.

I agree that a modular stage would be preferable to a fixed one.

I like the proposals for Wi-Fi, audio facilities with hearing loop, projection facilities and white wall screen. Storage space for equipment, chairs, tables, etc. is essential.

I have concerns about the increased capacity of the hall - from, I think, currently 100 people to the proposed 180 - see below **Parking and access to the hall**.

[The proposed hall is similar in size to the existing hall. The actual capacity number will need to be agreed with the Fire Service and will be dependant, amongst other factors, on emergency exits.](#)

Entrance Hall

I like the proposal for a comfortable assembly space with toilet and cloakroom facilities, with direct access to the main hall and space for notices.

I think it is essential that this is a draught-free lobby with access for wheelchairs and storage for push chairs.

I like the idea of a permanent casual seating area, although thought might need to be given as to how this might be used - legitimate visitors or people just hanging around?

Consideration should be given to the design of the cloakroom - should it be free access - ie. people come and hang up coats, leave belongings, or should it have secure lockers?

Nappy changing facilities are essential - supported by the necessary cleaning, waste disposal and maintenance of the facilities - but see also disabled facilities below.

Disabled facilities - there is a move towards providing much more appropriate facilities for disabled people - and children. As children with disabilities get older, if they are incontinent the "baby" changing facilities provided in many places are completely inadequate. Imagine trying to lay a 5, 6, 7 year old and older child on a relatively flimsy shelf to change him or her. Imagine also the alternative of laying that child on the floor of the toilet. And, of course, it doesn't just apply to children. Disabled toilet facilities are often completely inadequate for adults too.

Can I refer you to Changing Places for more detailed information, which should be passed on to the architect? <http://www.changing-places.org/>

Noted – we will include in the architect's brief.

Lounge/meeting room(s)

I like the proposal for the lounge/meeting room(s).

Facilities for making a hot drink would be useful.

It might be necessary to provide this/these room(s) with their own storage for crockery, etc.

A separate sink for washing up and getting water for the kettle would be useful.

Small hall/fitness studio

This sounds good, but I have some concerns about the number of people using the hall. See below **Parking and access to the hall.**

Changing facilities

I have no particular comments to add, other than I agree that there should be two separate changing areas. "Policing" the careful and considerate use of these will be the main issue.

I think the Changing Places requirements for an accessible multi-use toilet should apply here too, but recognise the cost implications.

Noted

Kitchen/Bar

The proposals all sound good.

Wall units as well as base units, might be useful.

Easy access to waste disposal is essential. I don't know whether, at some stage in the future, there will be a requirement to separate recyclable waste. Consideration should be given to this.

Noted

Toilets

I assume that the toilets are in addition to those mentioned elsewhere - entrance hall, changing facilities.

YES

Even so, I wonder whether 3 female toilets will be sufficient, particularly if the capacity of the hall goes to 180 people.

[Architect to advise on ratios](#)

Utility room

Yes, essential.

Terrace

I like this idea.

Consideration could be given to how internal furniture - chairs, tables - might be used if taken outside.

[Agreed](#)

Location of the hall

The only comment I have is that very careful consultation should be had with the people who live in Middletown adjacent to the hall.

[Agreed – see first comment and response.](#)

Building method

In addition to construction cost economies, the architect should be instructed to consider the day-to-day and longer term maintenance of the building. The cost and maintenance of heating the building needs to come into this, too. Consideration needs to be given to the eventual replacement of certain components or elements of the building.

[Expected life of building will be 50-60 years](#)

Might the Village Hall Management Committee need to set up some kind of sinking fund?

[The PC has set up a fund for their contribution towards the cost of construction . The management cttee deals with maintenance of the hall. Project Hailey is intended to be the primary fund raiser.](#)

The architect will be familiar with the questions...

"How will it be used?"

"How long will it last?"

"How will it be cleaned?"

"How will be replaced?"

"How will it be reached?"

[Noted](#)

Parking and access

My concerns

I haven't counted them, but would guess that the current number of parking spaces including disabled spaces is probably around 40. For certain events, this is not enough for current needs. If the capacity of the hall rises to 180, and we averaged, say, 3 people per car, this would mean we'd probably need another 20-25 spaces. It might be possible to accommodate these on the site of the existing village hall once it is demolished.

[We should encourage walking to the Village Hall – it is in the centre of Hailey. Also the space the current hall occupies will expand parking by 10-12 spaces. There will be a limited number of occasions when the hall is at capacity.](#)

The main concern for me though is the number of cars - and people - that might be accessing the hall on a regular basis - driving along the very narrow, badly maintained, access lane past people's homes. An increased level of traffic along there, as well as through Middletown itself, might become a real nuisance to residents.

A one way traffic system using Church lane for entry and then exiting via the small lane into Middletown has been suggested. However we will need to consult affected residents. Also Church Lane is an un-adopted road so there would be ongoing maintenance cost issues to address.

With the very attractive facilities being proposed it is possible that more people will be attracted to use the hall both from within and outside the village. Those from outside the village may, and I stress may, not be as considerate as we would like them to be when they have no involvement with or interest in the village.

The Village Hall currently has events that attract people from outside the village who appear to treat the existing hall reasonably well.

Objections to building of New Village Hall

I am writing with reference to the Consultation document contained in the October 2018 Hailey Herald. It covers a lot of detail on what a new Village Hall might contain, but I would like to focus primarily on the penultimate paragraph in that document entitled "Location of the Hall". I was at the Annual AGM in April when at the monthly PC meeting held just before the AGM it was decided by Councillors to build a new Village Hall rather than refurbish the old. At the AGM the audience was asked if they had any questions on the proposed development.

I asked two questions, the first being had any other sites been considered in the village, and secondly if the present location were used again, how would it be accessed as the current building was built in the early 1960's when most people walked, cycled or used public transport, but not many owned cars. The current access is no more than 10 to 12 feet across at its widest point.

On both occasions the PC Chairman replied that no other locations had been considered. I asked if it was possible for the Parish Council to make enquiries with Oxfordshire County Council as to whether the much under used "School Hall" at Hailey Primary School could be used as the new Village Hall as it certainly has the capacity to do so. Equally, if the School sports field could be considered as the new Recreation ground, as the size of this field could easily encompass a full- sized football field, as well as providing facilities for the schoolchildren.

Additional provision of changing facilities /sports pavilion might also be considered on this site.

Most importantly though, access to the School site is off the main road through Hailey, with existing parking, which again could be extended, as there is enough room to do so.

We approached Oxfordshire County Council on this issue and they diverted us to the school governors. We are awaiting a response.

Residents would not be allowed to use the school hall during the school day on grounds of safety and safeguarding. This would severely limit the availability of a community asset – e.g. the village lunch, coffee mornings and exercise classes etc. during the day

The management committee would not be able to run a viable business with these restrictions. We had previously pursued access to the playing field for the cricket club but were not successful.

The V Hall will be owned by the PC and therefore should be on land it either owns or has a very long lease.

However, when pressed about access to a new Hall on the existing site he suggested that this could be dealt with by use of a one way system, ie traffic coming in through the present road/lane and exiting via Church Lane, which currently is a pot holed track culminating in a blind bend on an increasingly busy main road!

In my view the decision to build a new Village Hall appears to have been taken entirely as a result of a general survey when the Village Neighbourhood Plan was being compiled. I have seen no feasibility study carried out on either site, access, or indeed whether there is real need for a new hall at all.

No figures, although they obviously exist, have been published to show how often the present Hall is used, and whether this use is improving or in decline.

If it is in decline, why would you build a new Hall, where access is not improved on that of fifty years ago, thus ensuring the Hall might be used more often?

The new VH management committee is committed to increasing their business and are trying to make the hall more attractive. Suggest attendance at the V Hall AGM where all of the statistics are made available. Account also was made of the new houses that are planned in the villages.

I would contend that before the Consultation document is considered that considerably more work is done, and published, on other potential sites and further enquiries made.

If this were a third party making this application, I believe the Parish Council would refuse the application on access alone, as it surely does not meet criteria used to adjudicate on other similar applications.

I would ask that you please consider other options and explore their potential, before committing to a project that as yet has not been publicly proven is required, and if built would be compounding an access error made over 50 years ago, and thus making any new build, a difficult place to visit, park and enjoy.

To summarise;

Would Hailey Parish Council please explain publicly, in detail, if it is felt necessary to build a new Village Hall at the current location, how they will improve access both in and out of the site, and what routes they would use to facilitate this improved access.

This is a repeat of a previous answer - A one way traffic system using Church lane for entry and then exiting via the small lane into Middletown has been suggested. However we will need to consult affected residents. Also Church Lane is an un-adopted road so there would be ongoing maintenance cost issues to address.

Date of next meeting: 7.00 pm, Wednesday 30th January 2019 at Hayesfield