

## **Notes on a meeting of the Infrastructure Development Planning (IDP) Team held at Hayesfield, Hailey on Wednesday 22<sup>nd</sup> March 2019**

**Present:** Graham Knaggs (chair), Sue Ayres, Caryl Lansley, Judith Knaggs, Martyn Clark, Ann Evans, Calvert McGibbon

**Apologies:** Dawn Franklin, Monica Hester, Giles Doland,

### **Village Hall access**

Although it was not raised during the official consultation period, Councillor David Musson subsequently consulted all of the residents of Church Lane about the idea of providing access to the village Hall from Church Lane. All of the residents objected. In the event that we seek to realise this idea a wide consultation of the whole parish is recommended.

Equally, criticism on the existing access (it's too narrow) neglects to acknowledge it has served us well for 60 years. The existing single access could continue to work but would be much improved with additional access from Church Lane. If we locate the new hall away from the tarmacked area we will gain a significant number of parking spaces.

### **Hailey Neighbourhood Plan**

The final Independent Examiner's report for WODC on the above plan was issued in February – the full report is on the website under [haileywestoxon.org/neighbourhood-planning](http://haileywestoxon.org/neighbourhood-planning). The Hailey Neighbourhood Plan has been through the Examination and the examiner has recommended a number of changes. See attached document - it's 37 pages.

**The two housing development sites proposed (New Yatt and next to Rugby Club) have been removed.**

### **Transport**

The Plan includes nine policies on traffic and transport related matters as follows:

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 and 30

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

Policy T7 Upgrading of Footpath 4 and 6

Policy T8 New footpath alongside Northern Distributor Road

Policy T9 New footpath connecting Witney and New Yatt

**These have all been identified as aspirational**

### **The Plan designates the following sites 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

Development on land designated as local green space will not be supported other than in very special circumstances’.

**Apparently this provides more protection than green belt designation.**

**The importance of the gaps between Witney and the various villages has been recognised - i.e. avoidance of merging:**

Development proposals should respect the attractive setting and the separate identities of the various settlements in the neighbourhood area. Proposals that do not respect these features will not be supported.

The separation between the settlements of Witney and Foxburrow, Hailey/Poffley End and Delly Corner and Delly Farm should be particularly respected. Within these general localities development should not result in the loss or erosion of its openness and the contribution that it makes to the separate identity of the settlements concerned.

**The following facilities are identified as key community facilities:**

- The Village Hall
- The Recreation Ground adjacent to the Village Hall
- The CE Primary School
- Witney Rugby Club
- St John the Evangelist Church

Proposals that would result in preservation or enhancement of the key community facilities will be supported.

Proposals that would detract from the availability, accessibility and/or the use of the key community facilities will not be supported.’

**The Night Skies policy has been substantially accepted.**

Development proposals that conserve or enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be supported, provided it can be demonstrated that they meet appropriate technical standards. Within such development proposals the lighting elements 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.

### **Bus Shelter**

It has been suggested that the Parish Council installs a bus shelter at the stop in the middle of Hailey - near the hairdresser. The PC have not discussed this yet so it is not a done deal.

However to help them make a decision the IDP discussed and made an initial recommendation that the shelter should be rural in nature – i.e. not a steel / glass structure. The attached OCC note outlines the process and issues to consider.

### **Requesting a new bus shelter**

Unlike bus stops, the county council does not directly fund bus shelters. Instead your local town or parish council is responsible for bus shelters in your area. Please contact the town or parish clerk.

Depending on the circumstances, a site meeting may be required if there are concerns regarding safety, access, visibility, etc.

If a suitable location is agreed, local residents who may be affected will be consulted in writing and invited to comment on the proposal. Any objections to the siting of the new shelter which are received within the 28 day consultation period will be considered by the county council cabinet member responsible for public transport. The cabinet member will balance the needs of bus users against the objections received and decide whether the installation should proceed.

Residents have no right to veto county council decisions to place street furniture on the public highway and the cabinet member's decision is final.

Issues to consider before a bus shelter can be installed

Will the proposed location be safe for all users?

Will it allow unobstructed access to the footway for wheelchairs and pushchairs?

Will the location be convenient for bus passengers?

Will the location require a base

Oxfordshire County Council

### **Recommendation**

Quotations should be sought from at least three different companies for rural bus shelters. Also the bus stop sign should be retained if possible. Members liked the bus shelter in North Leigh (near the previous garden centre)

### **Hailey Infrastructure Development Plan**

The latest version of the plan (detailed below) was submitted at the last meeting. There was general approval. A more readable version is available on the [haileywestoxon.org/neighbourhood-planning](http://haileywestoxon.org/neighbourhood-planning) page of the web site.

## **Hailey Infrastructure Development Plan**

This plan has been updated (since February 2018) and incorporates extracts of the latest West Oxfordshire District Council Infrastructure Development Plan published in November 2016 in addition to plans developed by the Hailey Neighbourhood Planning Team.

### **What status does the Hailey Infrastructure Development Plan (IDP) have and how will it be used?**

The IDP forms part of the evidence base underpinning the Hailey Neighbourhood Plan. Whilst it does not form part of the plan itself, it helps to identify the infrastructure that will be needed to support future growth.

### **Updating the IDP**

The IDP is a 'living document' and will be regularly updated and monitored as more information becomes available and as new schemes are completed or new infrastructure requirements are identified.

### **Infrastructure**

'Infrastructure' is a generic term used to refer to the broad range of services and facilities needed to support society. It includes everything from health care to transport and from education to open spaces. For ease of reference, the IDP uses three main categories:

- **Physical Infrastructure** (Roads, Bus and Rail services, Footpaths, Water, Sewage, Flooding etc.)
- **Social Infrastructure** (Education, Leisure, Sport, Health and Community)
- **Green Infrastructure** (Areas of Outstanding Natural Beauty - OANB, Ancient Woodlands, Wychwood project, Conservation Areas and green spaces)

### **Priorities**

This schedule of future infrastructure requirements includes a 'priority' categorisation for each infrastructure item. The categories used are:

- **Critical** i.e. infrastructure without which development cannot commence (e.g. transport/utility infrastructure);
- **Necessary** i.e. infrastructure that is needed to support new development, but the precise timing and phasing of it is less critical and development can commence ahead of its provision (e.g. schools/primary health care);
- **Preferred** i.e. infrastructure needed to build sustainable communities, but the timing and phasing of which is not critical over the plan period (e.g. libraries, green infrastructure, youth provision).

## Part A - Physical Infrastructure

Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority And Timescale
West End Link (WEL2), Witney	Landowners OCC	£23.2m (2016)	None	£23.2m	To be delivered by development of land at north Witney (S106)	Critical Long-term (2021 - 2022)
Northern Distributor Road, Witney	Landowners OCC WODC	To be identified <b>Draft 2016 Local Plan identifies £10m of costs</b>	None	To be identified	To be delivered by development of land at north Witney (S106)	Critical Long-term (2021-2022)
Shores Green Slip Roads (SGSR) Witney	Landowners OCC WODC	£5.6m (2011)	None	£5.6m	S106 (East Witney SDA)	Critical 2021
Vehicle Activated Signs	OCC	£4,500 each	None	£4,500	Parish Council CIL	Preferred 2020
Spot Roundabout at junction of B4022 Hailey Road and Foxburrow Lane	Developer s & OCC	£10,000 Estimate	None	£10,000	S106, OCC	By 2020
Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale
School Crossing in Hailey	OCC	Zebra crossing	None	Unknown	S106, CIL, OCC	By 2020
Public transport Improvements						
Enhance the frequency of the bus service between Woodstock, Witney and Burford via Hanborough Station	OCC WODC Bus companies Developer s Network Rail Rail providers	£1m	£29,892 for retention of bus services to Woodstock (S106) £10,000 for railway access improvements on A4095 in Long Hanborough £300,000 from West Witney	£660,108	External funding (such as the Local Sustainable Transport Fund) S106 CIL (when introduced)	Necessary 2021
Enhance and/or develop community transport services, where	OCC WODC Community transport	To be identified	None	To be identified	Community fund raising Other funding streams to be identified.	Preferred Necessary 2016-2030

other services do not meet needs across the District	groups Bus companies Developer s					
<b>Walking, cycling and riding Improvements</b>						
Witney North Footpath to bridleway status upgrade	OCC	£30,000 <b>An under-estimate of cost?</b>	None	£30,000	S106  CIL when introduced	Preferred 2026
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>	<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority and Timescale</b>
<b>UPGRADE North Witney Footpaths to Hailey, New Yatt and Poffley End</b>	<b>OCC Developer Parish Council</b>		<b>None</b>	<b>To be identified</b>	<b>S106</b>  <b>CIL when introduced</b>	<b>Preferred 2026</b>
Creation of Windrush Path as continuous definitive public footpath	OCC/LWVP	£40,000 <b>An under-estimate of cost</b>	None	£40,000	S106  CIL when introduced	Preferred 2019
Upgrade of sewage treatment works at Witney and additional infrastructure to meet water quality objective	Thames Water	Not known  Detailed costs to be calculated in TW's Business Plan 2016-2020. <b>£1.6m for North Witney</b>	n/a	To be identified	Thames Water Business Plan  Developers	Necessary 2016-202
Provision and maintenance of sustainable drainage systems on development sites	County Council Developers	Costs to be determined on a site by site basis <b>£3m is for North Witney.</b>	None. Funded by the developer and managed by the County Council.	n/a	OCC to collect funds.	Necessary 2016-203
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>	<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority and Timescale</b>
West End Link Road flood storage area on the flood plain of the River	WODC OCC, Environment Agency, Developers	£2.2m	None	£2.2m	S106 funding  EA funding  Other funding	Preferred 2021-202

Windrush upstream of Witney					sources to be identified.	
Upstream water storage above Hailey Road in Witney	WODC Environment Agency Developers	£3.8m	None	£3.8m	To be identified, funding could be provided via S106/CIL The E.A is unlikely to fund these works (Witney Flood Alleviation report dated April 2014)	Necessary (2021-2023)
Construction of water storage area upstream of industrial estate in Crawley	WODC	£200,000	None	£200,000	WODC revenue  S106	Necessary – 2021
Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority and Timescale
Ditch clearance programme throughout the District	WODC Developers	£15,000 annually. (£225,000 to 2031)	£20,000 held for ditch clearance from E Eynsham Development (S106)	£225,000	Council revenue Other funding sources to be identified	Necessary 2031
Maintaining critical watercourses in unregistered land	WODC Developers	£15,000 annually. (£225,000 to 2031)	£20,000 held for ditch clearance from E Eynsham Development	£225,000	Council revenue Other funding sources to be identified	Necessary 2031
Legal & practical investigations and surveys on land drainage and flooding issues	WODC Developers	Minimum of £10,000 annually (£150,000 to 2031)	None	£150,000 (minimum)	Council revenue Other funding sources to be identified. )	Necessary 2031
Assisting residents with problems involving private piped systems throughout the District	WODC Thames Water	£10,000 annually (£150,000 to 2031)	None	£150,000	Thames Water funding	Necessary 2031

### Part B - Social Infrastructure

2FE Primary school (including nursery), on a 2.22 ha site North Witney	OCC Developers	Approximately £9m (at 4Q14 price base)	To be fully funded by North Witney SDA	None	S106	Critical 2021 – 2031
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<b>INCREASED IN SIZE</b>						
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>	<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority and Timescale</b>
Increase to IFE Primary school (including nursery) at Hailey CE Primary school	OCC Developers	To be identified	None	To be identified	S106	Necessary 2016 – 2021
New secondary education facility, Witney	OCC Developers	To be identified	None	To be identified	County Council funding S106	Critical 2016 – 2031
Expansion of Woodgreen School and/or Henry Box School, Witney	OCC Developers Schools	To be identified	Funding held/ secured for extending/ improving school infrastructure in Witney - £44,639 (S106)	To be identified	County Council funding S106 CIL (when introduced)	Critical 2016-2031
Replacement of Windrush Leisure Centre, Witney <b>Location within Hailey Parish? Could be alongside the Northern Distributor Road</b>	WODC Developers	£22m - £25m	None	£22-25m	External funding (such as Sport England)  CIL (when introduced)	Preferred 2021 - 2031
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>	<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority and Timescale</b>
Other sporting opportunities including water polo sessions, street sports and dance workouts across the District	Sportivate WODC GLL Abingdon and Witney College Town/ Parish Councils	To be identified.	£11,800 received from Sportivate	To be identified.	Sportivate – Lottery funding	Preferred 2016 - 2021
Provision for new community facilities as part of large-scale development across the District	WODC OCC Developers Parish/Town Councils Local churches Voluntary	Costs to be considered as part of development. Average cost for a community hall is around	NE Witney Community Hall and Community Grants Funds totalling approx. £600,000	n/a – to be funded as part of large-scale development	S106	Necessary 2016 – 2031

	sector	£2,000 per m <sup>2</sup> On-going running costs also need to be taken into account					
Space within community facilities on strategic sites for delivery of Tier 2 services (targeted services for children),	Witney OCC Developers	To be identified	Space within community facilities on strategic sites for delivery of Tier 2 services	To be identified	Potential developer provision at East West and North Witney (S106)	Necessary 2016 - 2031	
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>	<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority and Timescale</b>	
Children's play areas (District-wide)	WODC Parish Council Developers	To be identified	S106	To be identified	On-site provision as part of development through S106 & CIL External funding (such as SITA Trust)	Necessary 2016 – 2031	
Provision of additional allotments	Town and Parish Councils Developers WODC	To be identified	None	To be identified	On-site provision as part of development through S106 & CIL for improvements	Preferred 2016– 2031	
Additional cemetery provision	Parish Councils Developers WODC Environment Agency	Not known Likely to be the provision of land rather than financial contribution	None	To be identified	S106 Grant applications and charitable donations	Preferred 2021 – 2031	
Health Centre	Developers & NHS	Unknown	None	Unknown	S106, NHS	By 2025	
Replacement of Village Hall	Village Hall Mgt Cttee, HPC, WODC	£600,000 ( Freeland VH cost)	None	Unknown	S106, CIL	By 2025	
<b>Infrastructure Project and Location</b>	<b>Delivery Partners</b>	<b>Estimated Cost</b>	<b>Funding already Secured and Funding source</b>		<b>Funding Gap</b>	<b>Anticipated Funding Mechanism</b>	<b>Priority And Timescale</b>
Replacement of Sports pavilion to 2 team changing rooms + officials	Developers, Hailey FC Parish Council	£240,000 Sports England estimate	None		£240,000	S106, CIL	Preferred

Provision two Bus Shelter in Dell Hill & Middletown (near post box)	Parish Council Bus Company	£8,230 each Sharba estimate	None	£16,460	CIL	Preferred
Provision of 4G mobile phone coverage	Central Government (DCLG and Ofcom) Network providers	To be identified	None	To be identified	Central Govt funding. External providers.	Necessar

### Part C - Green Infrastructure

Measures to protect and enhance ancient woodland as part of the District's network of green infrastructure	Forestry Commission Developers Landowners	The cost and extent of the projects will vary depending on the location and aims of each project	Unknown	To be identified	SI06 CIL (when introduced) Charitable donations and local fundraising	Preferred 2016 – 2031 <b>Enhancement of wooded edge of North Witney site through creation of reinforced landscape buffers. Buffers alongside the B4022 Hailey Road. Tree planting at edge of N Witney central valley. More buffering along New Yatt Road to create a semi-rural gateway to town. Provide strong wooded edge to development between New Yatt and Woodstock Roads. Involve Wychwood project / Breach Wood.</b>	
Infrastructure Project and Location	Delivery Partners	Estimated Cost	Funding already Secured and Funding source	Funding Gap	Anticipated Funding Mechanism	Priority And Timescale	Comments
Orchard planting at Foxburrow Wood, near Hailey.	Wychwood Project	£600	No funding secured	£600	Charity reserves Community contributions	Preferred 2016 - 2031	Additional planting of heritage fruit trees at community woodland.

**Date of next meeting:** 7.00 pm, Wednesday 8<sup>th</sup> May 2019 at Hayesfield