

# Bletchington and Hampton Gay and Poyle Neighbourhood Plan – DRAFT POLICIES FOR COMMENT

December 2023

## Sustainable development

| Objectives                                                                                                                                 | Policies                                                                                                                                                                      |
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| <ul style="list-style-type: none"><li>To support sustainable development that meets the needs of residents now and in the future</li></ul> | <ol style="list-style-type: none"><li>1. Sustainable development</li><li>2. Long-term Stewardship</li><li>3. Climate Change and Community Resilience - Fabric First</li></ol> |

| Policy 1 Sustainable Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>In determining the acceptability of planning applications, the following matters should be used to guide the delivery of sustainable development. Where appropriate, residential development proposals should demonstrate how they will achieve sustainability in design, build and operation with reference to the following matters, and with regard to other policies in the Neighbourhood Plan and the Bletchington and Hampton Gay and Poyle Design Code:</p> <ol style="list-style-type: none"><li>Avoid increased the risk of flooding from either increased run off or from building within flood risk areas and take account of the predicted impact of climate change during the lifetime of the development;</li><li>Achieve best practice in water efficiency such as water efficient fittings and appliances, water harvesting and storage features and green roofs;</li><li>Conserve and enhance the historic environment and complement the local vernacular and character of the village and its rural setting by use of an appropriate design with reference to the Design Code;</li><li>Conserve and enhance the existing landscape across the parishes including measures to enhance biodiversity, including creation of new habitats especially those functioning as carbon sinks (e.g. planting, water bodies) to deliver greater climate resilience such as flood risk alleviation;</li><li>Make development accessible by sustainable modes of transport to all local facilities and further to Bicester and Oxford.</li></ol> |

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| <b>VI.</b>   | <b>To deliver zero carbon targets and offset the effects of any development, proposals must demonstrate how they will minimise energy use such as by encouraging a modal switch to walking and cycling, enabling greater energy efficiency measures both during design, construction and occupation phases. In addition, renewable energy capacity will be required to be provided, where appropriate, such as on rooftops for PV, and with EV charging points for parking. Development should also be able to facilitate charging off road points to enable maximum use.</b> |
| <b>VII.</b>  | <b>Avoid increases in traffic flows, air pollution, noise, and vibration through the main settlement and other built-up locations in the parishes, through a combination of design measures and access arrangements for any development proposals.</b>                                                                                                                                                                                                                                                                                                                        |
| <b>VIII.</b> | <b>Development proposals which would have an unacceptable impact on aquatic buffer margins, conservation of biodiversity and free movement of wildlife that cannot be satisfactorily mitigated will not be supported.</b>                                                                                                                                                                                                                                                                                                                                                     |

## **Policy 2 - Long-term stewardship of community assets**

- A. Where major development is proposed and is required to include future community assets such as buildings, structures, open spaces for various purposes, stewardship mechanisms for long-term maintenance need to be incorporated into applications for planning permission, with S106 planning obligations setting out the details before development commences, as follows:**
- I. Named body or trust to which assets and funding will be transferred, including any interim governance arrangements for stewardship; (NB -method of delivering resident input into the governance of the relevant body to be advised);**
  - II. List of physical, social and environmental infrastructure to be covered by the stewardship mechanism, including maintenance regime and renewals for items including equipped play, landscaped areas, public realm, semi-natural areas including woodland, hedgerows, meadows, water bodies as well as buildings, walls, fences, gates, paths, parking areas and so forth, and also necessary consents;**
  - III. Indicative annual running costs for long-term maintenance and management plus capital renewals, including any staffing costs and reasonable contractor costs to establish viability of the transfer of assets.**
- B. Long term stewardship is increasingly important to placemaking on large schemes and small minor proposals may secure a lesser arrangement. However, where small sites are part of a larger scheme cumulatively, an overall S106 planning obligation will be required to deliver identical arrangements for stewardship, ensuring equality and fairness for residents.**

### **Policy 3 - Climate Change and Community Resilience - Fabric First**

- A. Commensurate to their size and scale, development proposals should consider a Fabric First approach to their design to minimise their carbon emissions and meet the energy efficiency requirements set out in relevant policies in the Development Plan. Developers should consider the following development principles:**
- I. Minimise the use of high carbon cost building materials such as Concrete, cement and steel.**
  - II. Maximise use of materials which score highly on Building for Life criteria such as wood, wood and/or hemp fibre; and**
  - III. Use modern design techniques such as EnerPHit as a best practice standard to achieve good airtightness and insulation in retrofit and Passivhaus for new development.**
- B. Maximising opportunities for the use of renewable and low carbon forms of energy will be beneficial and the following would be favourably regarded:**
- IV. Solar or wind powered systems that share land-uses with biodiversity and sustainable agriculture such as grazing. On cessation of the main use the land shall be returned to a mixed biodiversity-led land use. These renewable energy uses should not be regarded as previously developed land but as greenspace under temporary alternative use; and**
  - V. Switch over from gas central heating should now be implemented in favour of other forms of renewable energy provision in new development.**
- C. Development proposals are encouraged to include the highest practical standards of energy efficiency and resource conservation as set out below, including asking developers to provide justification where they consider such features are unviable:**
- VI. Construction with very high standard of insulation and airtightness and fitted with the internal ducting necessary for Mechanical Heat Recovery Ventilation;**
  - VII. A minimum of 3 kW PV generation capability built onto the layout;**
  - VIII. The provision of/ or the capability to provide a charging point suitable for different types of electric vehicles;**
  - IX. Water-saving fittings for toilets and showers;**
  - X. Grey and rainwater harvesting and storage facilities; and**
  - XI. Combined Heat and Power schemes.**

## Character and design

| Objectives                                                                                                                                                                                                                                                 | Policies                                                          |
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| <ul style="list-style-type: none"> <li>To conserve and, where possible, enhance the intrinsic character of the parishes</li> <li>To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views</li> </ul> | <p>4. Design, Heritage, and Setting</p> <p>5. Key Local Views</p> |

| Policy 4 - Design, Heritage and Setting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>Development proposals should be of a high standard of design, in keeping with the character of the area as identified in the Bletchington and Hampton Gay and Poyle Character Assessment and Design Code and, where relevant, other guidance. Residential development proposals will be supported provided:</p> <ol style="list-style-type: none"> <li>I. They are in keeping with the scale, density, height, design and appearance, orientation, roofscapes, layout and use of materials of adjacent development;</li> <li>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 Plan;</li> <li>III. They protect space small areas of greenery, including verges, for the contribution they make to the streetscape and environment;</li> <li>IV. They comply with as a minimum the guidance set out in the National Housebuilding Council, 'Biodiversity in new housing developments – creating wildlife friendly communities (2021)';</li> <li>V. 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;</li> <li>VI. They do not result in adverse impacts on noise, odour, air pollution and light pollution;</li> <li>VII. They provide sufficient suitable outdoor storage space and siting for refuse, recycling and parking of cars and bicycles. These should be discreetly sited wherever possible, i.e. not in front of dwellings;</li> <li>VIII. They safeguard trees, hedgerows and water features that have high amenity value, are important to the character of the parishes and are valued community</li> </ol> |

**assets in terms of their natural capital and contribution to wellbeing; and**

- IX. They comply with Building for Life (BfL12 or newer) or equivalent principles unless it can be demonstrated that these cannot be achieved or are being met in an alternative way.**

#### **Policy 5 - Key Views**

**All development proposals will be expected to have regard to the key views identified at Map X and listed below, and wherever possible should seek to maintain and enhance them:**

- 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 Recreation Ground from Weston Road**
- 6. View looking from footpath looking north over Kirtlington**

## Climate and environment

| Objectives                                                                                                                                                                        | Policies                                                                                                                                                                                                 |
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| <ul style="list-style-type: none"> <li>To protect important green spaces from development</li> <li>To seek opportunities for biodiversity net gain and nature recovery</li> </ul> | <ul style="list-style-type: none"> <li>6. Biodiversity Net Gain</li> <li>7. Local Green Spaces</li> <li>8. The Natural Setting for New Developments</li> <li>9. Landscape and Nature Recovery</li> </ul> |

| Policy 6 - Biodiversity Net Gain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>A. In order to contribute to the achievement of increased biodiversity within the Neighbourhood Plan Area, proposals for both residential and non-residential development should, where appropriate:</b></p> <ul style="list-style-type: none"> <li><b>I. Include a biodiversity action plan which demonstrates how net biodiversity gain will be achieved;</b></li> <li><b>II. 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. Development adjoining rivers or streams must provide a minimum of an 10m buffer of complimentary habitat between the built environment and top of the bank of the watercourse. Details must be supplied 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. Where possible, opportunities should be taken to restore degraded aquatic environments to a more semi natural condition;</b></li> <li><b>III. Seek to protect 'Best and Most Versatile' agricultural land unless demonstrably impractical;</b></li> <li><b>IV. Protect and enhance locally important biodiversity sites and other notable ecological features of conservation value, including screening, through landscape work to protect key views and enhance the Public Rights of Way network;</b></li> <li><b>V. Avoid impacting on Species and Habitats of Principal Importance as published under section 41 of the Natural Environment and Rural Communities Act 2006 (or as subsequently amended);</b></li> <li><b>VI. Ensure that 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; and</b></li> <li><b>VII. Incorporate the specific nature recovery methods, using established and</b></li> </ul> |

accepted models to calculate Biodiversity Net Gain (BNG) and demonstrate the minimum needed to enable nature to recover and to supplement BNG. New development should not be permitted to adversely impact designated areas for nature.

- B. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Parish Councils will seek their reinforcement by additional planting of native species whenever appropriate. 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 7 - Local Green Spaces**

The following Local Green Spaces are designated in the Bletchington and Hampton Gay and Poyle Neighbourhood Plan:

- I. LGS1: Hodegman's Spinney
- II. LGS 2: The Slipe

Development within any designated Local Green Space will only be permitted in very special circumstances.

#### **Policy 8 - The Natural Setting for New Developments**

- A. New developments should integrate all aspects of design, connectivity, and the natural environment. Consideration should be given to the setting of new development and the relationship between village and countryside by:

- I. 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;
- II. Inclusion of open spaces within and at the edges of developments;
- III. Using species and planting distances appropriate for their location, balancing public amenity and biodiversity;
- IV. Designing the planting adjacent to paths and other publicly accessible areas to maximise user safety and minimise opportunities for anti-social behaviour;
- V. Protecting existing Green Infrastructure, where it is prominent in the public realm. Exceptions should only be made where public amenity benefit or biodiversity gain can be clearly demonstrated;
- VI. Expecting lighting within and around development to respect 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;

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

## **Policy 9 - Landscape and Nature Recovery**

- A. The parishes contain a network of green and blue infrastructure that provides an environmental support system for communities and wildlife. This Network comprises Local Green Spaces, 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 which support the Network and several locations are identified as Conservation Target Areas where nature recovery opportunities exist.

The Neighbourhood Plan designates this Network, as shown on the Policies Map in the Cherwell Local Plan, for the purpose of promoting nature recovery, sustainable movement and for mitigating climate change. Development proposals meeting the following criteria will be supported:

- I. As appropriate to their scale, nature and location, development proposals that lie within or adjoining the network should ensure the design, layouts and landscaping will maintain and where practicable improve and extend the network, both in terms of its functionality and delivering a net gain where possible of 20% and above to general biodiversity assets;
- II. In particular, and paying special attention to landscape and biodiversity designations, priority habitats and protected species, and where blue-green corridors are identified which would benefit from being connected, biodiversity corridors should be incorporated in the proposals with management proposals to secure long term enhancement. In particular, areas north and east of Bletchington, areas near Enslow and in the Cherwell valley should where possible be connected;
- III. Proposals that would unacceptably harm the functionality and connectivity of the Network and or undermine Conservation Target Areas will not be supported; and
- IV. Proposals should, as far as practical, preserve or enhance the quality and quantity of tree cover and existing hedgerows and other features and layouts make provision for reasonable minimum buffers (15m and above) separating Network elements such as ancient woodlands and meadows from new

development. Details of the buffer distances will be set out in an appendix on Nature Recovery and once set should be adhered to.

- B. The Neighbourhood Plan will also identify mature, veteran and ancient trees outside the scope of the Network, albeit worthy of protection on landscape, amenity and biodiversity grounds. Any subsequent removal of an identified individual or group of trees shall not be undertaken without prior consultation with the Parish Council and may be referred to a Tree Officer at Cherwell DC or Oxfordshire County Council to for a review of the possible decision to remove. If this is removed without consultation or against Tree Officer advice a future application for development may be required to reinstate a mature tree of the same species in a similar location on the site.

## Facilities and infrastructure

| Objectives                                                                                                                                                                          | Policies                                    |
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| <ul style="list-style-type: none"> <li>To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability</li> </ul> | 10. Community facilities and infrastructure |

### Policy 10 - Community Infrastructure and Facilities

- A. New residential development, where appropriate, shall ensure that new residents have convenient and safe access to appropriate community facilities including, health, education, utilities such as superfast broadband recreation and leisure. In particular:

#### HEALTHCARE AND EDUCATION

- I. Support will be given to proposals that help to improve the quality and range of healthcare service within the NP area. Where new development is likely to have an effect on existing provision (e.g. capacity of the facility to serve the future population), appropriate mitigation will be required and sought through a planning obligation or other appropriate mechanism, such as Community Infrastructure Levy;
- II. New developments shall, as appropriate for their size and nature, contribute to the expansion or new building of educational facilities;
- III. New development proposals likely to have an impact on school capacity within the NP area should be supported by a robust assessment to determine whether there is a requirement for additional provision (e.g. increased school capacity or new provision). Proposed development that has an unacceptable impact on education capacity that cannot be mitigated will be refused. New educational establishments should not be sited on primary distributor roads and should be accessible on foot or by bike to discourage cars running through

**new developments.**

**UTILITIES**

- IV. Utility networks shall demonstrate adequate capacity for the needs of new residential developments without causing problems elsewhere. Developers should demonstrate in an application that each utility has or will have adequate capacity before occupation including wastewater, waste and recycling, electricity, and potable water as well as superfast broadband and EV connections to each property. Large developments should incorporate renewable energy in the form of PV panels on roofs and no residential occupation should be permitted unless appropriate utility services are in place for the property.**

**NEW COMMUNITY FACILITIES**

- V. All public buildings including extensions or renewals, (health care, schools, community centres and other facilities) should ensure that they provide for renewable energy and passive design measures to ensure future energy costs are not prohibitive.**

## Local economic development

| Objectives                                                                                | Policies                                          |
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| <ul style="list-style-type: none"> <li>To nurture and support local businesses</li> </ul> | <b>11. Building a strong, sustainable economy</b> |

| Policy 11 - Building a Strong, Sustainable Economy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>A.</b> New developments shall support the existing and potential scale of local employment in the Neighbourhood Plan area. In new business space or industrial developments consideration should be given to overall layout and design principles as set out in the Bletchington and Hampton Gay and Poyle Character Assessment and Design Code and these should incorporate renewable energy measures to help achieve zero carbon.</p> <p><b>B.</b> The loss of existing business land will be resisted unless it can be robustly demonstrated that the site is no longer able to play a beneficial role to the local economy and/or the alternative use would deliver a significant community benefit. Residential use could be permitted, where clearly-demonstrated, to support the operation and retention of local businesses, for instance above business premises.</p> <p><b>C.</b> Developments in otherwise residential areas may include business premises of appropriate type and scale for the context in which they are located.</p> <p><b>D.</b> Expansion of employment opportunities through redevelopment of the existing industrial and business areas will be supported unless the proposal would lead to specific concerns such as loss of amenity or additional noise disturbance and traffic congestion.</p> <p><b>E.</b> New commercial and employment sites shall have appropriate infrastructure and utility services provided, including charging points for staff parking. Other energy saving measures should be included within the design and layout of new employment areas including orientation, and other passive measures as well as use of renewables.</p> <p><b>F.</b> Provision of additional hotel accommodation will be supported where unlikely to cause inconvenience to residents or exacerbate problems such as access and parking. The scale, size and design of a new hotel be in keeping with its location, context, and local need, and take into account of other policies in this Plan and the Bletchington and Hampton Gay and Poyle Character Assessment and Design Code.</p> |