Bletchingdon, Hampton Gay and Hampton Poyle

Regulation 16 Final Submission Neighbourhood Development Plan 2025 to 2042

October 2026

Prepared by:

Bletchingdon, Hampton Gay and Hampton Poyle Neighbourhood Plan Steering Committee

On behalf of Bletchingdon Parish Council and Hampton Gay and Hampton Poyle Parish Meeting

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Introduction

The Localism Act (2011) introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

Bletchingdon Parish Council is a 'qualifying body' and authorised to lead in the preparation of the Bletchingdon and Hampton Gay and Poyle Neighbourhood Development Plan (BHGNDP or the Plan). To produce the Plan, Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting appointed the Bletchingdon and Hampton Gay and Poyle Neighbourhood Plan Steering Group (NPSG), which includes parish councillors and community volunteers, with support from Community First Oxfordshire (CFO) and Cherwell District Council (CDC).

This document and accompanying appendices constitute the final, Regulation 16, version of the BHGNDP.

The Regulation 16 Plan follows the pre-submission, Regulation 14, consultation conducted between November 2025 and February 2026. Following this period, comments were analysed and used to refine the documentation. The PC now submits the BHGNDP and accompanying Appendices to Cherwell DC, together with the documents below:

- **A Basic Conditions Statement**

This will demonstrate how the BHGNDP meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011 and the Neighbourhood Planning Regulations 2012).

- **A Consultation Statement**

This will set out who has been consulted, how the consultation has been undertaken and how the representations have informed the BHGNDP.

- **Strategic Environmental Assessment and Habitats Regulations Screening Opinions**

A Screening Opinion from Cherwell District Council (September 2026) stated that SEA and Habitats Regulation Assessment were not required on the BHGPNDP (see Appendix 9).

The Plan sets out objectives and policies that will be used in shaping the future development of the Parishes. These have been established through public consultation and are underpinned by both statistical information and local knowledge. The aims and objectives of the Plan relate principally to planning matters but also have relevance to other issues important to the community.

The Plan policies are compatible with Cherwell District Council Local Plan 2042 and meet the community's aim of ensuring that the two parishes continue to thrive, whilst retaining their unique and distinctive character.

The Bletchingdon and Hampton Gay and Poyle Neighbourhood Development Plan

How the Plan fits into the Planning System

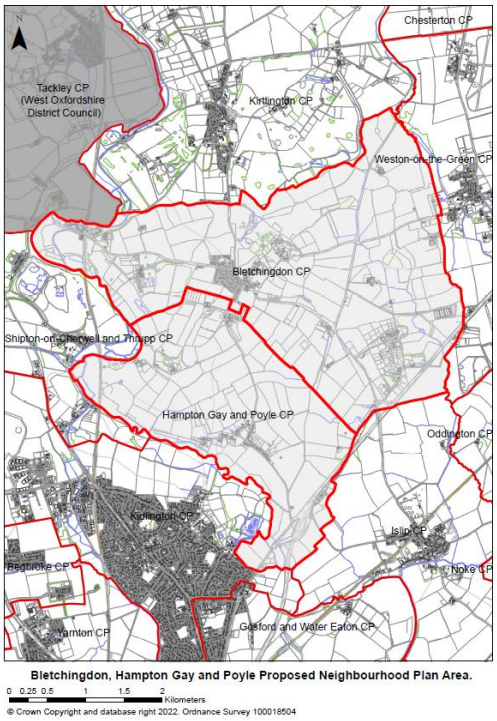
Neighbourhood planning was introduced through the Localism Act 2011 and allows local people a say in how development is shaped within their local areas. The Bletchingdon and Hampton Gay and Poyle Neighbourhood Plan must have regard to the National Planning Policy Framework, National Planning Guidance, and the development plan for Cherwell District, which consists of:

- Cherwell Local Plan 2031
- Emerging Cherwell District Council Local Plan 2042[1]
- Oxfordshire Minerals and Waste Plan

Neighbourhood Plans must also be in line with European regulations on strategic environmental assessment and habitat regulations.

Once adopted, the Bletchingdon and Hampton Gay and Poyle Neighbourhood Development Plan will form part of the statutory development framework for Cherwell District.

Designation



In accordance with regulations, Cherwell District Council consulted on the Neighbourhood Plan application from Bletchingdon Parish Council, supported by Hampton Gay and Poyle Parish meeting, to designate the parishes of Bletchingdon and Hampton Gay and Poyle as a Neighbourhood Plan Area.

Subsequently, the Bletchingdon and Hampton Gay and Poyle Neighbourhood Plan Area was designated by Cherwell DC on 25.10.2022.

Figure 1 - designated Bletchingdon and Hampton Gay and Poyle Neighbourhood Plan Area

[1] At the time of writing (October 2026), the Cherwell Local Plan 2042 is awaiting Examination. On advice from Cherwell District Council, the BHGNDP has been drafted with regard for the submitted Cherwell Local Plan 2042.

Community engagement

From early 2023, when the community was first consulted about the Plan, up until this pre-submission stage, the Steering Committee has followed a community consultation strategy and encouraged community involvement. This was achieved through open meetings, via newsletters, community websites, and a community consultation survey which delivered feedback on a range of themes and issues.

At each stage in the Plan process, elements such as the Plan Objectives, Vision, and Policies have been refined in response to feedback from residents. The extensive community consultation process is comprehensively documented and will be provided in the Consultation Statement (as required as part of the final, regulation 16 submission Plan.

Resident consultation included:

1. **Multiple Steering Group discussions**
2. **Regular updates in community newsletters**
3. **Steering Group updates to the Parish Council**
4. **NP Launch event: January 2023**
5. **Neighbourhood Plan Community Survey 2023 - Appendix 2:**
    - Covered multiple themes in relation to the community in general, the environment, character and heritage, housing needs, and new housing
6. **NP policy feedback event: December 2023**
7. **Consultation with Green Bletchingdon**

Plan Creation

The Steering Committee drafted objectives and policies to address them. In this task, the Committee had input from Community First Oxfordshire and Cherwell DC.

An early draft of the draft policies was presented to the public and published in advance on the community websites. Feedback was received and the policies subsequently refined. The planning justification, evidence and local support underpinning each of the Plan policies is set out in this document with the respective policies and is subject to further consultation as part of this pre-submission process.

Strategic Environmental (SEA) and Habitats Regulations (HRA) Assessments

A Screening Opinion will be sought from the Planning Department at Cherwell DC regarding HRA assessments.

An SEA Screening Opinion is submitted with the Plan.

Bletchingdon and Hampton Gay and Poyle

Setting

Bletchingdon parish has an area of 10.75km^2 (2,654 acres) and extends approximately 5km east to west and to a maximum of 4km north to south. The parish is 12km north of the centre of Oxford and 5km north of Kidlington. To the west is Woodstock with the major centre of Bicester a 15-minute drive (13km) to the north east. The river Cherwell forms a substantial portion of the western boundary of Bletchingdon.

The current population of Bletchingdon is 1100 (ONS: 2021). The bulk of the population live in the main area of the village which lies in the centre of the parish. There are also the outlying hamlets of Enslow to the west and Heathfield to the east. Approximately 90% of the area of the parish is rural and mainly used for arable agriculture but with some considerable woodland to the east. Bletchingdon Park, a privately-owned country estate with a substantial Palladium mansion, lies in the centre of the village.

The parish of **Hampton Gay and Poyle** has an area of 6.11km2 (1,510 acres) and, similar to Bletchingdon, extends approximately 5km east to west and to a maximum of 4km north to south. The parish is 10km north of the centre of Oxford and 3km north of Kidlington. To the west is Woodstock with the major centre of Bicester a 20-minute drive (15km) to the north east. The River Cherwell forms most of the western boundary of Hampton Gay and Poyle. The two communities are geographically distinct and lie about a mile or so apart.

The civil parish lies between Bletchingdon to the north and the river Cherwell to both the west and south. The eastern boundary is primarily the A34. The northern boundary extends up the road linking Bletchingdon to Hampton Poyle.

The current population of Hampton Gay and Poyle is 170 (ONS: 2021). The bulk of the small population of Hampton Gay live in a cluster at the end of the side road which branches off from the Bletchingdon to Hampton Poyle Road. The population of Hampton Poyle primarily live alongside Bletchingdon Road, Oxford Road, or in Church Lane, a side road leading towards the church. Over 90% of the parish is rural, with open fields predominating. Where the parish abuts the river Cherwell, the fields are rough grazing, the rest primarily arable. There is only a small amount of wooded area.

Both parts of the parish are designated as conservation areas. In the case of Hampton Gay, this is part of a wider area covering Thrupp and Shipton-on-Cherwell. Both of the villages lie wholly within the Oxford Green Belt.

Overall, the area is predominantly agricultural, mainly arable but with some dairy farming. This together with some areas of old woodland, hedgerows, green spaces, and a network of footpaths and bridleways, give a rural feel to the area.

Brief history

Bletchingdon was probably first settled in mid first millennium around Enslow but the current village centre is featured in the Domesday book. A tithe map from the eighteenth century shows settlement roughly on the current pattern. The parish was enclosed early, much of it by 1625, and developed a pattern of farms and free labourers. The main road through the village was the principal route from

London to Worcester. The Oxford canal was completed in 1790 and the Oxford to Banbury railway line which runs along the Cherwell valley was completed in 1850 with a station at Enslow.

The population grew steadily during the nineteenth century, reaching a maximum of over 700 by 1875 but thereafter declined with the onset of the agricultural depression. The decline continued until the Second World War and was marked by further declines in employment opportunities and by younger people leaving the area. By 1951 it was still less than it had been 150 years earlier. It was not to exceed the 1870s high point again until the 1970s.

Population growth was enabled after 1950 by housebuilding and improved communications which allowed people to easily work outside the village. Major housing developments were:

- 1930's: Station Road
- 1950's: Valentia Close, Oxford Road
- 1960's: St. Giles, Coghill, Annesley Close, Islip Road
- 1970's: Lenthall
- 2000's: Springwell
- 2017-22: Duchy Field, Enslow, Heathfield

There were also minor developments and infilling during this period.

Human settlement at **Hampton Gay and Poyle** goes back a long way – a recent aerial survey found Neolithic Bronze Age rings in a field between the two villages and there is some evidence of Saxon occupation.

Title to Hampton Gay changed hands with the Norman Conquest, as did most property in England and in 1086 the Doomsday Book recorded two estates. The village was never large and seems to have decreased in size in the later medieval period

The village passed into monastic hands in stages in the twelfth and thirteenth centuries, where it remained until the dissolution of the monasteries in the 1530s, when it was sold off and again changed hands several times. The Barry family owned it from 1544 to 1682, during which time an imposing Elizabethan manor house was built. The manor house was gutted by fire in 1887 and eventually sold by the college in 1928. Since then, it and other village properties have passed through a number of hands.

The history of Hampton Poyle bears similarities to that of Hampton Gay, in that it was and is a relatively small settlement whose economy varies over time. It was an ancient settlement, including a possible Iron Age or Romano British settlement and a barrow cemetery. In medieval times, the village was along what is now Church Lane around close to what was a strategic crossing of the Cherwell. There were a small number of farmhouses along the Bletchingdon Road by 1800 and by 1900 the Bell Inn had appeared.

More information about the history of Bletchingdon, Hampton Gay, and Hampton Poyle is available at Appendix 1 - Baseline Assessment and Appendix 3 - Character Assessment

Planning Context

The Neighbourhood Plan area lies within Cherwell District in the County of Oxfordshire.

The Government's National Planning Policy Framework (NPPF) (latest version August 2026) provides a framework within which Local and Neighbourhood Plans are produced. The BHGPNDP must demonstrate that it has regard to the provisions of this latest version of the NPPF.

The following sections and strategic paragraphs of the NPPF are particularly relevant to the BHGPNDP:

- The achievement of sustainable development (paragraph 17)
- Neighbourhood Planning (Section PM5 - paragraphs 1 and 2)
- Principle of development within/ outside settlements (Sections S4 and S5)
- Supporting a prosperous rural economy (Sections E1 and E4)
- Promoting healthy and safe communities (Sections HC1 and P3)
- Achieving well-designed places (Sections DP1- DP3)
- Planning for climate change, including flood risk (Sections CC1-CC3, F1-F2, and DP3)
- Conserving and enhancing the natural environment (Sections N1-N4, N6)

Local Plan 2042

As noted above, at the time of writing (October 2026), the Cherwell Local Plan 2042 is awaiting Examination. On advice from Cherwell District Council, the BHGNDP has been drafted with regard for the submitted Cherwell Local Plan 2042.

Policy SP1 - *Settlement Hierarchy* in the draft Plan, allocates Bletchingdon as a category A village with development permitted of the following type: infill development; minor development within the built-up limits of the settlement; conversions; and development beyond built-up limits of the settlement only permitted on sites allocated within the Development Plan or in accordance with Policies RUR 2 to 5.

The following policies from draft Local Plan 2042 are of particular relevance to the BHGNP:

- **Policy RUR 1 – *Rural Area Housing Strategy***

  This states that '565 homes will be provided on sites allocated in neighbourhood plans, or this Local Plan.' The Bletchingdon contribution is **50 homes**.

- **Policy RUR H1**

  Allocates land west of Springwell Hill, Bletchingdon 'to accommodate 44 dwellings as an extension of the existing built form of Bletchingdon.' This Neighbourhood Plan does not allocate any additional development site.

- **Policy COM 12: *The Oxford Green Belt*.**

  Bletchingdon is washed over by the Oxford Green belt.

  This policy states that the Oxford Green Belt boundaries within Cherwell District will be maintained in order to: Preserve the special character and landscape setting of Oxford; Check

the growth of Oxford and prevent ribbon development and urban sprawl; Prevent the coalescence of settlements; Assist in safeguarding the countryside from encroachment, and Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

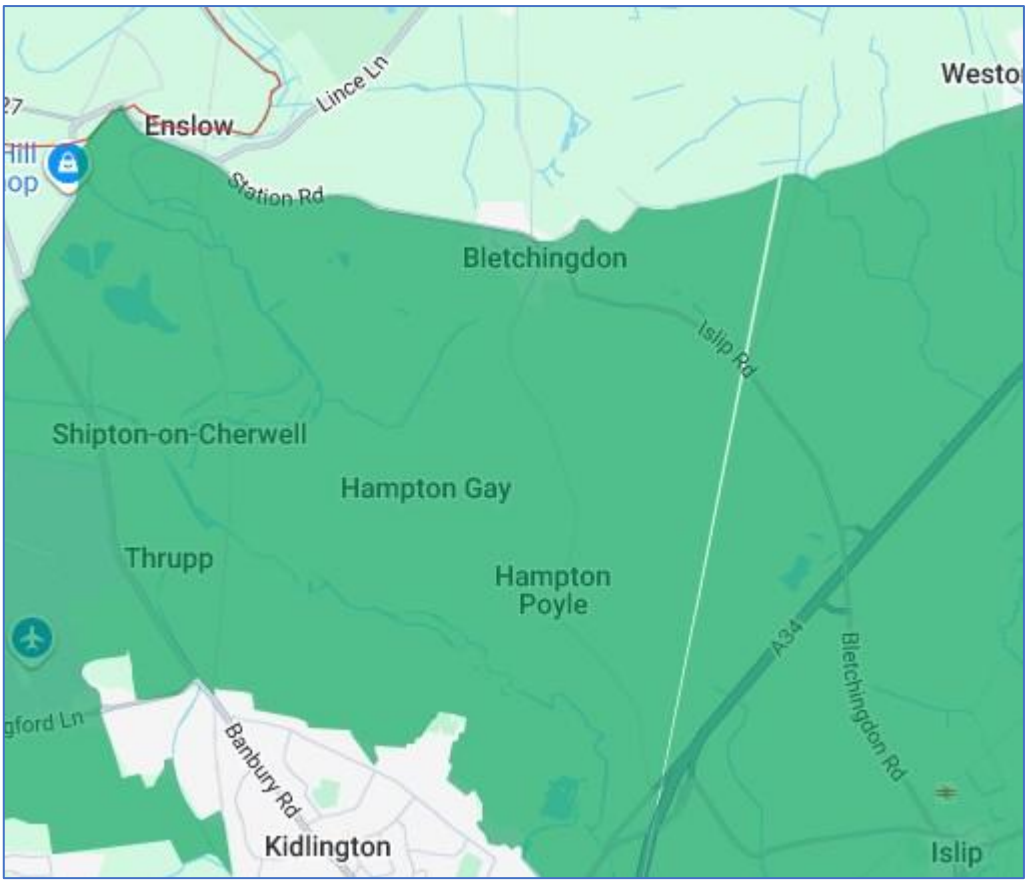


Figure 2 - Oxford Green belt in relation to the NP Area

Local issues, challenges, and opportunities

Via resident consultation, the Plan has given consideration to the key local issues, challenges, and opportunities in Bletchingdon and Hampton Gay and Poyle.

Additional research on a range of social, environmental, and economic themes was also undertaken by the Steering group. This research is presented in detail at **Appendix 1 – Baseline Evidence**. It establishes that there are multiple topics which would benefit from being addressed in order to better create a thriving, resilient community. Much of what could be done lies outside the scope of this Plan.

However, a range of topics and themes, clearly of both importance and value to residents, can be addressed in the Plan. These are described in general terms below, with supporting evidence taken from **Appendix 1 – Baseline Evidence, Appendix 2 – Community Survey Report, and Appendix 3 – Character Assessment**.

These key topics and themes will be addressed via the detailed planning policies and underpinning rationale set out in following chapters.

Housing

Since 2014, Bletchingdon has added a major development in the north-west quarter of the village centre between Station and Kirtlington roads. The new development comprises a new school, village hall, Co-op store and 60 homes. The school and hall opened in 2015 with the shop following in 2019 and the housing finally completed in 2023. There is one more house planned for a site on the junction of the two roads. This development was generally welcomed, particularly since it provided valuable additions to the local infrastructure.

The outliers of Bletchingdon, Heathfield and Enslow, have also seen new developments and conversions of existing buildings. These have added some 40 units to the housing stock in the last ten years. Because of their separation from the bulk of the village the impact of these developments has been less than the ones in the centre. There has, however, been an impact upon the level of traffic. Hampton Gay and Poyle have seen little development in recent years, typically single dwelling additions.

As noted above, the draft Cherwell District Local Council Plan 2042 proposes **50** new homes, plus appropriate windfall infilling, for Bletchingdon. A site has been allocated in the draft Plan at land west of Springwell Hill. The Parish Council and community is not fundamentally opposed to new development. **The Neighbourhood Plan Community Survey found that 37% WOULD NOT like to see new development, while 34% WOULD and 29% were unsure.**

However, it is also clear from community feedback that housing development should contribute to meeting local housing needs, be designed in keeping with local character, and contribute, where appropriate, to improving local facilities.

Bletchingdon Parish Council has declined to allocate a site for a potential housing development via this Plan. Notwithstanding potential support available, this remains a complex task. However, the Steering Group and Parish Council feel this is not a reasonable task for the Steering Group to undertake, given the potential negative impacts on social cohesion should the process and site selection be controversial.

However, where development provides affordable housing, the Plan strongly encourages the allocation of maximal numbers of affordable housing units to help meet local needs. At the same time, the Plan supports innovative means of providing affordable housing, for example via community-led housing schemes.

Nature and biodiversity

The natural environment is very important to and much valued by the communities. **89% of respondents to the Neighbourhood Plan Community survey thought the Neighbourhood Plan should do more to conserve and enhance local nature and wildlife. The minimisation of development impact on the environment was also very important**.

Green infrastructure in Bletchingdon and Hampton Gay and Poyle provides an environmental support system for communities and wildlife. The communities support a wide range of green infrastructure and habitats, including those of historic importance. Several locations are identified as Conservation Target Areas. **The Neighbourhood Plan community survey noted the high value that residents gave to open green spaces and the parishes being a haven for wildlife.**

Across the communities, there are very few green spaces. Besides the public footpaths there only three areas that could be defined as open spaces. In Bletchingdon, these are: The Village Green, the Allotments, the Sport and Social club field which includes a children's play area. **There is a clear desire to improve these areas, and provide new facilities, where possible.**

Climate change, including flooding

Nature and biodiversity issues are intrinsically linked to climate change. The Neighbourhood Plan seeks to ensure that Bletchingdon and Hampton Gay and Poyle proactively respond to the climate emergency - whilst this is a global issue, small areas can have an impact. **The existence of a popular local group, Green Bletchingdon, shows the importance that local people give to addressing climate change and achieving sustainability.**

There is little evidence of solar power generation on residential homes across the communities and there are no EV charging points. Opportunities therefore exist to improve such provision and thereby respond to the zero-carbon transition. **The Neighbourhood Plan community survey noted strong agreement for new buildings to be highly energy efficient.** While it is noted that the Plan cannot compel developers to introduce such features and designs, this Plan strongly encourages developers to do so.

Flooding risk is being exacerbated by climate change. There are already locations in the communities which suffer. New development in such areas may have contributing impacts and should be very carefully analysed.

Village character

The nature of the built environment, its setting within the surrounding landscape, and the importance of key views to the setting of the communities was researched and documented in the Character Assessment and subsequent Design Code. **The Neighbourhood Plan community survey noted the high value that residents gave to access to the countryside and the setting in a rural landscape. The minimisation of development impact on landscape and views were also very important**.

The Character Assessment identified seven distinct character areas across the villages. Each of these areas has evolved differently, with both distinct and overlapping features with other areas. **The Neighbourhood Plan community survey noted the value that residents gave to historical buildings, local architectural styles, and the mix of buildings of different ages. Also important was ensuring that new development was in keeping with local housing character.**

Community infrastructure

Bletchingdon has a good range of community infrastructure, including play areas, allotments, a village hall, and the sports and social club. These are well-used and make an important contribution to social cohesion, health and wellbeing, and community life. Community infrastructure is much more limited in Hampton Gay and Poyle.

Bletchingdon is categorized as a Category A, 'service centre' village. Future development (and an increased population) will place additional demand on community infrastructure.

To ensure this infrastructure remains fit for purpose and are better able to cope with increased demand, it is important to support and encourage the improvement and/ or extension of existing community facilities, not only in Bletchingdon but also in Hampton Gay and Poyle. It is also important to seek opportunities for the development of new facilities to meet the needs of local residents.

Economic development

According to responses to the **Neighbourhood Plan Community Survey, 78% of respondents work exclusively outside the villages or outside the villages with some home working**. At the same time there is a relative lack of local employment opportunities.

Steering Group discussion has indicated the importance of ensuring that existing local employment is maintained and opportunities explored via potential new development to develop new sources of local employment. This would help reduce out-commuting, thereby contributing to the local response to the climate emergency, while also supporting social interaction and potentially increasing use of community facilities.

The Neighbourhood Plan – Vision and Objectives

The Plan vision, objectives, and policies have evolved and been refined throughout the neighbourhood planning process via community consultation (for more detail on the range of consultation undertaken, see above - **Key local issues, challenges, and opportunities)**.

The totality of the consultation process will be documented in detail in the Consultation Statement (to follow at Regulation 16, final submission).

Vision

To provide a happy place to live as a resilient and sustainable rural community, that is safe, attractive and well maintained. Our villages will remain distinct and characterful, as vibrant communities for all, supporting healthy living and providing continued long-term stewardship. The provision of green space will remain an important feature of our villages. Future developments will be well-balanced and integrated into the existing communities.

Themes and Objectives

Theme	Objective
Sustainable development	• To support sustainable development that meets the needs of residents now and in the future • To support housing development which meets identified local needs • To encourage and support development that makes a positive local contribution to the climate and ecological emergencies
Character and design	• To conserve and, where possible, enhance the intrinsic character and historic heritage of the parishes • To preserve the high-quality and accessible countryside setting of the villages, open landscapes, and key views
Nature and climate	• To protect important green spaces from development • To seek opportunities for biodiversity net gain and nature recovery • To safeguard and enhance existing green infrastructure and secure the provision of additional green space connected to the wider countryside
Facilities and infrastructure	• To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability

The Neighbourhood Plan- Policies

Sustainable development

Objectives	Policies
• **To support sustainable development that meets the needs of residents now and in the future** • **To support housing development which meets identified local needs** • **To encourage and support development that makes a positive local contribution to the climate and ecological emergencies**	• **SD1 – Settlement Boundary** • **SD2 – Housing allocation, tenure, and mix** • **SD3 – Zero carbon transition and resource efficiency** • **SD4 – Flooding** • **SD5 – Long-term stewardship of community assets**

Policy SD1 – Settlement Boundary

Rationale

Policy CD2 establishes a settlement boundary for Bletchingdon in order to help ensure that future development is therefore better planned and managed.

This policy is supported by Section S2 of the National Planning Policy Framework (2026), which states that: 'the development plan should set out a spatial strategy setting clear expectations for the location of development and where land should be protected or enhanced for specific purposes, by identifying at the most appropriate plan level: a) settlements within the development plan area… whether existing or proposed, and their boundaries.' **Cherwell District Council recommended this additional Settlement Boundary policy as part of its response to Regulation 14 consultation**.

Generally, in plan making, settlement boundaries offer a more plan-led development management approach to future housing growth by supporting growth within settlements and, generally, only by exception in the countryside beyond. They serve to recognise the intrinsic character and beauty of the countryside whilst allowing for development to meet established identified needs.

A settlement boundary gives definition as to where the edge of the settlement of the village is and therefore is definitive in respect of where development may be located in future. It should be noted that locally important green spaces and designated Local Green Space should be within the settlement, not beyond its limits. It should also include sites that are already committed to development in that planning permission exists or where there is an allocation in the Local Plan.

Wherever possible a firm, defensible boundary should be set which can be for instance along a physical feature such as a stream, or a Public Right of Way, or indeed built form such as a row of housing beyond which lies open countryside. It may also be a designated boundary such as National Landscape or a Conservation Area.

Bletchingdon village is located in an area of open countryside and much of its surrounds comprises of a gently rolling agricultural landscape. It remains a fairly compact village and with no real risk of coalescence with adjoining settlements. Clustered originally around the village green, at the junction

of Oxford Road and Station Road, a large part of the older sections of the village fall within a designated Conservation Area. Within this area a large private property with substantial walled garden forms a significant property that separates the main part of the village from the smaller hamlet of Church End.

It is also an agreed principle of this Neighbourhood Plan, in line with the Cherwell District Local Plan that extending the built form beyond the village limits and into the undeveloped open countryside would be unacceptable.

Without the provision of a defined settlement boundary the village remains exposed to risk of development creep and potentially harmful extension of the settlement footprint into sensitive areas. For example, possible encroachment into areas of green open space at the village edge, with resultant loss of character and place.

There have been a number of modest expansions of the village in recent decades of which the most notable is the Duchy Fields development. A site immediately adjoining Duchy Fields has also been allocated for housing (RUR H1). Most housing development is laid out in ways in which back land development is unlikely to be achievable. The proposed settlement boundary of Bletchingdon therefore follows the defensible built-up boundary around the village. This allows for the allocated site. The settlement boundary excludes the allotments off Oxford Road.

Church End is not identified as a separate community and is also not within the settlement boundary of Bletchingdon.

Overall, this robust settlement boundary should be readily aligned with policy and will avoid further intrusion into open countryside. Although there may be areas within settlement boundaries where infilling may be suitable, this would need to comply with other policies in the Neighbourhood Plan and Local Plan especially concerning sustainable design and quality. Where such infill development is in an edge of settlement location these should include a substantial green buffer that screens new development from the countryside. In addition, development in such locations should reflect the layout, density and materials of adjoining property especially where this might impact the setting of the Conservation Area.

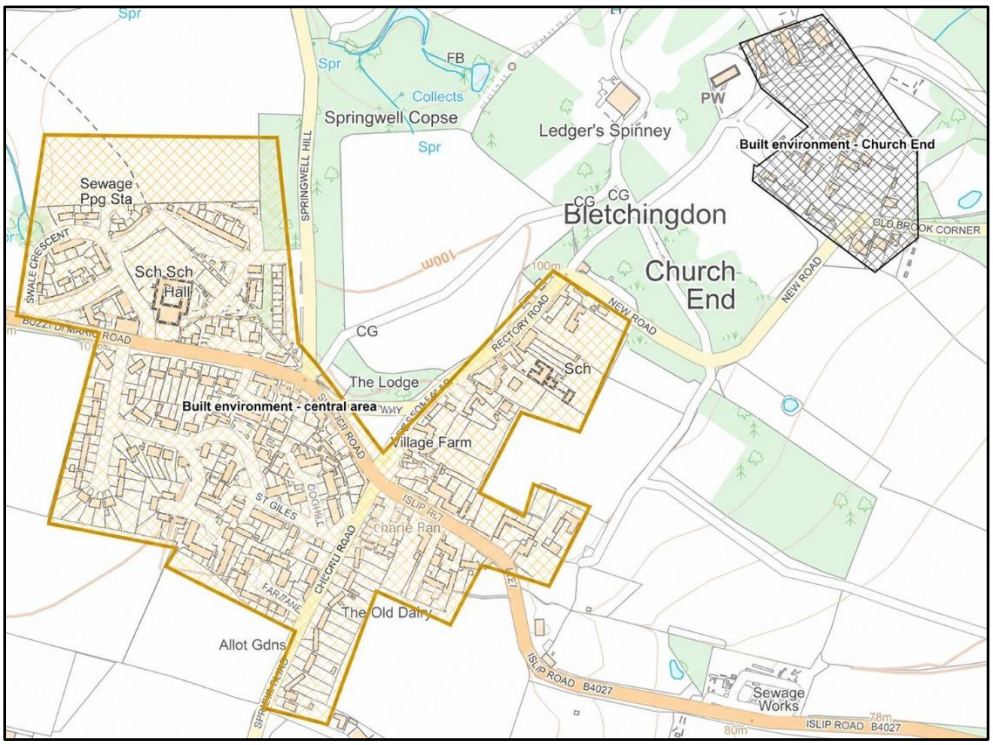


Figure 3 – Settlement Boundary: Bletchingdon village

Hamptons

There are other settlements within the parish. The small hamlets of Hampton Poyle and Hampton Gay are “washed over” settlements in open countryside. Being Green Belt locations, they receive a degree of protection from inappropriate development, and the Neighbourhood Plan will also provide support for development being resisted here.

There are two further areas that have been provided with a settlement boundary, Enslow and Heathfield. These are small settlements, but they do provide a range of services so can sustainably support some development unlike the Hamptons.

Enslow

Developing over time at a crossroads of railway, canal and road, Enslow has long-provided a mix of industrial and housing uses. It forms a linear island or series of islands bounded by canal/river Cherwell in an east west trajectory and the road and bisected in a north south direction by the railway. This forms a defensible boundary that helps constrain the built-up boundary and any intrusion into open countryside. With a range of services and sources of employment and with access to public transport this makes Enslow a settlement that can potentially support some more infill. Its boundary will also constrain development south of the main road and on its eastern boundary which abuts farmland.

Development including recent housing infill has all been delivered within this infrastructure.



Figure 4 – Settlement Boundary, Enslow

Heathfield

Again, this ad hoc community has developed over time with a hotel (until recently) and now an extra Care facility, joined by a ‘Park Homes’ style site and a number of homes located in and around a random complex of buildings including some agricultural buildings in the mix. Some new buildings have been developed in recent years in small pockets. This hamlet is poorly served by a services notably public transport. It is accessible to the community on foot as well as by other modes. It is surrounded by fields but is an accessible location near the A34.

The settlement boundary includes the built-up area as well as the new Park Homes style scheme which is slowly being laid out. Over time infilling opportunities may arise here that helps sustain more services as occupancy grows locally. However, development here this would not be seen as contributing to the housing target as it would be treated as a windfall site.



Figure 5 – Settlement Boundary, Heathfield

Policy SD1 – Settlement Boundary

A. The Neighbourhood Plan defines the Settlement Boundary as shown on Figures 3-5.

B. The policy will not allow extension of development into open countryside or beyond the built-up limits as represented by the Settlement Boundary. This is in order to avoid the loss of identity of the settlement, and in order to protect and enhance the local landscape and rural setting of the settlement.

C. Development proposals within the Settlement Boundary for sustainable development will be supported provided they are in accordance with policies of the development plan. However, if housing is proposed within the Settlement Boundary in an edge of village location this should immediately adjoin existing housing development.

D. **Outside of the Settlement Boundary development proposals will be supported on allocated sites only in accordance with policies of the development plan and policies in the Neighbourhood Plan.**

Policy SD2 – Housing allocation, tenure, and mix

Rationale

This Plan supports the allocation of 50 new homes in Bletchingdon (not including windfall infilling) to help meet the requirements of the Cherwell Local Plan 2042.

However, the Parish Council considers that this should be a maximum number, consistent with maintaining the rural character and social cohesion of the village and the contributions that have been made in the past nine years to providing for local housing needs.

In addition, NPPF Section PM12, paragraph 3 states that 'policy requirements should… include the levels and types of affordable housing provision required' while Section HO5, paragraph 1a, states that 'policies to address the needs of different groups… should include… setting requirements for the type and mix of affordable housing to meet identified local need… .'

It is understood that the Neighbourhood Plan cannot impose stipulations that exceed those set out in the Cherwell District Council Local Plan or national policy. *Policy COM2* of the emerging Local Plan 2042 states: 'All proposed residential developments to meet Cherwell's needs that include 10 or more dwellings (gross), or which would be provided on sites suitable for 10 or more dwellings (gross), will be expected to provide at least the following percentage of new housing as affordable homes on site [of] 35% [in the Bletchingdon area, which comes under the policy definition of "elsewhere"].'

However, the Parish Council strongly encourages both Local Authority and planning applicants to consider a proportion that goes beyond the 35% affordable housing proportion in order to provide sufficiently for identified local need.

In terms of housing mix, the emerging 2042 Local Plan (paragraph 3.221) notes that 'there is also a need to provide a mix of housing that reflects the needs of an ageing population, a growth in smaller households, and that meets the requirements of families.' *Policy COM 3* of the emerging Local Plan 2042 states that 'applications will be expected to provide evidence on the appropriate housing mix to meet needs and to respond to local market conditions and locational / site characteristics.'

Both these aspirations accord with the Neighbourhood Plan community survey, 70.5% of respondents stated that 2-3 bedroom homes and 47% of respondents stated that social housing for rent/ shared ownership were most needed. The survey also identified a number of residents who were in need of affordable housing.

Policy SD2 – Housing numbers, tenure and mix
A. The development of a maximum of 50 new housing units (not including windfall infilling) to meet Bletchingdon's housing allocation in the Cherwell District Council Local Plan 2042 is supported. **B. Planning applications on sites of ten units or more are encouraged to:** **I. Provide a higher proportion of affordable housing units than that set out in Local Plan policy, taking into account recent local Housing Needs Survey and Housing Register evidence;** **II. Offer a maximal number of units to those in affordable housing need with a local connection to Bletchingdon and Hampton Gay and Poyle; and** **III. Provide a sufficient number of smaller-sized housing units to meet requirements identified at District and community level, taking into account recent local Housing Needs Survey and Housing Register evidence.**

Policy SD3 – Zero carbon transition and resource efficiency

Rationale

In 2023, the Intergovernmental Panel on Climate Change stated that without a strengthening of policies, global warming of 3.2 degrees is projected by 2100.[2] The UK Climate Change Act of 2008 requires that carbon emissions in 2050 are 80% below 1990 levels. Locally, Cherwell District Council has declared a climate and ecological emergency, committing to taking local action and leading the district to become carbon neutral by 2030.

Carbon emissions from buildings account for a fifth (20%) of UK greenhouse gas emissions (Department for Energy Security and Net Zero, 2023). The Climate Change Committee has said the UK will not meet its emissions targets 'without near complete decarbonisation of the housing stock.[3] Therefore, it is vital that any new homes are developed in the most carbon efficient manner. In addition, decarbonisation of the housing cannot be achieved without retrofitting of existing stock.

In common with all, Bletchingdon and Hampton Gay and Poyle residents face challenges as a result of high energy bills and general inflation. Saving energy and generating clean energy can simultaneously help reduce the community's contribution to climate change, address energy challenges and generate practical benefits for the community such as reduced fuel poverty, lower fuel bills, warmer homes, and improved health.

The Parish Council supports emerging Local Plan 2042 requirements for net zero carbon development as set out at *Policy CSD 2: Achieving Net Zero Carbon Development (residential) and Policy CSD 3: Achieving Net Zero Carbon Development (non-residential)*.

[2] Intergovernmental panel on Climate Change (2023) *Climate Change 2023 Synthesis Report- summary for policymakers*. Available at: https://www.ipcc.ch/report/ar6/syr/downloads/report/IPCC_AR6_SYR_SPM.pdf
[3] House of Commons Library (2024) *Housing and Net Zero*. Available at: https://researchbriefings.files.parliament.uk/documents/CBP-8830/CBP-8830.pdf

It is an aspiration of this policy to advocate maximum ambition in the face of ever-accumulating evidence for accelerating climate breakdown[4] to encourage developers to adopt the highest possible standards to drive down carbon emissions, improve energy efficiency, and conserve water.

Specifically, the Parish Council strongly encourages developers to adopt the UK Net Zero Carbon Buildings Standards: 'Following a bottom-up and top-down approach to carbon modelling, the Standard sets out clear limits for energy and embodied carbon emissions that enable the UK to meet it's 1.5℃ carbon reduction pathway.' Through the standard, limits are set for upfront carbon, operational energy, fossil fuel free, district heating and cooling networks, refrigerants, and heating delivered. There are also targets for on-site renewable energy generation. (See Appendix 4, *Key Concepts and Definitions*).

In addition, decarbonisation of housing cannot be achieved without retrofitting of existing stock. To reduce operational carbon emissions, this policy encourages retrofit development proposals to adopt the EnerPHit standard, which sets performance requirements on space heating and cooling demand and on airtightness performance and is a recognised benchmark for whole house energy efficiency. (See Appendix 4, *Key Concepts and Definitions*).

Furthermore, modular housing is increasingly seen as cost effective and energy efficient, and an effective way of meeting self-build requirements, such as on strategic sites. Such modular schemes are already in process cities such as Bristol and more locally at Graven Hill, Bicester. The Local Planning Authority should encourage servicing of self-build housing plots, including provision of foundations. LPA should also welcome design packages for bespoke self-build sites to encourage take up on allocated sites.

In addition, the emerging Local Plan 2042 (paragraph 3.70) notes that 'Cherwell District lies within an area of serious water stress.' Recognised water-saving fittings for toilets and showers add very limited cost to a new build and are particularly important as all new homes should have water meters as standard. Rainwater harvesting is encouraged, particularly alongside Sustainable Urban Drainage Systems to optimise local water management. Permeable surfaces should be required for all driveways, access paths, recreational areas such as play areas, paths cycleways and so forth.

Use of suitable green roofs and walls is encouraged for their insulation, local biodiversity, run-off control and similar benefits.

Where developers consider that applying components of this policy are economically unviable, they should be encouraged to present the economic case when applying for planning consent, justifying why they cannot be achieved.

As well as building on Local Plan policies CSD 3 and CSD 4, this policy supports NPPF Section CC1, Paragraph 1, which states: 'development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero' and Sections CC2 and CC3, which set out multiple measures to mitigate and adapt to climate change, including reducing emissions, setting local water efficiency standards, using design approaches which conserve energy and other resources and minimise risk from overheating.

[4] Foster and Rahmstorf (2026), 'Global Warming Has Accelerated Significantly' in *Geophysical Research Letters*: available at: https://agupubs.onlinelibrary.wiley.com/doi/full/10.1029/2025GL118804

Policy SD3 – Zero carbon transition and resource efficiency

A. Development which achieves net zero operational carbon from total energy use, as set out at Policies CSD 2 and 3 of the Local Plan will be supported.

B. Development which incorporates UK Net Zero Carbon Building Standards will be supported.

C. Innovative approaches to the construction or redevelopment of zero carbon homes and community buildings which demonstrate sustainable use of resources, maximise opportunities for the use of renewable and low carbon forms of energy, and achieve high energy efficiency levels will be supported. Examples include, but would not be limited to, modular Passive Haus homes, earth sheltered, rammed earth, or straw bale construction.

D. Retrofitting of existing development which incorporates and utilises modern design techniques such as EnerPHit will be supported.

E. Development must be designed to be water efficient and reduce water consumption using the 'Fittings Approach' in Table 2.2 of Part G of the Building Regulations.

F. Development proposals which demonstrate water efficiency which exceeds the requirements of Local Plan Policy ESD3 through measures including, but not limited to, those set out below will be supported:

- **I. Water-saving fittings for toilets and showers;**
- **II. Grey and rainwater harvesting and storage facilities;**
- **III. Permeable surfaces for driveways, access paths, recreational areas such as play areas, pavements, and cycleways; and**
- **IV. Suitable green roofs and walls to support run-off control.**

Policy SD4 – Flooding

Rationale

Flooding is an underlying national, regional, and local problem exacerbated by climate change. Across Oxfordshire, as a result of climate change, flooding (rivers and surface water) is predicted to pose a significant future risk without further action (along with heatwaves and drought).[5]

The policy responds to NPPF Section F1: Assessing flood risk for plan-making. The overall intent is to add detail to Strategic Objective SO2 of the emerging Local Plan 2042, which seeks to 'deliver developments that efficiently use local natural resources (particularly water), that minimise and are resilient to the impacts of climate change, including extreme weather events such as flooding' and emerging *Policy CSD 1: Mitigating and Adapting to Climate Change* which requires all development

[5] Oxfordshire County Council (2024) *Climate resilience: current and future climate risk and vulnerability and health impacts assessments in Oxfordshire*. Available at: https://www.southandvale.gov.uk/app/uploads/2024/12/CEQ15-Climate-Vulnerability-Assessment.pdf

proposals, to 'Minimis[e] the risk of flooding and using sustainable drainage methods.' It also supports the requirement of emerging Local Plan *Policy CSD8: Sustainable Drainage Systems.*

Virtually all of Bletchingdon parish is in Flood Zone 1, implying no risk. The exception to this is a small part of Enslow, between the canal and the River Cherwell. Surface water flooding is a risk in the Heathfield area and on the B4027. The severity has been mitigated somewhat by maintenance of ditches and other water courses but in periods of heavy rain this risk remains high.



Figure 6 – Bletchingdon surface water flooding risk: the darker the colour the higher the risk (Environment Agency)

Hampton Poyle has been subject to periodic flooding over the years due to its proximity to the river Cherwell. Although this risk has been substantially reduced there is still a high risk for parts of the village. Surface water runoff in very wet conditions can also cause a problem with water coming downhill from the north meeting the level areas of clay around the river, with existing drainage being inadequate in periods of high rainfall.

The populated part of Hampton Gay is not affected by flooding, although some parts of the Cherwell on its boundary flood periodically.

In addition, it is noted that it is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses, or surface water sewers. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

To mitigate flood risk both on and off-site, surface water drainage system discharge rates should be restricted to the equivalent Greenfield Qbar runoff rate or as close as practically possible, but never greater than 2 litres per second per hectare (2ls/s/Ha).

The Lead Local Flood Authority (Oxfordshire County Council) Section 19 Flood Investigation reports should be checked against any proposed development sites. These can be found at: https://www.oxfordshirefloodtoolkit.com/. There are currently none in the NP area.

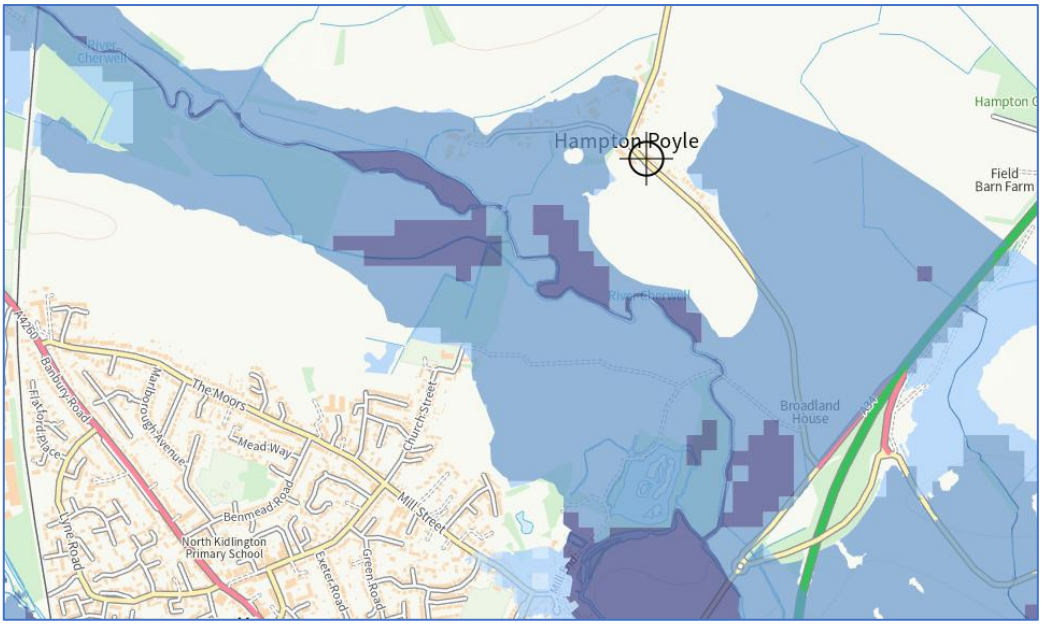


Figure 7 – Hampton Gay and Poyle: risk of flooding from the river, the darker the colour the higher the risk (Environment Agency)

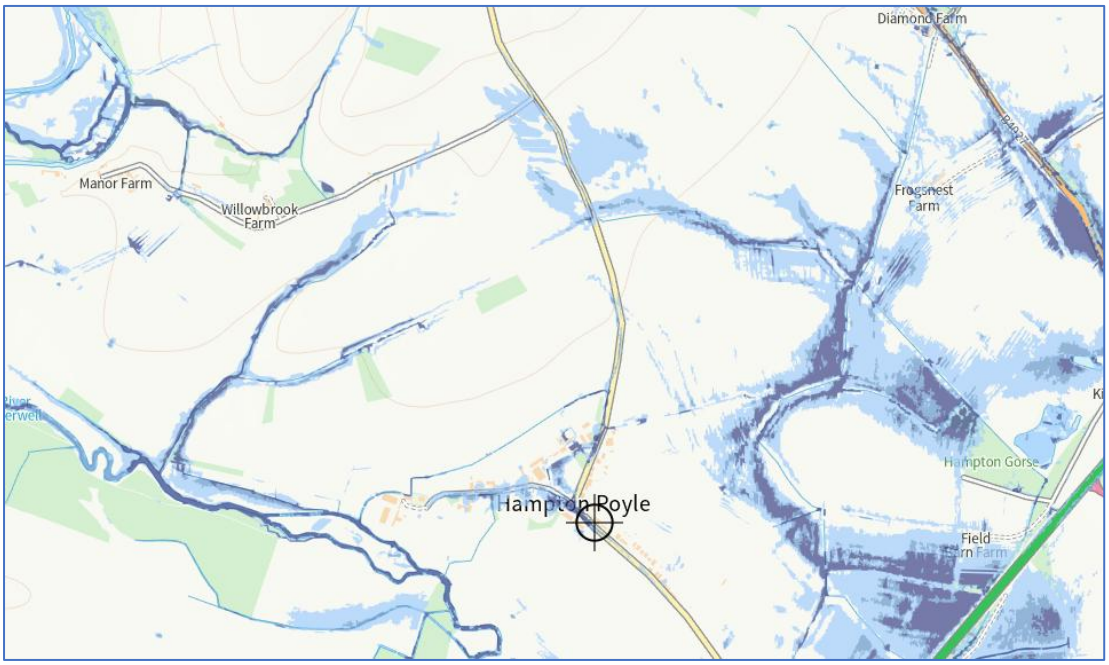


Figure 8 - Hampton Gay and Poyle risk of surface water flooding (Environment Agency)

Policy SD4 – Flooding
A. Development proposals should demonstrate that they will not exacerbate the existing risk of flooding, taking into account the flooding history of the immediate locality and local conditions. Particular attention should be given to flood risk in the older part of Hampton Poyle and on the B4027 near Heathfield.

B. Appropriate provision should be made for surface water drainage to ground, water courses or surface water sewer. Surface water should not drain to the foul sewer.

C. The requirement of emerging Local Plan Policy CSD8 that all new developments use sustainable drainage systems in line with the SuDS sustainable hierarchy for the management of surface water run-off is supported. Wherever practicable, such systems should enhance water quality and biodiversity in accordance with the Water Framework Directive.

D. **Sustainable drainage schemes should be capable of regular maintenance so that their long-term effectiveness can be maintained.**

Policy SD5 – Long-term stewardship of community assets

Rationale

New developments often provide new community assets: green and open space, sports facilities, community centres, allotments, and many others.

The emerging Local Plan 2042 supports the retention, enhancement and development of such assets. For example, *Policy COM 24 – Open Space, Recreation and Sport* states that 'open spaces, allotments, sport and recreation facilities will be protected and where necessary enhanced,' 'New residential development is required to maximise opportunities to incorporate new publicly accessible, high quality and multi-functional open space and/or, where appropriate, enhance existing provision commensurate to the need generated by the proposal,' and that 'Maintenance plans should be submitted at planning application stage for all new facilities to ensure their long-term quality and management.' In addition, *Policy COM 23 – Local Services and Community Facilities* supports the 'provision of community facilities to enhance the sustainability of communities.' These requirements are also informed by a Developer Contributions SPD.

In terms of the management of these assets, there are common, long-established approaches, including the contracting of private management companies (Mancos) and 'adoption' by local councils/ local organisations.

However, there is increasing momentum behind community-led, long-term stewardship of assets as a cornerstone of what could be called 'enlightened development' (more information is available at Appendix 4 – *Key Concepts and Definitions*).

The Town and Country Planning Association, a leading proponent of long-term stewardship, describes it as 'an approach to delivering and managing places that can ensure new communities are places which enable people and the environment to flourish in perpetuity'.[6] The Quirk Review saw the 'overriding goal of asset management as community empowerment'.[7]

[6] Town and Country Planning Association (2023) *Making Stewardship Happen*. Available at: https://www.tcpa.org.uk/wp-content/uploads/2023/05/Stewardship-Process-Guide_Summary-of-Stages-Download.pdf

[7] Quirk, B. (2007) *Making Assets Work- The Quirk Review of Community Management and Ownership of Public Assets*. Available at: https://cat.east-ayrshire.gov.uk/docs/quirk-review.pdf

Community-led stewardship is commonly undertaken by an 'anchor body' such as a development trust. These are usually member-based, not-for-profit, and committed to supporting the development of socially active and sustainable communities (The objectives and programme are agreed with members and residents and often accompanied by a community development strategy to build connections, develop volunteering etc).

Community-led stewardship therefore offers locally-led, active placemaking, a practical means of helping build a sustainable community by releasing local skills and energy to manage assets and develop strategies that meet what residents want and need. This offers benefits to multiple stakeholders: communities (a flourishing place); local authorities (contributing to multiple policy aims); and developers (a more attractive place for potential buyers).

This policy is intended to build existing policies which are focused on the provision of community assets by requiring that different options for managing these assets are considered in order to better facilitate and achieve strategic priorities in relation to sustainable, healthy and thriving communities. In particular, it extends policy innovation set out elsewhere in the emerging Local Plan 2042. *Policy BIC H1: North West Bicester Eco-Town* which supports the 'setting up and operation of a financially viable Community Management Organisation by the new community to allow locally based long-term ownership and management of facilities in perpetuity.'

It therefore responds to NPPF Section HC1: Planning for healthy communities, paragraph 1, which, 'promotes the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure and [supporting] social interaction.'

Policy SD5 – Long-term stewardship of community assets

A. Where major development is proposed (including the site at land west of Springwell Hill allocated via Local Plan Policy RUR H1) and is required to include community assets such as buildings, structures, open spaces for various purposes etc. a Stewardship Strategy setting out options for long-term maintenance and management of these assets should be incorporated into planning applications, with mechanisms and contributions to support the strategy set out in Section 106 agreements. The Stewardship Strategy should set out:

   I. An options appraisal for asset management, including management companies, adoption by Local Authority and/ or the parish council and /or an existing local organisation, and the development of a new community management organisation (CMO), such as a development trust.

B. In regard to a potential community management organisation, the Stewardship Strategy should:

   I. Set out community stewardship aspirations with key stakeholders, including local authority, developers, and the community to understand what scale and scope of CMO best meets aspirations;
   II. Identify local stewardship 'pioneers' who could form the organisational nucleus of a new CMO;
   III. Consider any key legal and governance issues, options, and challenges for the CMO; and

IV. **Set out indicative costings for funding the CMO (based on indicative scope of assets to be stewarded), explore the funding mechanisms and sources that could apply, and consider the options for securing contributions to secure the long-term viability of the CMO.**

C. **Where small sites are part of a larger scheme cumulatively, an overall Section 106 planning obligation will be required to identify arrangements for stewardship of assets, ensuring equality and fairness for residents.**

Character and design

Objectives	Policies
• **To conserve and, where possible, enhance the intrinsic character of the parishes** • **To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views**	• **Policy CD1 – Design, Heritage, and Setting** • **Policy CD2 – Key Local Views**

Policy CD1 – Design, Heritage, and Setting

Rationale

The two parishes, despite their close proximity to the large urban areas of Kidlington, Oxford and Bicester, are still essentially rural in character. Around 90% of the area is still agricultural and woodland, with a distinct green environment. Housing is still relatively low density and both parishes are characterised by local open spaces or agricultural fields within or adjacent to housing areas. Areas of both parishes are characterised by older and historic housing which helps to emphasise their peaceful and tranquil nature. There is a relatively low level of light and air pollution and although noise from traffic on the B4027 and light aircraft from Kidlington airport can be bothersome the area remains relatively quiet.

The rationale for this policy is derived, in particular, from the Bletchingdon and Hampton Gay and Poyle Character Assessment (Appendix 3) and the Bletchingdon and Hampton Gay and Poyle Design Code (Appendix 5) and seeks to ensure future development is sympathetic and complementary to local character and design.

The policy responds to NPPF paragraph 17 which states that the planning system should support strong healthy and vibrant communities by 'fostering well-designed, beautiful and safe places.' It also has regard for Section DP1, paragraph 1, which states that 'development plans should, at the most appropriate level, set out clear design expectations by… setting out locally specific design policies or standards which are necessary to add further detail to the principles in policy DP3.'

With regard to the latter, NPPF Section DP3, paragraph 1, notes that 'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings [but] should not preclude innovation or change where appropriate.'

The policy also responds to Local Plan 2042 aspirations to 'raise the design quality of our built and green environment' (p. 5) and 'protect the identity and character of our villages and rural areas' p. 22. In addition, it adds detail to *Policy COM 10: Protection and Enhancement of the Landscape*, which states that: 'development will be expected to respect and enhance local landscape character' with proposals not permitted if they would 'cause an unacceptable visual intrusion into the open countryside… be inconsistent with local character … [and] harm the setting of natural, built and historical landmark features.'

Without this policy, the design of new development is at risk of being banal and indifferent, without features and characteristics representative of the village, which would potentially be harmful to the character of a specific area or location.

Bletchingdon and Hampton Gay and Poyle Character Areas

The Character Assessment establishes a list of seven character areas. Each has been assessed using the Oxford Character Assessment Toolkit.

- Area A - Bletchingdon: Conservation Area, Church End and Bletchingdon Park
- Area B - Bletchingdon: St. Giles and Oxford Road
- Area C - Bletchingdon: Sands Close and Duchy Fields
- Area D - Bletchingdon: Station Road and Enslow
- Area E - Bletchingdon: Heathfield
- Area F - Hampton Gay
- Area G- Hampton Poyle

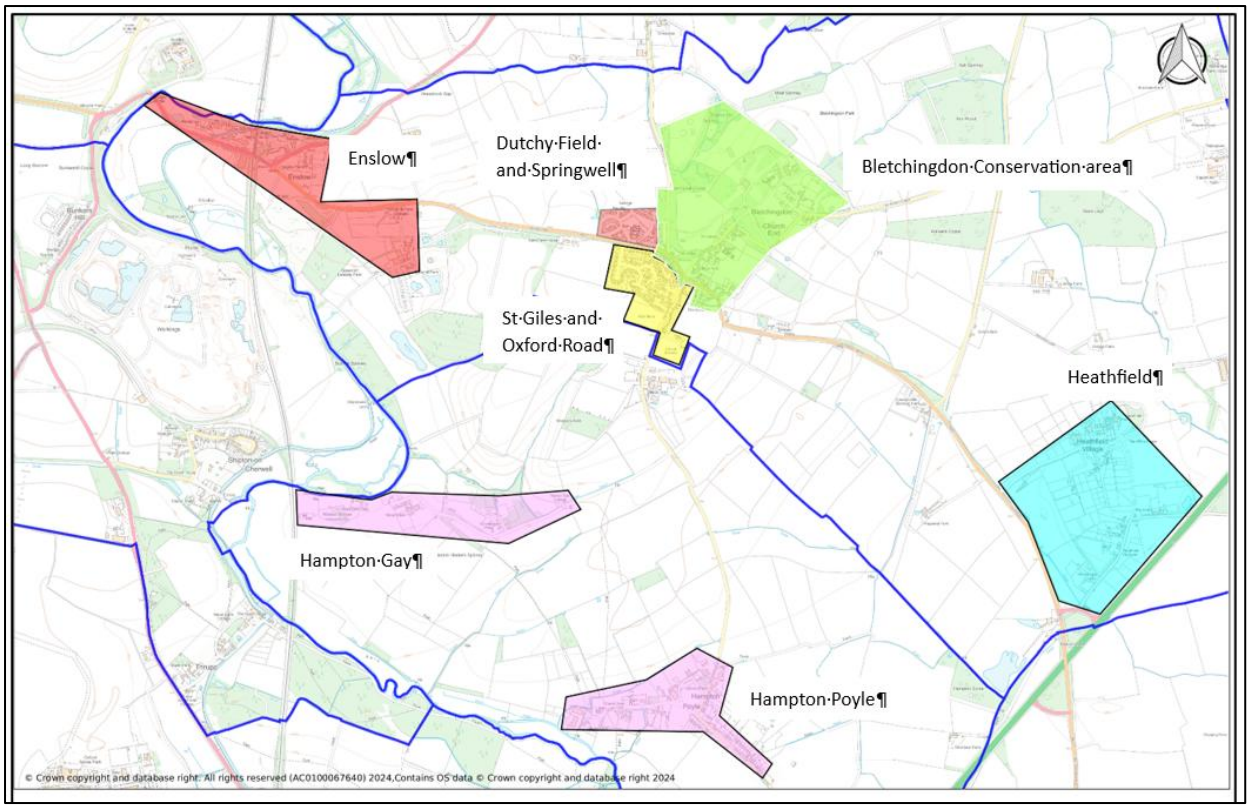


Figure 9 - overview map of Character Areas

The Character Assessment explores the history of the communities and the evolution of the built environment. It demonstrates the particular styles, material, and features within the character areas. The boundary of each area is defined partly by geographical features but also taking into account the functional and historical links between each area.

The table below, provides a summary of key considerations for development applications for the character areas.

CHARACTER AREA	KEY CONSIDERATIONS FOR DEVELOPMENT APPLICATIONS
A. Bletchingdon: Conservation Area, Church End and Bletchingdon Park	Any proposal for planning permission would need to avoid damaging views through the village, hedges and spaces, boundary walls and verges, characteristic building styles and spaces between buildings, use of natural materials. Design of new development should therefore reflect density; a mix of dwelling types and other issues identified above in any planning statement. Any infill development should be limited to gaps in frontage to avoid a significant change in the overall open character of the area.
B. Bletchingdon: St. Giles and Oxford Road	Any proposal for planning permission would need to avoid damaging views from this part of the village into the wider countryside. Hedges and tree lines, grass verges and boundary walls, off street parking spaces and replacement of garage blocks, where possible, would improve outlook. Any infill or larger development should be limited in size to avoid a significant reduction in remaining spaciousness and with scope for much more green space to be created.
C. Bletchingdon: Sands Close and Duchy Fields	Any proposal for planning permission would need to avoid damaging views from this part of the village into the wider countryside. Spaciousness in design layout, use of materials and street-scene would need to reflect the meticulous detailing of Duchy scheme. Car parking should be on street or discreetly sited ideally to minimise impact on street. No through traffic will permit safer use of streets.
D. Bletchingdon: Station Road and Enslow	Any proposal for planning permission would need to avoid impacting the compact nature of the settlement or damaging views from this part of the village into the wider countryside.
E. Bletchingdon: Heathfield	Any proposal for planning permission would need to avoid damaging views, hedges and spaces, the characteristic alley ways between buildings, use natural materials and a mix of dwelling types and address all of the bullet points above in any planning statement. Any infill development should be limited in number to avoid a significant change in the overall open character of the area.
F. Hampton Gay	Any proposal for planning permission would need to avoid damaging views, hedges and spaces, the characteristic layout and extent of buildings, use of natural materials and mix of dwelling

	types. Any infill development will be of necessity limited in scale to avoid a significant change in the overall character of the area.
G. Hampton Poyle	Any proposal for planning permission would need to avoid damaging views, hedges and spaces, the characteristic layout and extent of buildings, use of natural materials and mix of dwelling types. Any infill development will be of necessity limited in scale to avoid a significant change in the overall character of the area.

The Design Code builds on the Character Assessment and is supported by NPPF Section PM5, paragraph 1, which states that Neighbourhood Plans, 'where appropriate may cover wider issues such as… design requirements (including design codes).' In addition, NPPF Section DP2, paragraph 1, states that design tools such as design guides: 'should… a. Reflect a clear understanding of and address the character of the site or area which they cover, the wider context and opportunities to strengthen existing character… [and] c. Include a level of detail and degree of prescription proportionate to the circumstances and scale of change propose.'

As with the character assessment process, Community First drafted the initial Bletchingdon and Hampton Gay and Poyle Design Code, with the content subsequently reviewed and refined by the Steering Group. This process thereby adhered to the requirement set out in at NPPF Section PM5, paragraph 1 that design codes are 'informed by an understanding of the economic, social and environmental context and conditions for implementation, including through effective community engagement so that local aspirations are taken into account.'

The intention of the Design Code is to clarify what is expected from developers, raise the quality of housing development, eliminate inappropriate development, and deliver locally distinctively development.

Policy CD1 – Design, Heritage, and Setting

Development proposals should be well-designed, safeguard the distinctive character and identity of Bletchingdon and Hampton Gay and Poyle and historic landscape character and respond positively to the Bletchingdon and Hampton Gay and Poyle Character Assessment and Design Code.

As appropriate to their scale, nature and location development proposals will be supported where:

I. They are in keeping with the scale, density, height, design and appearance, orientation, roofscapes, layout and use of materials of adjacent development;

II. They reference key characteristics, such as key spaces, verges, walls as well as building styles, plot occupancy, rural setting, relationship to key views within the village, taking into account risk to existing amenities and key views as set out elsewhere in the Neighbourhood Development Plan;

III. They are designed to design and enhance the special interest and significance of any designated heritage asset and its setting in keeping with its immediate setting;

IV. They do not result in adverse impacts on noise, odour, air pollution and light pollution;

V. **They provide sufficient suitable outdoor storage space and siting for refuse, recycling and parking of cars and bicycles (taking into account Oxfordshire County Council Parking Standards for New Developments). These should be discreetly sited wherever possible, i.e. not in front of dwellings;**

VI. **They protect space small areas of greenery, including verges, for the contribution they make to the streetscape and environment; and**

VII. **They safeguard trees, hedgerows and water features that have high amenity value, are important to the character of the parishes and are valued community assets in terms of their natural capital and contribution to wellbeing.**

Policy CD2 – Key Views

Rationale

Neighbourhood Planning provides a mechanism whereby key views of importance to local people can be protected. Often these are of great significance to the character and identity of the community. These have been identified in the Bletchingdon and Hampton Gay and Poyle Character Assessment and Design Code (Appendices 3 and 4).

The policy will ensure that selected key views will be protected from development. The Key Views set out in this policy and identified at Figure 6 (*below*) have been identified by the Parish Council and Parish Meeting - most notably members of the group which undertook the Character Assessment – as those which:

1. Are considered the most important views into and out of the village and across open countryside.
2. Make an important contribution to the unique character of one or more of the sub-areas of the parishes as defined and described in detail in the Bletchingdon and Hampton Gay and Poyle Character Assessment.
3. Support the health and wellbeing of the community through the vital contribution they make to creating a pleasing open aspect and a soft edge between the built areas of the parishes and the surrounding rural landscape.
4. Contribute most to enjoyment of the rural nature of the network of Public Rights of Way and other paths that traverse the parishes.

The policy responds to NPPF Section DP3, Paragraph 1 which states that 'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

In addition, as with policy CD1, the policy also responds to stated aims in the emerging Local Plan 2042 to 'protect the identity and character of our villages and rural areas' (p. 22). In addition, it adds detail to emerging *Policy COM 10: Protection and Enhancement of the Landscape*, which states that: 'developments will be expected to respect and enhance local landscape character' with proposal not permitted if they would 'cause an unacceptable visual intrusion into the open countryside… be inconsistent with local character … [and] harm the setting of natural, built and historical landmark features.'



Figure 10 - Key Local Views

Policy CD2 – Key Local Views
The Plan identifies the following Key Local Views: 1. **View from footpath looking over Cherwell valley towards Woodstock** 2. **View from allotments to the Cherwell Valley** 3. **View from Oxford Road to Oxford** 4. **View from recreation ground east towards the Chilterns** 5. **View from New Road over fields south east towards the Chilterns** 6. **View looking from footpath looking north over Kirtlington** **The location, scale and massing of development proposals should have regard to the identified Key Local Views. Development proposals which would unacceptably detract from the character and attractiveness of a Key Local View will not be supported.**

Nature and climate

Objectives	Policies
• **To protect important green spaces from development** • **To seek opportunities for biodiversity net gain and nature recovery** • **To safeguard and enhance existing green infrastructure and secure the provision of additional green space connected to the wider countryside**	• **Policy CE1 – Biodiversity and Nature** • **Policy CE2 – Native planting and climate resilience** • **Policy CE3 – The natural setting for new development** • **Policy CE4 – Green and blue infrastructure** • **Policy CE5 – Trees and hedgerows** • **Policy CE6 – Local Green Spaces**

Policies CE1, CE2 and CE3 – Biodiversity, Nature, and New Development

Rationale

It is widely accepted that climate change and biodiversity decline are twin and inter-related challenges. The UK Climate Change Risk Assessment (2022), 'explains the threat climate change poses to UK biodiversity, at a time when it is already degrading rapidly [and] recommends reducing pollution and creating suitable conditions for existing species. Active management of habitats can also improve their resilience.'[8] In addition, the Environment Act (2021) sets legally binding targets for biodiversity, air quality, water quality and waste reduction. It also places a strengthened duty to conserve and enhance biodiversity on Local Authorities.

Across Oxfordshire, 'the natural environment will be faced by increased heatwave events, a higher chance of wildfires, and increase livestock heat stress due to future climate change. This will have a profound effect on the natural environment, leading to biodiversity loss, wildfire destroying habitats, an adverse impact on crop yields and the ability for ecosystems to function.'[9]

The parishes of Bletchingdon and Hampton Gay and Poyle support an impressive range of important habitats and species, both blue and green. These create a unique and very special ecological and landscape character.

These policies describe that character and set out measures to protect and where possible enhance it. They recognise biodiversity assets seek to expand the ecological network, such that wildlife has the opportunity to thrive and people have the opportunity to enjoy it. They also aim to ensure that new development conserves, and where possible enhances natural assets and biodiversity. Finally, they seek to improve wildlife permeability by connecting up green spaces where possible, creating space for nature and enabling it to move around.

[8] UK Government (2022) *Climate Change Risk Assessment*. Available at: https://assets.publishing.service.gov.uk/media/61e54d8f8fa8f505985ef3c7/climate-change-risk-assessment-2022.pdf

[9] Oxfordshire County Council (2024) *Climate resilience: current and future climate risk and vulnerability and health impacts assessments in Oxfordshire*. Available at: https://www.southandvale.gov.uk/app/uploads/2024/12/CEQ15-Climate-Vulnerability-Assessment.pdf

Through these policies, the Plan responds to NPPF Section N2, paragraph 1, which states that in order to improve the natural environment policies should 'contribute positively to the natural environment and support nature's recovery.' These policies also respond to a Local Plan 2042 priority regarding the need for 'biodiversity improvement' (p. 1) and 'achieve set net gains in biodiversity in delivering new development' (p. 6).

It is also informed by NPPF Section CC1: Planning for Climate Change, paragraph 1, whereby development plans should identify: 'opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies.'

In addition, these policies also add local detail to emerging Local Plan *Policy CSD 11: Protection and Enhancement of Biodiversity* which states that all new development proposals 'will be expected to make a positive contribution to Cherwell's nature recovery through the protection, restoration and expansion of protected sites, habitats and species.'

The policies also respond to the emerging Oxfordshire Local Nature Recovery Strategy (LNRS). The strategy includes nature recovery measures specific to Bletchingdon and Hampton Gay and Poyle. It is important that policy makers and applicants respond to these, which include the following potential measures:

MEASURES REQUIRED	WHERE
Create wetland habitats that contain a matrix of various habitat types suitable for the site (e.g. wet grassland, ponds, ditches, hedgerows, trees, or wet woodland)	Area surrounding Hampton Poyle
Create new, varied ponds in suitable locations across all habitat types to increase biodiversity and create more clean water habitats	NE Bletchingdon
Enhance (or maintain a good condition of) existing neutral species-rich grasslands	SE Bletchingdon

The unique nature of local biodiversity and habitats

There are 39 Conservation Target Areas (CTAS) in the county.[10] CTAs are concentrations of Priority Habitats and Priority Species that include surrounding land which could buffer and link these areas, as well as provide opportunities to create new sites should funding become available.

Kirtlington and Bletchingdon Parks and Woods is a CTA, comprising the historic parklands at Kirtlington and Bletchingdon, including areas of degraded parkland, the woodlands to the east of Bletchingdon, and including Weston Fen at the east edge.

Thames Valley Environmental Records centre maintains reports on Oxfordshire CTAs. The report for **Kirtlington and Bletchingdon Parks and Woods** lists the following priority habitats and offers comments on biodiversity:

[10] Wild Oxfordshire (2017) *State of Nature Report*. Available at: https://www.wildoxfordshire.org.uk/oxfordshires-nature/oxfordshires-state-of-nature?tab=report

- Parkland: rich parkland habitat at Kirtlington with many veteran trees with long-term management and restoration agreed. Outside the main park there are degraded areas while Bletchingdon Park may have some parkland habitat but has not been assessed yet.
- Lowland Mixed Deciduous Woodland: The most important woodlands are to the south east where there are two Local Wildlife Sites. There are other areas of woodland associated with the parks with one area of ancient woodland.
- Fen, swamp, and wet woodland. There is an area of fen habitat at Weston Fen SSSI along with wet woodland. The largest of the Kirtlington Park lakes has a good sized reedbed and wet woodland at the west end.
- Limestone grassland: found at Stonepit Hills at Weston Fen SSSI.

There are four Oxfordshire Biodiversity Action Plan Targets associated with this CTA:

1. Parkland – management and restoration
2. Lowland mixed deciduous woodland – management, restoration and creation (some planting to link sites).
3. Fen (and swamp) and Wet Woodland – management and creation.
4. Limestone (lowland calcareous) grassland – management and restoration.

Designated Sites

The parishes also include multiple designated sites, including: Cherwell District Wildlife Sites; Conservation Target Area; Oxfordshire Local Geological Site; Oxfordshire Local Wildlife Site and; Proposed Cherwell District Wildlife Site. The Local Wildlife (LWS) and District Wildlife (DWS) Sites are:

BLETCHINGDON

- Bletchingdon Road verge, east (LWS)
- Bletchingdon quarry and fen (LWS)
- Black Leys Wood, Bletchingdon (LWS)
- Ash Wood, Bletchingdon (LWS)
- Enslow Marsh Sedgebed (LWS)
- Frogsnest Farm Field (proposed LWS)
- Walkers Copse (proposed LWS)
- Lincelane Copse (proposed LWS)

HAMPTON GAY AND POYLE

- Bletchingdon Road verge, south (LWS)
- Thrupp Community Woodland (DWS)

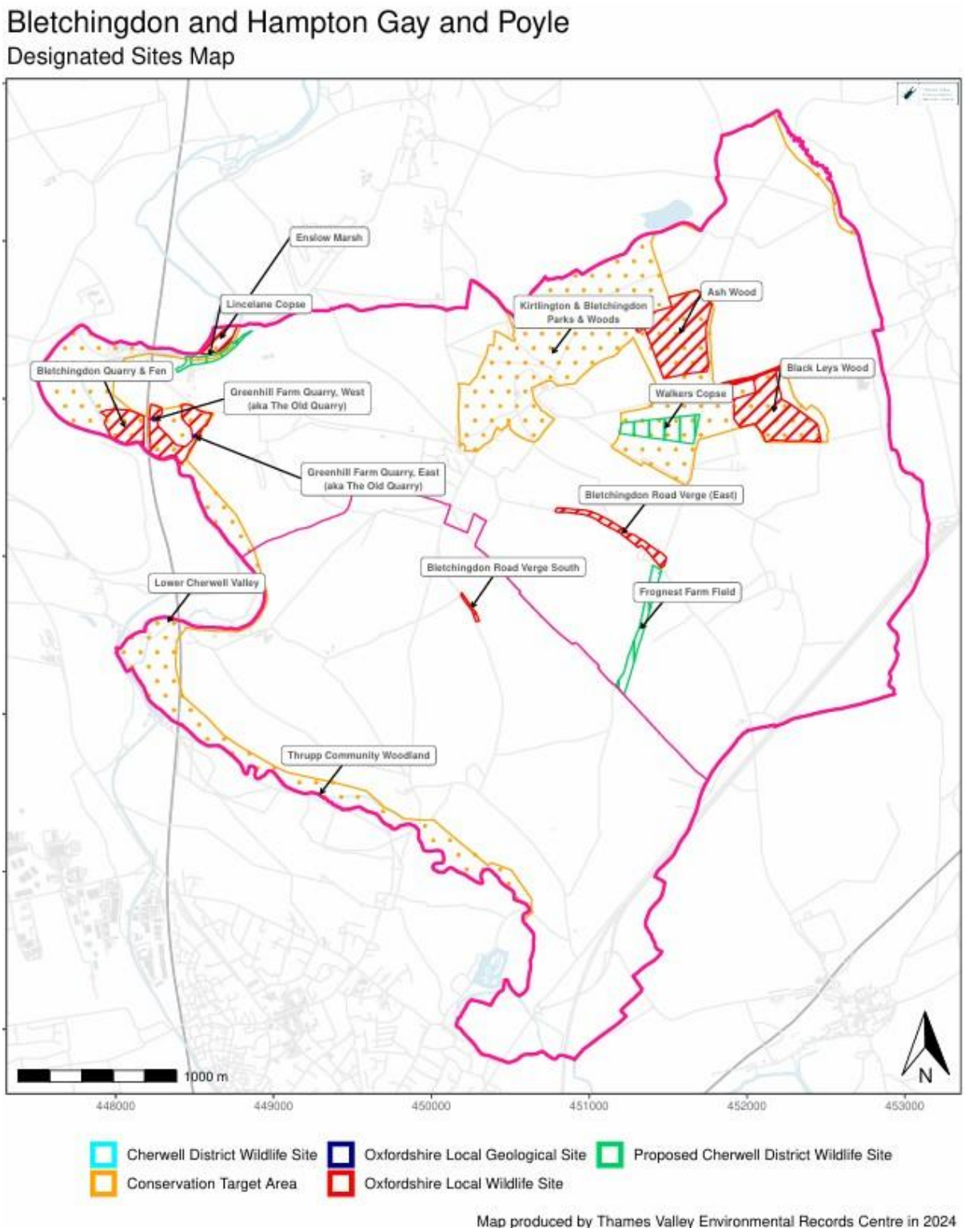


Figure 11 - Map of Designated Sites

<u>Supporting evidence and research</u>

Bletchingdon is fortunate in having two significant pieces of research describing in detail the ecological character of the local area.

The Conservation Plan (Appendix 6 – reviewed in 2024-2025) assesses the wildlife present in the parish of Bletchingdon. It is a record of each of the main habitat types and areas of particular wildlife value present in the parish. It concentrates on plant and animal wildlife and sets out some suggestions for looking after it. In addition, the **Thames Valley Environmental Records Centre Biodiversity Report for Bletchingdon and Hampton Gay and Poyle** (reference TVERC/24/0901)[11] sets out a summary table of legally protected and notable species records; a summary table of invasive and non-native species records; a map of designated wildlife sites and; descriptions/citations for designated wildlife sites.

Conservation Plan research recorded 16 habitat types, of which eight were identified as UK Biodiversity Action Plan priority targets. A total of 92 bird species were recorded (this has now increased) of which 19 were UK and Oxfordshire Biodiversity Action Plan priority species Action Plan species, 16 on the red list and 26 on the amber list. 43% of the UK butterfly fauna were recorded in Bletchingdon, including the nationally rare Black Hairstreak.

The Conservation Plan research team identified five main wooded areas with many small, scattered stands of mixed woodland. Ash wood is classified as semi-natural ancient woodland and like the other woodland is of high conservation interest. All of the woodlands contained a good mix of trees, flora and animal groups. Other habitats with a high conservation interest were:

- Field margins.
- Sedge swamp, found along the canal and Cherwell basin - one of these is a nature reserve.
- Bletchingdon quarry.
- Bletchingdon Park - this provides a parkland environment, woodland and pasture together with some Victorian era ponds.
- Hedgerows - data provided by CRPE showed that there were 536 hedgerows in the parish, totalling some 139km in length. Some of these hedgerows date back to the enclosures in the 16th century and can be a very rich in wildlife habitat.
- Waterways and ponds - parts of the River Cherwell and Oxford Canal lie within the parish together with a number of small streams that are part of the drainage system. There are a number of ponds within the parish, both naturally evolved and man-made. All of the provide rich habitats and contain some scarce species of flora and fauna.

The Bletchingdon Conservation Plan was also intended to have very practical intents, identifying and suggesting ways to enhance the aesthetics of the parish and suggesting ideas on how local wildlife resources may be maintained or improved. It is very important that policy has strong regard for the valuable ecological research and data set out in both this report and the TVERC Biodiversity Report.

Policy CE1 – Biodiversity, nature, and new development
Development should maintain and enhance the unique features of the natural environment of Bletchingdon and Hampton Gay and Poyle and its intrinsic ecological value. As appropriate to their nature and scale, development proposals should: **I. Demonstrate how potential impacts on Designated Sites (as described above and at Figure 11) and habitats of high conservation interest, where relevant, have been considered;** **II. Demonstrate consideration for nature recovery improvement measures as described in the Local Nature Recovery Strategy as relevant to the BHGNDP area;**

[11] TVERC does not wish this full report to be appended to the Neighbourhood Plan. With TVERC's permission, key elements of the report have been included in the rationale for policy CE1.

III. **Demonstrate consideration for relevant findings as set out in the Bletchingdon Conservation Plan;**
IV. **Undertake appropriate ecological surveys from a suitably qualified ecologist;**
V. **Include a biodiversity action plan which demonstrates how net biodiversity gain will be achieved using established and accepted models and demonstrate the minimum needed to enable nature to recover and to supplement biodiversity net gain;**
VI. **Include measures to ensure that watercourses are protected to preserve the sensitive environment on site and downstream, including preserving or enhancing their status as defined by the Water Framework Directive;**
VII. **Provide a minimum of a 10m buffer of complimentary habitat between the built environment and top of the bank of the watercourse on development adjoining rivers or streams;**
VIII. **Supply details of ecologically beneficial management of buffer habitats to protect the aquatic environment from pollution and disturbance, and to create movement and habitat corridors for wildlife;**
IX. **Take opportunities, where possible, to restore degraded aquatic environments to a more semi natural condition; and**
X. **Seek to protect 'Best and Most Versatile' agricultural land unless demonstrably impractical.**

Policy CE2 – Native planting and climate resilience

As appropriate to their nature and scale, development proposals are encouraged to include seeding, tree, and shrub planting, that:

I. **Incorporates planting and seeding which is informed by the local landscape, geology, and ecology; prioritising species which are native and resilient to climate change, taking into account the findings of the Bletchingdon Conservation Plan and the Bletchingdon and Hampton Gay and Poyle Biodiversity Report;**
II. **Includes a clear planting plan demonstrating resilience to disease, pests and climate change; and**
III. **Where possible, is visible in whole or part from the public realm to capture associated well-being benefits.**

Policy CE3 – The natural setting for new development

As appropriate to their nature and scale, development proposals should integrate all aspects of design, connectivity, and the natural environment by:

I. **Demonstrate how potential impacts on Designated Sites (as described above and at Figure 11) and habitats of high conservation interest, where relevant, have been considered;**
II. **Appropriate and carefully planned landscaping including the creation of visual buffers between the edges of developments and open countryside by the planting of suitable hedgerows and trees;**
III. **Using species and planting distances appropriate for their location, balancing public amenity and biodiversity, taking into account the findings of the Bletchingdon Conservation Plan;**
IV. **Ensuring lighting within and around development respects the ecological functionality**

of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances surveys are expected to determine where these movement corridors are and measures put forward that demonstrate how these will be protected and enhanced;

V. Providing wildlife corridors that allow wildlife to move from one area of habitat to another;

VI. Incorporating features into fences and walls that allow dispersal of wildlife through areas of green space and gardens, where ecologically relevant;

VII. Incorporating features within the built environment such as roosting or nesting bricks and boxes, green roofs, and habitat piles of stones and wood;

VIII. Utilising Sustainable Urban Drainage Systems where possible, in association with retention of natural systems such as watercourses and ponds, and utilising permeable surfaces will be used in developments on roads, drives, to ensure water resources are protected and kept free from pollution; and

IX. Designing the planting adjacent to paths and other publicly accessible areas to maximise user safety and minimise opportunities for anti-social behaviour;

Policies CE4 and CE5 – Green and Blue Infrastructure

Rationale

Green infrastructure is defined in the emerging Cherwell District Council Local Plan 2042 as including 'sites protected for their importance to wildlife or the environment, nature reserves, greenspaces and greenway linkages. Together they provide a network of green space both urban and rural, providing a wide range of environmental and quality of life benefits' (p. 440). These can include 'parks and gardens, natural and semi-natural green spaces, green and blue corridors (including cycleways, rights of way, canals and rivers), outdoor sports facilities, amenity green spaces, allotments, cemeteries/ churchyards, woodlands, green roofs and walls' (para 3.97).

Green infrastructure in Bletchingdon and Hampton Gay and Poyle provides an environmental support system for communities and wildlife. Notable features include, rights of way, fen/swamp, meadows, woodland, hedgerows, water features, trees both individual and grouped, and land of biodiversity value. Some of the local landscapes are of historic importance and several locations are identified as Conservation Target Areas where nature recovery opportunities exist (*see rationale for Policies CE1 – CE3, above*).

In terms of accessible green infrastructure, such as allotments, bowling greens, cemeteries, religious grounds, golf courses, other sports facilities, play spaces, playing fields, public parks or gardens and tennis courts, very few of these exist in Bletchingdon and Hampton Gay and Poyle. There are about 10.6 hectares in Bletchingdon (or about 1% of the area) and 0.4 hectares in Hampton Gay and Poyle (or about 0.1 % of the area). These figures are well below comparable figures for Cherwell district and England as a whole. The main open spaces in Bletchingdon are the village green, the churchyard, the allotments and the sports field and play areas. In Hampton Gay and Poyle they are confined to the churchyards.

The intent of this policy is to protect and where possible enhance green and blue infrastructure in order to promote nature and biodiversity, nature recovery and mitigate climate change. The policy is informed by NPPF Section CC1: Planning for Climate Change, paragraph 1, whereby development plans should identify: 'opportunities for green infrastructure provision and nature-based solutions which can

safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies.'

The policy supports also emerging Local Plan 2042 *Policy COM 14: Achieving Well Designed Places* which sets out requirements to 'Integrate and enhance green infrastructure and incorporate biodiversity and enhancement features' and emerging Local Plan 2042 *Policy CSD 15: Green and Blue Infrastructure* which requires 'the protection and enhancement of sites that form part of the existing green and blue infrastructure (GBI) network and the improvement of sustainable connections between sites [and] demonstrate strategies to both protect and enhance existing GBI and to also incorporate new GBI in the design approach for each site.'

The policy also encourages the extension of the footpath network. As well as new paths acting as nature corridors and biodiversity improvement areas, particularly in conjunction with native planting, new footpaths can have beneficial impacts on health and wellbeing. The Parish Council and Parish Meeting would be particularly supportive of the creation of two all-weather footpaths: 1 - from Bletchingdon to Kirtlington and 2- from Hampton Poyle to Bletchingdon (see Figure 8, below).

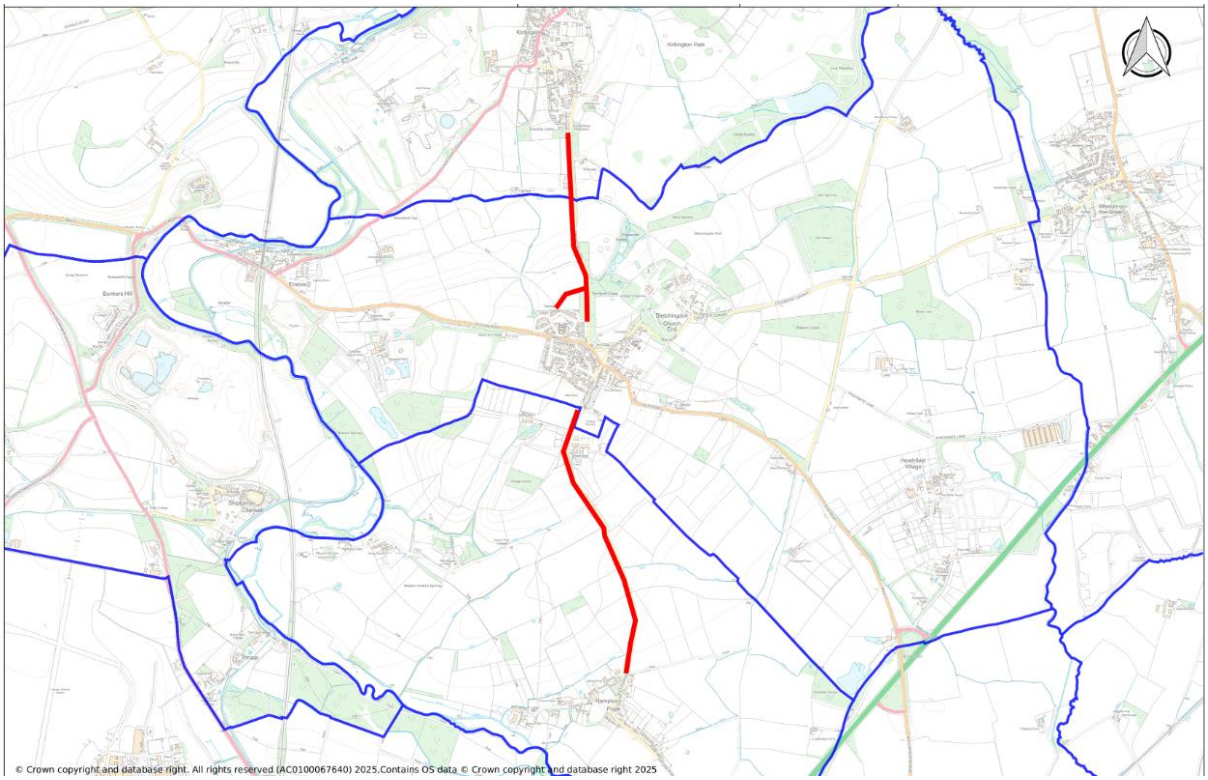


Figure 12 – Indicative locations for new all-weather footpaths - red lines

This is especially important in the parishes, where the relative lack of green space is compensated by a number of footpaths. These provide good walking space, views and some connections between the neighbouring villages. They are generally, but not always well maintained. In summer there is little difficulty in using the footpaths, but connections between Bletchingdon, Enslow, Heathfield, Kirtlington and Hampton Gay and Poyle are much more difficult in winter, where flooding and other hazards make the footpaths difficult to use. In general, the alternative of walking along the main roads is not considered safe as there are few pedestrian pavements or footpaths and the verges are overgrown.

Policy CE4 – Green and Blue Infrastructure

As appropriate to their nature, scale and location, development proposals should protect and enhance green and blue infrastructure by:

I. **Having regard for the ecological character of Designated Sites (see map at Figure 11) and habitats of high conservation interest, where relevant;**
II. **Maintaining and where practicable improving and extending green and blue infrastructure (through design, layouts, and landscaping);**
III. **Providing new, multi-functional green infrastructure, including green space managed for nature and people;**
IV. **Incorporating new corridors where blue-green corridors are identified which would benefit from being connected, with management proposals to secure long term enhancement. In particular, areas north and east of Bletchingdon, areas near Enslow and in the Cherwell valley should, where possible, be connected;**
V. **Including walking, wheeling and cycling links on new/ improved green infrastructure corridors to create multifunctional routes;**
VI. **Avoiding unacceptable harm on Conservation Target Areas and on the functionality and connectivity of green and blue infrastructure; and**
VII. **Considering the development of new footpaths to connect with the existing network, which could act as nature corridors in addition to positively contributing to community health and wellbeing.**

Policy CE5 – Trees and hedgerows

A. **Proposals for new development should retain veteran trees or hedgerows within sufficient space to allow them to be assets into the future and retain their integrity.**

B. **As appropriate to their nature, scale, and location development proposals should provide additional planting of native tree and hedgerow species. Protective buffers of complementary habitat will be expected to adjoin these features, sufficient to protect against root damage and improvement of their long-term condition. A minimum buffer zone of 10m (or greater if required) is considered appropriate, and 15m for ancient woodland.**

Policy CE6 – Local Green Spaces

Rationale

As noted above, there is a relative lack of green spaces in the parishes. Those that do exist contribute to the character of Bletchingdon, contribute to biodiversity enhancement and are highly valued by local residents.

To protect the contribution that these spaces make to the Parish's rural setting and to the health of the community (through opportunities for exercise), and to ensure that they remain open to residents and free from any development that undermines their role, it is proposed that one of these spaces is specifically designated as a Local Green Space.

The designation of land as Local Green Space (LGS) through Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. The NPPF, Section HC2, paragraph 1 sets out the that Local Green Space designation should be limited to situations where the land concerned is:

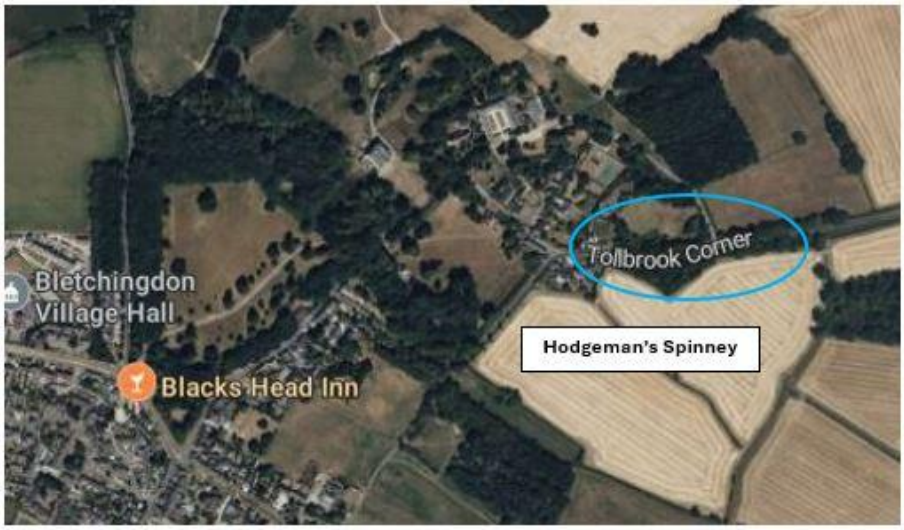
- In close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Local in character and not an extensive tract of land.

This policy also positively responds to emerging Local Plan *Policy COM 25: Local Green Spaces*. The policy rationale notes that 'there are a number of existing designated Local Green Spaces in the district that have been created by neighbourhood plans. We will continue to encourage future neighbourhood plans to consider whether it is appropriate to designate further local green spaces.'

A proposed Local Green Space was assessed in Appendix 7, applying the *Cotswold District Council Local Green Spaces Assessment Methodology*, which includes consideration of NPPF criteria. The assessment justifies the following Local Green Space for Designation.

- **LGS1 - Hodgeman's Spinney**

87% of respondents to the Neighbourhood Plan Community Survey thought Hodgeman's Spinney should be protected or enhanced.



Figures 13 + 14 – Hodgeman's Spinney Local Green Space



Policy CE6 – Local Green Space
The following Local Green Space is designated in the Bletchingdon and Hampton Gay and Poyle Neighbourhood Plan: **I. LGS1: Hodgeman's Spinney (Weston Road)** **Development within this designated Local Green Space will only be permitted in very special circumstances.**

Facilities and infrastructure

Objectives	Policies
• **To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability**	• **Policy F1 – Community facilities**

Policy F1 – Community facilities

Rationale

Community facilities play an important role in the social and economic sustainability of communities.

The intent of this policy is to support NPPF Section HC1, paragraph 1, which promotes 'the creation of healthy and inclusive places, and the provision, retention and enhancement of appropriate community facilities and public service infrastructure'. It also has regard for NPPF Section PM5, paragraph 1, which states that Neighbourhood Plans 'may cover wider issues such as provision of infrastructure and community facilities.'

Bletchingdon has a range of community facilities which contribute to local economic and social sustainability.

- **The village hall** is reasonably well used for recreational activities, village events and community activity. The hall also hosts a weekly community café and a monthly "Thursday Club" aimed at older residents.

- There is a **sports and social club** on the southern side of Bletchingdon. This has a large cricket and football area, which is well used by local teams, including youth teams. There is also a bar and club building which is well used.

- There are currently three **local play areas**, one at the sports and social club, a newer area on the Duchy Field estate, and a much smaller one on the corner of Station and Kirtlington roads. This latter one is rarely used and the Parish Council has plans to turn this into an adult gym area.

- There is an **allotment** area of approximately 1 hectare, owned and operated by the local charity for the last 160 years.

Being much smaller, neither Hampton Gay nor Hampton Poyle have much in the way of village facilities, although there is a small village green in Hampton Poyle and a popular pub, The Bell, in Hampton Poyle.

While this policy supports and encourages the improvement and/ or extension of existing facilities, it is also important to consider the development of new facilities. For example, there is a lack of facilities for older children and teenagers. Recent conversations have suggested that an outdoor table tennis table and a basketball hoop would be welcomed by young people.

This policy adds detail to emerging Local Plan *Policy COM 23 – Local Services and Community Facilities,* which supports the 'provision of community facilities to enhance the sustainability of communities' by adding specific local detail as regards the improvement and/ or extension of existing facilities, which make important contributions to social cohesion, health and wellbeing, and community life.

The policy is informed by *Appendix 8 – Community Improvement Projects* which sets out projects identified via consultation with the Parish Council and through Neighbourhood Plan resident engagement as priority actions.

Policy F1 – Community facilities

A. Proposals to create additional and new recreational facilities that are compatible with the existing village character and form and support a more inclusive community (including but not limited to potential improvement projects set out at Appendix 8 – Community Infrastructure Projects), will be supported. Development proposals for additional or new recreational facilities which would involve the re-use of suitable, existing buildings will be particularly supported.

B. Proposals which provide additional and new recreational facilities for young people will be particularly encouraged.

C. Changes of use or loss of buildings and areas currently designated for recreation and play will not be supported unless the change of use is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.

D. Where appropriate, development taking place within Bletchingdon, Hampton Gay, and Hampton Poyle will be expected to be supported by appropriate investment in supporting community infrastructure – both on and off-site. The type and nature of this infrastructure should be based on a current and future community needs, as identified via discussion with the Parish Councils.

Implementation and Monitoring

Implementation of the Plan will be ongoing and primarily the responsibility of Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting, although ultimate responsibility for determining planning applications rests with Cherwell DC.

The manner in which each policy will be implemented in practical terms, with aims/ objectives and indicators of progress is presented in the following summary table:

Monitoring programme

NP POLICY	Related NP objective/s - what the policy is aiming to achieve	Implementing the policy - comment	Delivery partners	Measures to be used to monitor progress
SD1 – Settlement Boundary	To support sustainable development that meets the needs of residents now and in the future To support housing development which meets identified local needs To encourage and support development that makes a positive local contribution to the climate and ecological emergencies	Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
SD2 – Housing allocation, tenure, and mix		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
SD3 – Zero carbon transition and resource efficiency		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting Cherwell DC	Assessment of applications either rejected or supported

SD4 – Flooding		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
SD5 – Long-term stewardship of community assets		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
CD1 – Design, Heritage, and Setting	To conserve and, where possible, enhance the intrinsic character of the parishes To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views	Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
CD2 – Key Local Views		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
CE1 – Biodiversity, nature, and new development	To protect important green spaces from development To seek opportunities for biodiversity net gain and nature recovery	Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
CE2 – Native planting and climate resilience		Bletchingdon Parish Council and Hampton Gay and Poyle	- BPC - HGP parish meeting	Assessment of applications either rejected or supported

	To safeguard and enhance existing green infrastructure and secure the provision of additional green space connected to the wider countryside	Parish Meeting to review each planning proposal to assess conformity with policy	- Cherwell DC	
CE3 – The natural setting for new development		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported
CE4 – Green and Blue Infrastructure		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy Bletchingdon PC and Hampton Gay and Poyle Parish meeting will maintain an ongoing dialogue with neighbouring parishes and with landowners and land managers to support the maintenance and enhancement of these vital areas for wildlife development.	- BPC - HGP parish meeting - Cherwell DC - Green Bletchingdon - Wild Oxfordshire - TVERC - Landowners and land managers	Assessment of applications either rejected or supported Reports from community groups/ residents Number of new initiatives supported by the BPC/ HGP parish meeting
CE5 – Trees and hedgerows		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess	- BPC - HGP parish meeting - Cherwell DC - Green Bletchingdon - Wild Oxfordshire	Assessment of applications either rejected or supported

		conformity with policy	- TVERC	
CE6 – Local Green Spaces		Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC - Landowners and - land managers	Assessment of applications either rejected or supported
F1 – Community facilities	To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability	Bletchingdon Parish Council and Hampton Gay and Poyle Parish Meeting to review each planning proposal to assess conformity with policy	- BPC - HGP parish meeting - Cherwell DC	Assessment of applications either rejected or supported Number of new initiatives supported by the BPC/ HGP parish meeting

Appendices

- Appendix 1 – Baseline Evidencing Report
- Appendix 2 – Community Survey Report
- Appendix 3 – Character Assessment
- Appendix 4 – Key Concepts and Definitions
- Appendix 5 – Design Code
- Appendix 6 – Bletchingdon Conservation Plan
- Appendix 7 – Local Green Spaces Assessment
- Appendix 8 – Community Infrastructure Projects
- Appendix 9 – SEA and HRA Screening Opinions