

ADDERBURY NEIGHBOURHOOD PLAN
2016 – 2031

BASIC CONDITIONS STATEMENT

September 2017

1. INTRODUCTION

1.1 This statement has been prepared by Adderbury Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Cherwell District Council ("the District Council"), of the Adderbury Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

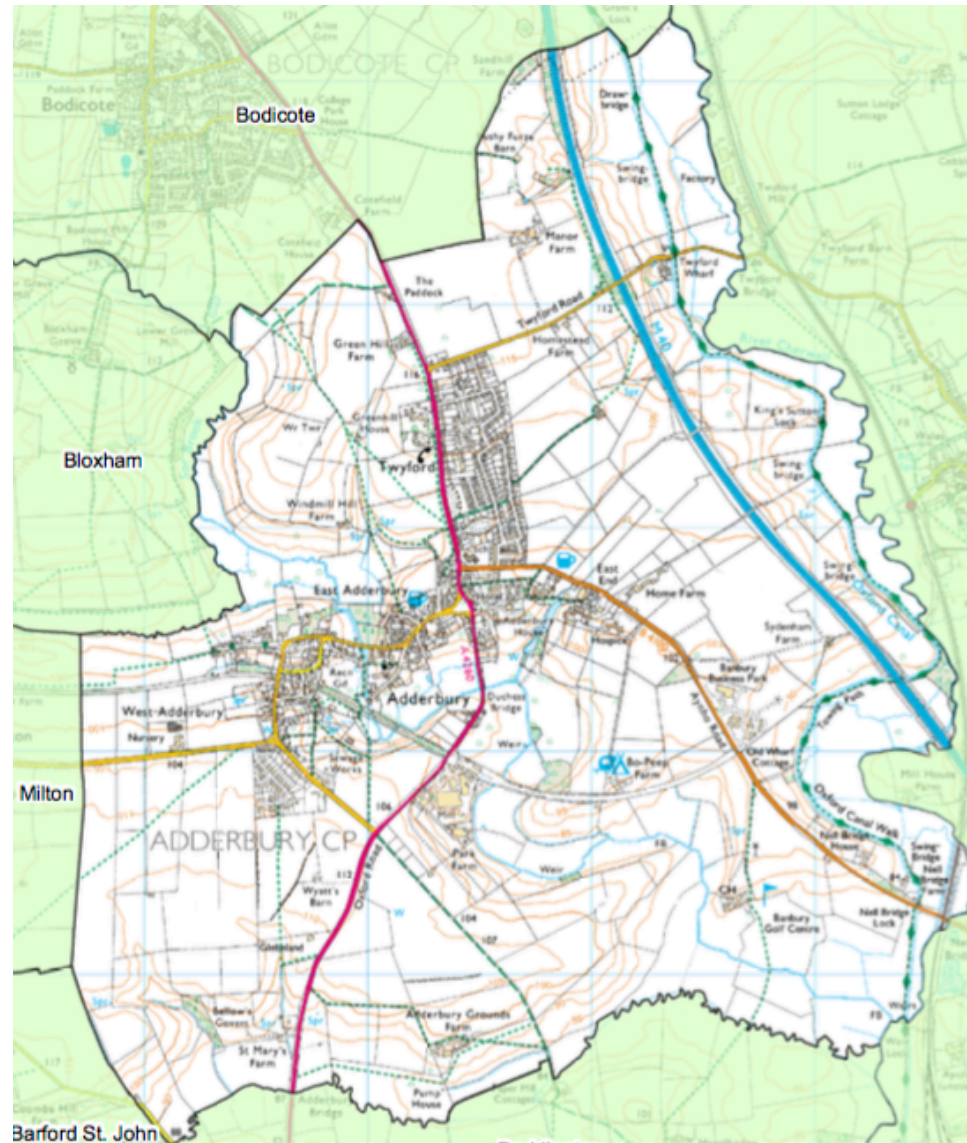
1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Adderbury, as designated by the District Council on 7 June 2013.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. None of these policies relates to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 1 April 2015 to 31 March 2031 in accordance with the Regulations.

1.4 The Statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations.



Plan A: Adderbury Parish Designated Neighbourhood Area

2. BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Parish Council in 2013. The key driver of that decision was a sense of wishing to plan positively for the future of the Parish on a range of issues and the encouragement by Cherwell District Council to prepare Neighbourhood Plans.

2.2 The Plan preparation process has been led by the Parish Council, as the 'qualifying body' under the 2012 Regulations, but it has delegated the day to day responsibility for managing the project to a Project Steering Group of parish councillors and local people, which has met since 2013. However, as the qualifying body, the Parish Council approved the publication of the Pre Submission Neighbourhood Plan in November 2016 and of the Submission Neighbourhood Plan now.

2.3 The Parish Council has consulted the local community extensively since the start of 2013 and it has sought to work with the District Council since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the Cherwell Local Plan 2011 – 2031 Part 1 (LP1) adopted in July 2015.

2.4 An earlier version of the Neighbourhood Plan was prepared in 2014 – 2015 and reached the final healthcheck stage in November 2015. As a result of that healthcheck, and on the advice of the District Council, it was decided to review the approach taken and its policy content, to ensure that the document would be an effective development management tool. Changes were made to the Project Steering Group membership and a new Pre Submission Plan was embarked upon in early 2016. Further informal consultations were carried out with the local community, landowners and others, prior to the formal consultation over the winter 2016/17. The nature and outcome of this work is set out in greater detail in the separate Consultation Statement.

3. CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.3 The Parish Council believes the Neighbourhood Plan is planning positively to manage and support the small incremental development needs of the Parish, following a period of rapid and intense housing development activity on the edges of the village over the last five years. Although the village is defined as a larger village by LP1, it has been agreed with the District Council that the focus of any significant housing development in the larger villages of the District should be across those other villages. That is not to say that there is no scope for more housing development, as the plan defines a settlement boundary to enable appropriate infill for the next few years, to enable the major new developments to be embedded in the village and for their demands on the local infrastructure to be better understood. The Conservation Area and its clusters of listed buildings and cherished open spaces are delightful and are therefore especially important to sustain for future generations.

Para 183

3.4 The Neighbourhood Plan establishes a clear vision for the parish that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for managing incremental change in the main village and the wider countryside and to determine future planning applications as part of the development plan.

Para 184

3.5 The Parish Council believes the Neighbourhood Plan, as highlighted below, is in general conformity with all the relevant policies of LP1. It is considered to strike a positive balance between the physical and policy constraints of the Parish and the desire to steer development of the right type to the right locations.

Para 185

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into an Adderbury context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity			
No.	Policy Title	NPPF Ref.	Commentary
AD1	Adderbury Settlement Boundary	15, 50, 109, 126	<p>This policy establishes the key spatial strategy for directing future development proposals in the parish towards the village as the only settlement defined in the District hierarchy. On the one hand, it reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with §15 and §50. On the other, it acknowledges the constraints imposed by the special historic interest of much of the village (§126) and its location in a locally valued landscape (§109).</p> <p>The principle of using a development boundary policy mechanism to contain and manage settlement growth is not one that has been used by the District Council in other development plan documents. However, it is consistent with national policy, provided, it reflects an up-to-date assessment of objectively assessed housing need (provided by LP1 less than two years ago).</p>

			<p>As described in §5.10 of the supporting text, the drawing of the boundary follows the observable, developed village edge, using rear plot boundaries. In addition, provision has been made for those sites on the village edges that have either been built out since the Policies Map base was drawn or have obtained planning consent since January 2014, but have not yet been completed. This follows the standard methodology used by planning authorities that do define settlement boundaries in their development plans.</p> <p>In which case, there is no inherent conflict between this mechanism and §47, though the village is not considered an appropriate location to be 'seeking to boost housing supply' compared to other larger villages that have thus far in the LP1 plan period seen relatively little development.</p> <p>Further, the current partial review of LP1 by the District Council has been specifically triggered by the need of the Oxfordshire districts to consider how they should help provide for the unmet housing needs of Oxford. The consultation documents and evidence base of November 2016 make it clear that the option of identifying rural areas like Adderbury for sites of over 2 Ha with a capacity for 100 homes is not one that will be preferred.</p>
AD2	Green Infrastructure	114	This policy accords with §114 by identifying a network of existing green infrastructure assets in the Parish and by seeking to ensure that when proposals that lie within or adjoining that network have planned positively for its protection and enhancement where practical.
AD3	Local Green Spaces	76, 77	This policy responds to §76 by designating spaces to rule out new development that would undermine their essential open character. The spaces are each considered to meet the tests of §77 as each is located in reasonably close proximity to the local community, each is demonstrably special to the local community, and each is local in its

			character. Further details are provided in the Local Green Space report in the evidence base.
AD4	Local Open Spaces	73	This policy accords with §73 by identifying a series of other open spaces that are not considered to meet the tests of §77 to warrant designation as Local Green Spaces. However, as open spaces with some degree of amenity, visual and/or functional value in the village scene, they are worthy of some degree of protection from unnecessary loss or harm.
AD5	Local Gaps: <ul style="list-style-type: none"> - Twyford – Bodicote/Banbury - West Adderbury – Milton 	17(5)	This policy seeks to prevent the visual coalescence of the two gaps created by a sequence of open spaces between the main village of and its neighbours Bodicote to the north and Milton to the west. The fifth bullet point of §17 allows plan makers to take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside. The principle of preventing harmful coalescence has been long established in rural areas like this, when planning for growth. Importantly, the policy sits within a wider set of policies that provide for the village to properly embed the large scale housing developments of recent years. The policy does not seek to deploy a blanket restriction on development. And it does not prevent all types of development, but merely seeks to ensure its location, height and scale do not harm the open character of the gap.
AD6	Managing Design in the Conservation Area: Church Quarter	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific</p>

			characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.
AD7	Managing Design in the Conservation Area: The Green	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD8	Managing Design in the Conservation Area: The Manors	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD9	Managing Design in the Conservation Area: The Streets	58, 60, 126	This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.

			<p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD10	Managing Design in the Conservation Area: The Lanes	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD11	Managing Design in the Conservation Area: The Valley	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common</p>

			building materials in non-conventional ways for example.
AD12	Managing Design in the Conservation Area: Former Farm Groups	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from the Conservation Area Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Conservation Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD13	Managing Design in The Crescent	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from an analysis of the essential character of The Crescent and from the analysis of the setting to the Conservation Area in the Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Character Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD14	Managing Design in Banbury Road	58, 60, 126	This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from an analysis of the essential character of The Crescent and from the analysis of the setting to the Conservation Area in the Appraisal.

			<p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Character Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD15	Managing Design in the Twyford Estate	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from an analysis of the essential character of The Crescent and from the analysis of the setting to the Conservation Area in the Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Character Area and to those specific characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.</p>
AD16	Managing Design in Berry Hill Road and St. Mary's Road	58, 60, 126	<p>This policy accords with §58 and §126 in seeking to ensure high quality design solutions by identifying common design features derived from an analysis of the essential character of The Crescent and from the analysis of the setting to the Conservation Area in the Appraisal.</p> <p>In line with § 60, it does not seek to require every proposal to include every feature – rather they are intended to guide proposals that may make provision for them in modern architectural solutions. The onus is therefore on applicants to show that they understand the context of their site in relation to the Character Area and to those specific</p>

			characteristics in the locality. This does not preclude design innovation, as proposals may find novel ways of using common building materials in non-conventional ways for example.
AD17	Locally Listed Buildings	126, 135	This policy accords with §126 by ensuring planning applications have regard to the local heritage value of Buildings of Note. It is specifically designed to ensure the provisions of §135 are triggered, by identifying the buildings as 'non-designated heritage assets'.
AD18	New Community Facilities	70	This policy accords with §70 by supporting proposals that positively support the provision and use of new community facilities, to enhance the sustainability of communities and residential environments.
AD19	Community Assets & Local Services	70	This policy accords with §70 by supporting proposals that positively support the provision and use of shared community facilities, to enhance the sustainability of communities and residential environments. The policy resists any proposals that will result in the loss of these facilities.
AD20	Promoting New Employment	28, 126	This policy accords with §28 in promoting economic and tourism development in the Parish, focused on its established business parks and the Oxford Canal, but also supporting new development in suitable places within the village. Importantly, given the heritage status of most of the village and of the canal, the policy is consistent with §126 in requiring proposals to have regard to that policy objective.
AD21	Community Infrastructure Levy	175	This policy accords with §175 by identifying a list of priority projects for investing CIL charge collecting from qualifying schemes in the Parish.

4. Contribution to Achieving Sustainable Development

4.1 The District Council has not required a Sustainability Appraisal/Strategic Environmental Assessment of the Neighbourhood Plan (see Section 6 below). In which case, set out below is an assessment of how each policy contributes to the achievement of sustainable development as defined by §7 of the NPPF in respect of the environmental, social and economic roles required of the planning system:

Table B: Neighbourhood Plan & Sustainable Development Summary					
No.	Policy Title	Environ- mental	Social.	Economic	Comments
AD1	Adderbury Settlement Boundary	+	0	0	This policy has a positive environmental effect in discouraging further housing development on the edge of the village to protect its landscape setting and in many places the setting to the Conservation Area. There is no negative social effect as the scale of housing development in the village since 2014 has made a disproportionately large contribution to meeting the District's housing supply from one of 21 large villages.
AD2	Green Infrastructure	+	+	0	The policy has positive environmental and social effects, as the network of green infrastructure assets has a wide range of biodiversity as well as human health value.
AD3	Local Green Spaces	+	+	0	This policy has positive social and environmental effects by protecting the essential open character of spaces that are highly cherished by local residents

					for their recreational and amenity value and play a significant role in defining the character of specific parts of the Conservation Area.
AD4	Local Open Spaces	+	+	0	This policy has positive social and environmental benefits by protecting the open space that are cherished by local residents for their recreational and allotment value and have a role in defining the character of specific parts of the Conservation Area.
AD5	Local Gaps	+	0	0	This policy has positive environmental effect by seeking to prevent the visual coalescence of the village with its immediate neighbouring settlements. There is no negative social effect as the scale of housing development in the village since 2014 has made a disproportionately large contribution to meeting the District's housing supply from one of 21 large villages.
AD6	Managing Design in the Conservation Area and its Setting: Church Quarter	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD7	Managing Design in the Conservation Area: The Green	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets

					are not harmed by inappropriate development.
AD8	Managing Design in the Conservation Area: The Manors	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD9	Management Design in the Conservation Area: The Streets	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD10	Managing Design in the Conservation Area: The Lanes	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD11	Managing Design in the Conservation Area: The Valley	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.

AD12	Managing Design in the Conservation Area and its Setting: Former Farm Groups	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific part of the Conservation Area in the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD13	Managing Design in The Crescent	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific character area of the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD14	Managing Design in Banbury Road	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific character area of the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD15	Managing Design in the Twyford Estate	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific character area of the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.

AD16	Managing Design in Berry Hill Road and St. Mary's Road	+	0	0	This policy has positive environmental effect in seeking to control the design of new proposals to suit their location in this specific character area of the village. In doing so, it will maintain the strong local community identity and enjoyment of living in a charming village as well as ensure that heritage assets are not harmed by inappropriate development.
AD17	Locally Listed Buildings	+	+	0	This policy has a positive environmental and social effects in identifying buildings that, although not warranting full listing, nonetheless have local historic, architectural or social interest in a Parish context.
AD18	New Community Facilities	0	+	0	This policy has a positive social effect in providing for new community facilities on land at Milton Road for the use and enjoyment of the local community. It avoids a negative environmental effect by requiring proposals for any ancillary buildings and structures to be located in such a way as to maintain the visual integrity of the present open space. In addition, the land does not occupy a significant location in the setting of the Conservation Area.
AD19	Community Assets & Local Services	0	+	+	This policy has positive social and economic effects by protecting cherished community facilities and services, which employ local people, from unnecessary loss. A negative environmental effect in respect of leaving historic buildings vacant or underused is avoided, as the policy provides for new uses if the current use is shown to be unviable after a period.

AD20	Promoting New Employment	0	0	+	This policy has a positive economic effect in supporting proposals for new employment within suitable locations within the Parish, but avoids a negative environmental effect by requiring proposals on the Oxford Canal to have full regard to its heritage value in their location and design quality.
AD21	Community Infrastructure Levy	0	+	0	This policy has an economic benefit in that it can provide the community with extra funding, through development projects, to provide new infrastructure for the community.

5. General Conformity with the Strategic Policies of the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for Cherwell District, i.e. the Cherwell Local Plan 2011 – 2031 (LP1) adopted in July 2015 and of those saved from the 1996 Cherwell Local Plan (CLP) that have a strategic purpose. It has also been noted that the partial review of LP1 is underway, but it is very unlikely to have any implications for the Neighbourhood Plan and, in any event, the Neighbourhood Plan will be examined long before its examination and adoption.

5.2 The most important factor has been the decision of the Parish Council not to allocate any further land for housing development. As explained in the Neighbourhood Plan document itself, and elsewhere in this Statement and in the Consultation Statement, this decision has not been taken lightly. On a practical level, the Parish Council is not confident that allocating more housing land would secure local community support, irrespective of where it may be allocated. The rapid and significant growth of the village since 2014 (at which time the District Council had neither an up-to-date Local Plan or a five year supply of housing land) has resulted in a majority of local people preferring the new open market and affordable homes to be embedded in village life before planning for any additional growth. There is the potential for positive and negative effects of this growth once completed but, as it was unplanned, this potential will not be known for some more years yet.

5.3 The Parish Council stresses that this is not an argument about 'having a fair share of housing growth'. It has always accepted that the village is larger than many others in the District and warrants its place in the settlement hierarchy alongside 21 other such villages. It also accepts that it is impractical for the 750 minimum new homes required by LP1 Policy Villages 2 (from the start date of 1 April 2014) to be divided evenly across those villages. However, it notes that Adderbury has accommodated the largest proportion of this total of any village in a very short period of time, which excludes the 65 home scheme approved on Milton Road just before the LP1 plan period commenced.

5.4 In the plan-led system, it is sensible for District-wide policies like Villages 2 to be delivered as intended across the larger villages of the District and phased across the whole plan period. For as long as the District Council is able to maintain a healthy five year supply of housing land in line with its LP1 housing strategy, or until the strategic housing policy framework at the District level changes, there is no argument for requiring unplanned housing development on the edge of a village like Adderbury. In the event that this context changes, then the Parish and District Councils will agree the most efficient and timely method by which the plan-led system can respond and plan for new homes.

5.5 The analysis in Table C below summarises the conformity of the Neighbourhood Plan policies with the most relevant policies of LP1 or of the 1996 CLP.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title	Commentary
AD1	Adderbury Settlement Boundary	<p>This policy is consistent with policies Villages 1 and Villages 2. The drawing of the boundary has accommodated the consented development schemes that are part of the LP1 plan period (see Table A for further information on the approach taken). With the cumulative scale of these schemes, it is not thought that any further 'minor development' of Villages 1 needs to be planned for on the edge of Adderbury to meet the housing supply needs of Villages 2. Rather, the boundary provides for certainty in showing where infill development of Villages 1 is appropriate (i.e. inside the boundary) and where it is not (i.e. outside the boundary). It is therefore not a cap on development, but it does confine the scale and nature of new housing development, for the reasons explained elsewhere.</p> <p>The District Council has not used development boundary-type policies in LP1 or earlier but accepts that this is not a basic conditions matter, but more a device that enables the provisions of Villages 1 to be implemented effectively, for the benefit of development managers and applicants alike. Outside the boundary, policies like CLP Policy H18 (dwellings in the countryside) will continue to apply, the boundary having determined the distinction in this Parish as to what constitutes 'countryside' for that purpose.</p>
AD2	Green Infrastructure	<p>This policy refines LP1 Policy ESD17 by defining and showing the network of green infrastructure assets on the Policies Map. The evidence is explained so that the Map ought to be an accurate record of the existence and extent of each feature and of the potential to realise future opportunities to improve the connectivity (ecological and human) through the development management process, as they arise.</p>

AD3	Local Green Spaces	There is no specific LP1 policy in this regard, although it is consistent with the aims of its Policy BSC10 (Open Spaces ...) in seeking to protect existing open spaces.
AD4	Local Open Spaces	There is no specific LP1 policy in this regard, although it is consistent with the aims of its Policy BSC10 (Open Spaces ...) in seeking to protect existing open spaces.
AD5	Local Gaps: <ul style="list-style-type: none"> - Twyford – Bodicote/Banbury - West Adderbury – Milton 	<p>This policy refines LP1 Policy ESD13 on local landscape protection and specifically identifies two areas where 'visual intrusion into the open countryside' and 'harm (to the) setting of settlements' will likely be caused if the visual coalescence of Adderbury with its neighbours occurs. In both cases, the land identified on the Policies Map has been kept to the minimum for this policy to have effect.</p> <p>Saved CLP Policy C15 has the same purpose. Although the two gaps of this policy are not named as examples as the CLP policy operates at the District scale, the principles at a Parish scale are the same. Similarly, Policy C33 seeks to retain undeveloped land which, in this case, is important to preserving the character of the northern and western edges of the villages.</p>
AD6	Managing Design in the Conservation Area: Church Quarter	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD7	Managing Design in the Conservation Area: The Green	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.

AD8	Managing Design in the Conservation Area: The Manors	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD9	Managing Design in the Conservation Area: The Streets	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD10	Managing Design in the Conservation Area: The Lanes	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD11	Managing Design in the Conservation Area: The Valley	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD12	Managing Design in the Conservation Area: Former Farm Groups	This policy refines LP1 Policy ESD15 in providing specific design guidance for this part of the Conservation Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP policies C27 and C28 in requiring schemes to reflect the immediate character of their historic surroundings.
AD13	Managing Design in The Crescent	This policy refines LP1 Policy ESD15 in providing specific design guidance for this Character Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP Policy C28 in requiring schemes to reflect the immediate character of their surroundings.
AD14	Managing Design in Banbury Road	This policy refines LP1 Policy ESD15 in providing specific design guidance for this Character Area and with Policy Villages 1 in allowing for infill and

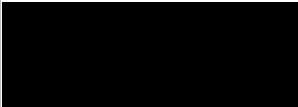
		redevelopment. Similarly, it refines saved CLP Policy C28 in requiring schemes to reflect the immediate character of their surroundings.
AD15	Managing Design in the Twyford Estate	This policy refines LP1 Policy ESD15 in providing specific design guidance for this Character Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP Policy C28 in requiring schemes to reflect the immediate character of their surroundings.
AD16	Managing Design in Berry Hill Road and St. Mary's Road	This policy refines LP1 Policy ESD15 in providing specific design guidance for this Character Area and with Policy Villages 1 in allowing for infill and redevelopment. Similarly, it refines saved CLP Policy C28 in requiring schemes to reflect the immediate character of their surroundings.
AD17	Locally Listed Buildings	This policy refines LP1 Policy ESD15 by identifying those buildings and structures that are worthy of consideration for their local historic, social and/or architectural interest in development proposals.
AD18	New Community Facilities	This policy is consistent with Neighbourhood Plan Policy AD1 in that the intended use will be for outdoor recreational uses, with small ancillary buildings or structures that will be designed and located so as not to compromise the open character of the countryside. It is therefore consistent with LP1 Policy ESD13 on local landscape protection and, in promoting new community facilities, it accords with LP1 Policy BSC12.
AD19	Community Assets & Local Services	This policy refines LP1 Policy BSC12 and saved CLP Policy S29 in identifying those valued village services that warrant protection from unnecessary loss.
AD20	Promoting New Employment	This policy firstly refines LP1 Policy SLE1 in being more specific about how rural economic development will be promoted and managed in this Parish. It also complements LP1 Policy ESD16 and saved CLP Policy TR11 and C29 in relation to promoting well-designed tourism development along the Oxford Canal and with ESD15 in protecting its heritage value.

AD21	Community Infrastructure Levy	This policy refines LP1 Policy INF1 by setting out a small number of priority investments for CIL in the Parish.
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6. Compatibility with EU Legislations

6.1 The District Council has provided a screening opinion on whether or not a Strategic Environmental Assessment (SEA) was required of the Neighbourhood Plan in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004.

6.2 It concludes that as the policies are unlikely to have any significant environmental effects then an SEA would not be necessary. The District Council consulted the statutory bodies on its draft opinion and they validated this opinion. A copy of the opinion is published as a separate document as the statement of reasons for this determination, in line with PPG paragraph 11-031 and as required by Regulation 9(1). Its conclusion is shown here:

Name of officer producing the screening opinion	Sunita Burke Planning Policy Officer Cherwell District Council
Date of assessment	20.04.17
Person requesting Screening Opinion	Sam Brown Adderbury Neighbourhood Plan Coordinator
Conclusion of Screening Assessment	As a result of the screening assessment it is considered unlikely there will be any significant environmental effects arising from Adderbury Neighbourhood Plan that were not covered/ addressed in the Sustainability Appraisal of the Cherwell Local Plan. As such, it is considered that the Adderbury Neighbourhood Plan does not require a full SEA to be undertaken.
Name of officer approving the Screening Opinion (Adrian Colwell)	 Adrian Colwell Head of Strategic Planning and the Economy Cherwell District Council
Date of approval	20.04.17

6.3 The Neighbourhood Plan has also had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.