

**MEETING OF THE BLETCHINGDON AND HAMPTON GAY AND POYLE
NEIGHBOURHOOD PLANNING STEERING GROUP. 24 March 2025**

Attending: Mark Webber, Dan Robbins, Fiona Mason, Rachel Pirie, Julian Bagwell, Duncan Ledger, Tom McCulloch, Stephen McKenna (via Teams).

1. Design Code. Stephen introduced the emerging design code. It is based on the character assessments, the design document for Dutchy Field, Bletchingdon park design, the CDC design code and national design codes.
2. Given that most likely site for any new development was the one proposed by CDC to the north of Dutchy Field, discussion focused on this area, although the same principles would apply to any other development in the western area of the village. It was unanimously agreed that the new developments should generally reflect that of the existing site. Various points emerged:
 - a. Modifications would be needed, in particular lowering the height of chimneys and inclusion of solar panels and other environmentally friendly measures.
 - b. Flats could be encouraged helping to ensure a higher density of building thus allowing more open space.
 - c. A buffer zone to the north of the new development should be encouraged to guard against perceived coalescence.
 - d. It was agreed that once more detail had been added, the design code for the site should be agreed by Bletchingdon Parish Council and forwarded to architects and the planning authority with a degree of urgency since a planning application could be anticipated in the near future.
 - e. It was agreed that since it would be important to protect the design, some form of stewardship arrangements would be needed.
 - f. It was agreed that it was important to have a “wish list” for community benefits arising from any new developments. These would be co-ordinated by Bletchingdon PC.
 - g. It was agreed that S McK would produce a detailed design code for any new developments in the west of Bletchingdon asap. Once agreed by Bletchingdon PC this would be passed on to CDC.
3. It was noted that there could potentially be other sites put forward in the parishes and that if this were the case it would be important to ensure that any design matched the area characteristics.
4. Other points:
 - a. The boundary for Enslow character assessment need to be redrawn to exclude the area to the south of the B4095. (DL)
 - b. Some minor rewording of the housing policy was required. (TMcC)

- c. Mark Webber proposed that an explicit all weather footpath linking Kirtlington, Bletchingdon and Hampton Poyle should go into the plan. This was agreed. (DL)
 - d. It was agreed that a heritage trail with information boards would be a good idea.
 - e. It was agreed that since the Slips were held in trust by the BCF there was no need to include this in the proposed green spaces. (DL).
5. The future. It was hoped that all aspects of the plan would be available for adoption by Bletchingdon PC and Hampton Gay and Poyle Parish Meeting in May and then go forward to a public consultation in June.