

Notes on a meeting of the Infrastructure Development Planning (IDP) Team held at Hayesfield, Hailey on Wednesday 9th October 2019

Present: Graham Knaggs (chair), Sue Ayres, , Martyn Clark. Ann Gibson, Judith Knaggs

Apologies: Dawn Franklin, Monica Hester, Giles Doland,, Ann Evans, Caryl Lansley

Bus Shelter

The Parish Council has selected a bus shelter and are waiting for agreement by Oxfordshire County Council.

Following the consultation on the bus shelter in the August edition of the Hailey Herald there was one contribution expressing concern that youngsters may gather and cause a nuisance. The PC acknowledged the contribution but did not feel it was of sufficient concern to stop the installation.

The PC is also obtaining quotations to prepare and level the site for the shelter.

Hailey Neighbourhood Plan

The referendum on the following question was held on Thursday 29 August 2019:

“Do you want West Oxfordshire District Council to use the Neighbourhood Plan for Hailey to help it decide planning applications in the neighbourhood area?”

299 votes YES and 25 voted NO. The Neighbourhood Plan has now been ‘made’ or activated by WODC and will be considered, where relevant, for all future planning applications in Hailey Parish.

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 site west of Hailey Road, i.e. opposite side of road to BP Service station, next to primary school. This site is within the North Witney proposed development. It is earmarked for 100 houses. The developer has recently approached the Parish Council for an explanatory meeting. This meeting has not yet occurred.

East Witney Supplementary Planning Document (SPD)

The Parish Council’s response to the ‘initial issues’ consultation prior to the preparation of the above document was discussed at our last meeting. All responses to this consultation are available on the WODC web site <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/supplementary-planning-documents/>

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.

A Supplementary Planning Document (SPD) helps to guide any future development of the site including 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.

To date the East Witney SPD has not been published. In due course there will be a similar exercise for the North Witney development.

Hailey Infrastructure Development Plan

The Hailey IDP has been updated to be consistent with the contents of the adopted Neighbourhood Plan. The following additions have been made:

Fibre to the Property (FTTP) infrastructure

i.e. a pure fibre connection all the way from the exchange into the houses or businesses located within the NW development

3 phase electricity supply

Provision of three phase electricity supply to each property to enable the installation of electric vehicle charging points

South facing roofs

In order to maximise the effectiveness of solar panels, developers should, where possible, orientate new build properties to maximise the amount of sunlight striking solar panels.

Insulation

Although there are minimum standards of insulation associated with new build property. The committee questioned whether a higher standard could be required in order to further reduce energy consumption.

Leaseholds

Not really infrastructure but recent publicity highlighting problems associated with new leasehold properties (i.e. escalating ground rents and other unforeseen charges) made the committee wonder if we could try to constrain 'problem leasehold agreements'.

Old burial ground

It was suggested that this could be converted into a 'nice garden' with a lazy wavy path, wild flower area etc. Something for the Parish Council to consider in their budget considerations

BMX track

This has required renovation for some years. Another one for next years budget?

Consultation

It was suggested that the PC tells residents about new noticeboards and the bus shelter and then ask them for ideas on what additional infrastructure they would like to see in the village.

Date of next meeting

To be decided

G A L Knaggs
14th October 2019