

Notes on a meeting of the Infrastructure Development Planning (IDP) Team held at Hayesfield, Hailey on Wednesday 12th February 2020

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

Bus Shelter

The Parish Council has now been installed and a contribution of £2,500 towards the cost has been received from Oxfordshire County Council. There has been widespread support and congratulations throughout the village.

North Witney Planning application for phase 1 (200 houses between Woodstock Road and New Yatt Road).

Application Number: 14/01671/OUT

Address: Land North West of Woodstock Road Witney Oxfordshire

Proposal: Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highway works, drainage and landscape works including provision of public open space (Amended)

Request for S106 funding

Hailey Parish Council has a project to replace Hailey Village Hall and the Sports Pavilion, both located at the Recreation Ground, Hailey, OX29 9UA. A request for the approximately £400,000 funding has been submitted:

To date this application has not been considered by the WODC Planning committee,

North Witney Planning application for phase 2 (110 houses on land west of Hailey Road)

Application Number: 19/03317/FUL

Address: Land West Of Hailey Road Witney Oxfordshire

Proposal: Full application for the erection of up to 110 residential dwellings including access off Hailey Road; areas of open space; landscaping; and associated works:

Request for S106 funding

Hailey Parish Council has a project to replace Hailey Village Hall and the Sports Pavilion, both located at the Recreation Ground, Hailey, OX29 9UA. A request for the approximately £221,000 funding has been submitted.

To date this application has not been considered by the WODC Planning committee,

NOTE: In both of the above cases, the developers are attempting to progress their sites ahead of both an SPD and an agreed overall plan. Various bodies, including Oxfordshire County Council and Thames Water have objected (as has Hailey PC of course). This has resulted, to date, of a failure by the developers to submit either of the proposals to the Planning Committee for approval. Both are in limbo until an SPD and agreed overall plan is agreed and all of the objections are addressed.

Supplementary Planning Documents (SPD)

A Supplementary Planning Document (SPD) helps to guide any future development of a site, usually a Strategic Development Area such as North Witney. It includes the type and mix of new homes, what sort of open space is needed and where and how to encourage more walking and cycling including into Witney Town Centre.

East Witney Supplementary Planning Document (SPD)

The West Oxfordshire Local Plan 2031 identifies East Witney for the development of around 450 new homes together with the supporting infrastructure including transport improvements and open space. In due course there will be a similar exercise for the North Witney development.

The Parish Council responded to the 'initial issues' consultation prior to the preparation of the above document which was discussed at our July meeting. All responses to this consultation are available on the WODC web site.

The East Witney SPD will be published and undergo a consultation in April 2020. It is expected to be adopted in September 2020.

North Witney Supplementary Planning Document (SPD)

Overview

Intended to supplement the Local Plan 2031 providing additional detail on the North Witney Strategic Development Area (SDA). The SPD will include consideration of the site context, characteristics and opportunities, vision, objectives and key principles for development, quantum and mix of uses, supporting infrastructure requirements, transport and access arrangements, housing type, size and tenure mix, environmental and heritage considerations, design, delivery and implementation. This will be underpinned by an overall development framework plan.

Timetable

Issues paper consultation – **June 2020**

Draft SPD consultation – **December 2020**

Adoption – **March 2021**

Parish Questionnaire

The Parish Council has asked the IDP to prepare a parish questionnaire.

A wide-ranging Questionnaire was organised by the Parish Action Consultation Team (PACT) in 2009. This was followed by another in 2016, to determine the contents of the Neighbourhood Plan. This time, the primary issue to be addressed is to ascertain the views of residents towards the North Witney development and how the parish should spend the Community Infrastructure Levy (CIL) arising from the development.

Community Infrastructure Levy

The actual levels will be determined by a full WODC council meeting in a couple of week's' time but could be as much as £10,000 per house (does not apply to affordable housing) of which 25% comes to the Parish Council who decide what it should be spent on.

What can the CIL be spent on?

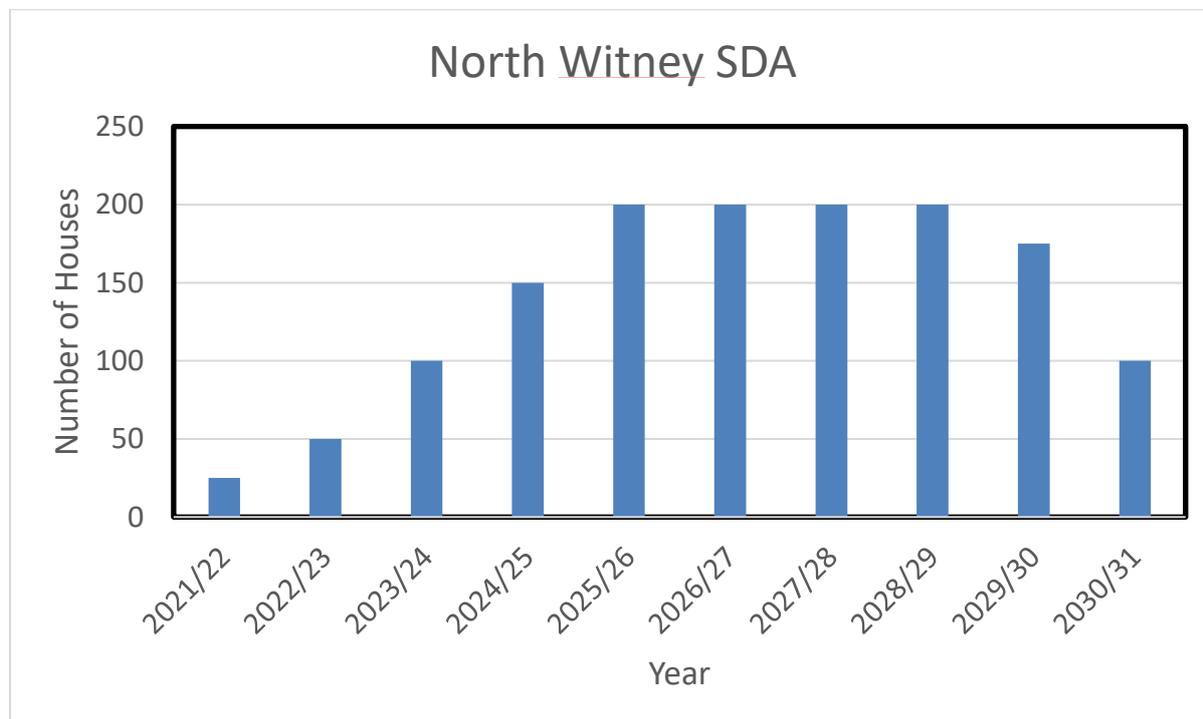
The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their relevant plan. Charging authorities may not use the levy to fund affordable housing.

Local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed.

The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

When will the Parish Council receive these CIL funds?

As soon as the developer starts to build a house, he has to pay the CIL. The graph below shows the planned build p.a. of North Witney:



Outline of possible Questionnaire areas

Under the CIL legislation the Local Authority (WODC) is required to publish a list of infrastructure that may be wholly or partly funded by CIL. The list is attached as Appendix I. The meeting used this list to initiate the discussion and identified the following areas where questions could be developed:

Cycle and walking infrastructure – lots of upgrading proposals in the Neighbourhood Plan but we should ask about any non-designated ‘missing’ footpaths. If they are not claimed by 2026, the Government cut-off date after which time it will no longer be possible to add them to the maps, the public’s right to access them will not be protected in the future.

Community transport schemes – the usual minibus run by volunteers is inappropriate for Hailey as there is a regular bus route (daytime only, Mon – Fri).

Is there a demand for an evening and weekend bus service?

Health Care – have previously asked this question. Most respondents say Yes to local GP surgery / Dentist / Health Centre.

Village Hall – replacement was near top of the list last time.

Community Centre (for North Witney) – included in Neighbourhood Plan list

Older person’s day care or drop-in centre – as part of the above

Post Office / Shop / Library as part of N Witney?

Amenity and open space including play areas – planning needed for children’s play areas – prefer larger MUGAs (Multi Use Games Areas) but one or more smaller area may be required.

Indoor sports facilities – probably incorporated within the Community Centre (unless a Sports centre is built locally).

Outdoor sports facilities and playing pitches – an obvious demand here, given the shortage of pitches in Witney

Natural Green Spaces and green corridors including rivers – the N Witney policy map includes a landscape buffer area across the northern edge of the main site. Existing hedges should be

retained and reinforced where possible. Plus any 'village greens' or public open green spaces within the development?

Parks and Gardens – the IDP suggested at its October meeting that the Old Burial Ground could be cleaned up and converted into a 'nice garden' with a lazy wavy path, wild flower area, benches etc.

Allotments – there is a substantial waiting list in Witney so anticipate the demand will be high.

Cemeteries – N Witney will increase the population of Hailey Parish by 280% and consequently will consume the existing spaces in the burial ground more quickly than at present. So we should ask for funding for additional land for a new burial ground.

Car charging points – legislation is arriving to insist new build housing has car charging point. The PC should be considering if and where to install points for the existing community.

Solar panels - on the Community Centre and new Village Hall – part of a campaign.

Crossing at the Primary School – on the NP list

Roundabout at Hailey road / Foxburrow Lane – on the NP list

Homeworking – should we be encouraging the provision of support facilities for homeworkers?

New Village Hall – need to identify any further questions needed here

Date of next meeting

Wednesday 25th March

G A L Knaggs
14th February 2020

Appendix I

West Oxfordshire District Council Draft CIL Regulation 123 List February 2015

Introduction

1. The Community Infrastructure Levy (CIL) is a charge that may be levied on most forms of development to help fund the infrastructure that is needed to support the future growth of an area. CIL is charged on a pound (£) per m² basis and is intended to complement the current system of Section 106 planning obligations which is being scaled-back.

2. Once introduced by the Council, CIL will be the main mechanism for collecting 'tariff' style developer contributions for example contributions towards leisure, school places, libraries etc. Section 106 planning obligations will continue to be used for affordable housing as well as site-specific measures that are needed to enable a development to come forward (e.g. a new road junction or school).

3. Regulation 123 of the CIL regulations (as amended) requires the CIL charging authority (i.e. West Oxfordshire District Council) to publish a list of infrastructure that may be wholly or partly funded by CIL.

4. The purpose of the 123 list is to provide clarity in relation to which infrastructure projects/types the Council intends to spend CIL revenue on and to avoid the possibility of 'double-charging' a landowner/developer twice for the same piece of infrastructure.

5. The Council's draft 123 list is set out in the table overleaf. The first column provides a summary of the type of infrastructure that the Council intends to fund in whole or in part through CIL. The basis of this list is the Council's Infrastructure Delivery Plan (available separately) which identifies a range of different projects and types of infrastructure needed to support the quantum and distribution of growth set out in the Council's pre-submission draft Local Plan (2015).

6. The second column (exclusions) relates to site-specific infrastructure requirements that will be provided or funded by a developer through a planning obligation such as a Section 106 legal agreement. In accordance with CIL regulation 122, the use of planning obligations will be restricted to projects that are:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development.

7. This could include for example the provision of a new school on a large housing site. It will also include affordable housing which is not covered by CIL.

8. The Regulation 123 list is not definitive and is not listed in order of preference.

Rather it is a list of infrastructure that CIL could be used to fund, subject to the Council's priorities and the level of CIL funding available. It is not a commitment from the Council that the infrastructure listed will be funded either in whole or part.

9. This list will take effect upon the implementation of the Council's CIL Charging Schedule and will be reviewed and updated regularly as part of the Council's monitoring of CIL collection and spend.

West Oxfordshire District Council Draft CIL Regulation 123 list

Infrastructure type/ project (CIL)	Exclusions (S106 or alternative measures)
<p>Transport and Highways Road network Bus network Cycle and walking infrastructure Improvements to the rail network Other transport initiatives, to include:</p> <ul style="list-style-type: none"> ▪ Safety measures ▪ Parking improvements ▪ Community transport schemes 	<p>Transport and highway improvements which are directly related to a development.</p>
<p>Education Nursery schools Primary and Secondary education Further and Higher education Special Schools</p>	<p>Provision of education facilities which are directly related to a development.</p>
<p>Health Care Health centres Doctor surgeries</p>	<p>Provision of health care facilities which are directly related to a development.</p>
<p>Social Infrastructure Culture and Heritage, to include:</p> <ul style="list-style-type: none"> ▪ Museums ▪ Libraries ▪ Art centres <p>Social and Community, to include:</p> <ul style="list-style-type: none"> ▪ Children's centres ▪ Older persons' day care ▪ Community centres/ village halls ▪ Supported accommodation 	<p>Provision of social facilities which are directly related to a development.</p>
<p>Sports and Recreation Amenity and open space, including play areas Indoor sports facilities Outdoor sports facilities including playing pitches Sports centres</p>	<p>Provision of sports and recreation facilities which are directly related to a development.</p>
<p>Green Infrastructure Natural green space and green corridors including rivers Parks and gardens</p>	<p>Provision of green infrastructure which is directly related to a development.</p>

Allotments Cemeteries	
Public Services Emergency services Community safety Waste management including disposal and recycling	Provision of public service facilities which are directly related to a development.
Environmental Flooding and drainage Pollution reduction measures and other environmental measures.	Flooding/ drainage and environmental measures which are directly related to a development.