

Adderbury Neighbourhood Plan 2015-2031

Pre-Submission Plan



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November 2016

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Foreword

Creating a Neighbourhood Plan offers the people of Adderbury the opportunity to have our say about what our community should look like over the next 15 years. It allows us to protect what we love about living here and to guide the changes we think that need to be made to keep Adderbury modern, thriving and sustainable.

Adderbury is a very beautiful place; its historic ironstone core nestled in rolling farmland. But it is not just its history that makes Adderbury such a great place to live. It has a vibrant community, good leisure facilities with a great variety of social and sporting events for all ages throughout the year.

More than 100 Adderbury residents have done a great deal of work over the last 4 years to get this neighbourhood plan to where we are now. Public consultation meetings were initially held in November 2012, with an in-depth residents and business survey completed in June 2013. The results of those consultation meetings and surveys were distilled into the 'TAP report', which set out a vision and objectives for our village across a range of topics including housing, employment, education, community facilities, transport and the environment.

The headline objectives were that, whilst Adderbury should grow to allow a few more homes that it should stay as a village with clear buffers from Banbury and other villages. Since then over 180 new homes have been given approval in Adderbury and therefore this plan does not make provision for any more new homes. Other important objectives were to protect the character of our village and plan for the improvement of our employment provision, services and leisure facilities over the next 15 years.

This Neighbourhood Plan contains 21 land use planning policies that will help to meet these objectives. It is important to note here that some of those objectives, such as traffic reduction and wildlife protection can't be addressed by land use planning policies and these will be addressed in a future Parish Plan to be prepared by Adderbury Parish Council.

This Neighbourhood plan has been put together by a steering group comprised of community members and Adderbury Parish Councillors, together with Consultants RCOH. We would like to thank everyone who has been involved in preparing this plan to date.

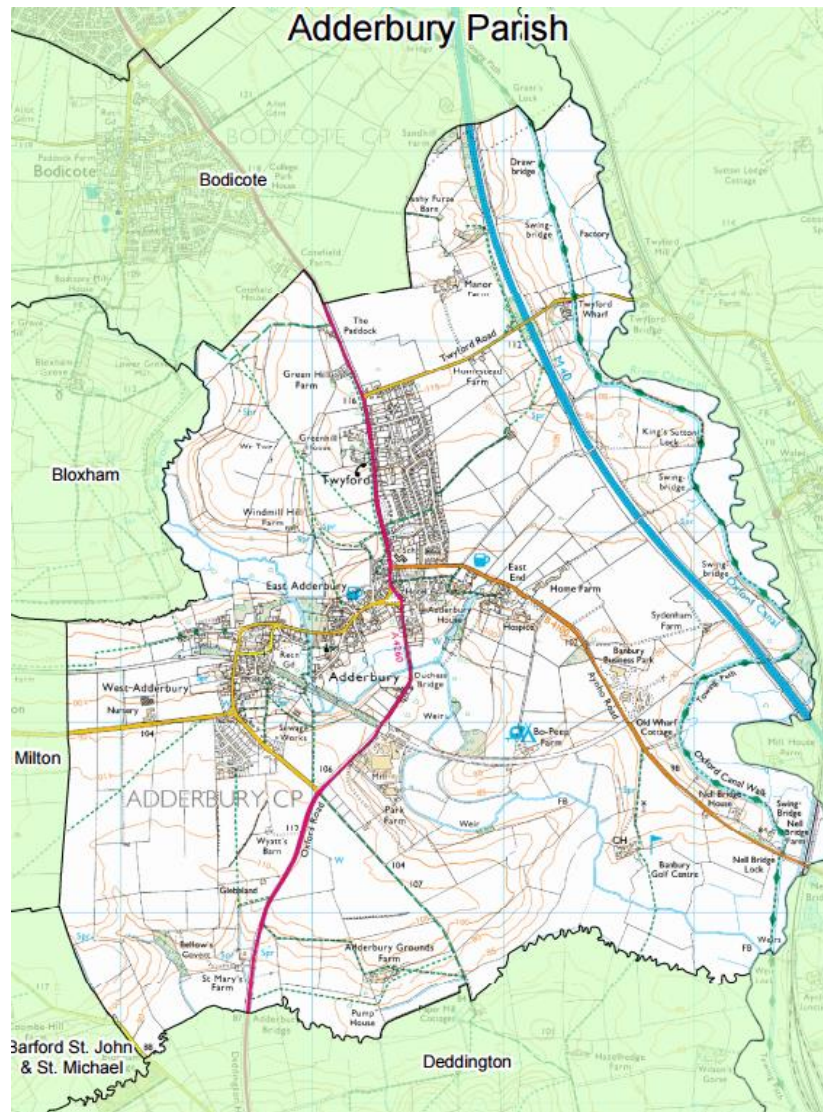
ANP Steering Group, November 2016

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1. Introduction and Background

1.1 Adderbury Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Cherwell District Council, on 7 June 2013, under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A below.



Plan A: The Designated Adderbury Parish Neighbourhood Area

1.2 The purpose of the Adderbury Parish Neighbourhood Plan (ANP) will be to make planning policies that can be used to determine planning applications in the area. Its policies will aim to protect the special character of the Parish to encourage development proposals for the benefit of the local community.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided.

1.4 Neighbourhood plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood plans must meet some 'basic conditions'. These are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the Plan met the requirements of the European environmental standards?

1.6 In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

1.7 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to the District Council that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan then it becomes adopted as formal planning policy for the area.

The Pre Submission Plan

1.8 The Pre Submission Plan is the next formal opportunity for the Parish Council to consult on the proposed policies of the Neighbourhood Plan. It has reviewed existing national and local planning policies and how they may affect this area. And it has already sought the local community's opinions on local planning issues that the Neighbourhood Plan might help address, including on previous drafts of the plan during 2015.

1.9 The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the Plan will take into account representations received on this version.

Strategic Environmental Assessment

1.10 The Parish Council has requested a screening opinion from the District Council in respect of the need for the ANP to prepare a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. Given the absence of the policy initiatives that would normally trigger the requirement for an SEA, it has been assumed that the screening opinion will reach this same conclusion. In which case, the Basic Conditions Statement will set out how the Neighbourhood Plan contributes to achieving sustainable development in due course.

The Next Steps

1.11 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan, known as the 'Submission Plan'. This will be submitted to the District Council to arrange for its independent examination and then the referendum.

Consultation

1.12 If you have any comments to make on this Plan, please do so by **17th December 2016** at the latest in the following ways:

Via the Adderbury Parish Council email address:

adderburypc@hotmail.com

OR

Or, in writing directly to Adderbury Parish Clerk at:

3 Tanners Close

Middleton Cheney

Northants

OX17 2GD

More background information on the Adderbury Neighbourhood Plan can be found at <http://www.adderburypc.co.uk>

Adderbury residents may also make their comments on www.adderbury.org or in the box provided in the library – these will not be made public

The results of the leisure survey undertaken in September 2016 are available at: www.adderbury.org

2. The Neighbourhood Area

2.1 Adderbury is a village and civil parish within the Cherwell District of Northern Oxfordshire. The village is situated on the edge of the Cotswolds in North Oxfordshire and is noted for its magnificent Church, which features an impressive steeple, as well as many honey coloured Hornton stone cottages in the older parts of the village. It is about 3 miles (5km) south of Banbury. The village consists of three neighbourhoods: Twyford, East Adderbury and West Adderbury. The boundary of Adderbury Parish is shown in the map on page 5. Adderbury was bounded on the Northern boundary by Bodicote, but under the modified Local Plan submission, part of the Northern boundary is now bounded by Banbury. The population of Adderbury is 2,819 (2011) and is a rural settlement surrounded by farmland with an historic ironstone heart and two 20th century developments at its North-Eastern and South-Western extremities.

2.2 Adderbury is situated on the main road leading south of Banbury towards Oxford at the junction of a road leading east towards Aylesbury. The Oxford canal came to the village in 1790 allowing bulk transportation of the iron ore. In 1881 the railway arrived to serve the village and surrounding areas until its closure in 1951. Much more recently the M40 motorway linking London with Birmingham has provided more modern connections.

2.3 The Parish is a largely rural area with most residents living in the village and a number of farms and houses in the area around the village. The area covered by the ANP is the whole parish of Adderbury as on the map shown on the next page. Adderbury has a strong community spirit and there is a regular diary of events including the History Association, Women's Institute, Over Sixties club, Amateur Dramatics, the Banbury West End Lawn Tennis & Squash club, Cubs, Scouts, Guides and The Bell, Red Lion, Pickled Ploughman and Coach & Horse pubs.

2.4 Adderbury's recorded history begins more than 1,000 years ago whilst its origins go back even further. An ancient settlement, there are two known Roman sites within the village. First reference to the village appeared in an Anglo-Saxon will of c.990 naming it as "Eadburggebyrig" meaning "Eadburg's town". Two of the oldest surviving buildings in the village are the parish church of St Mary the Virgin with origins dating back into the 13th century and the Tithe Barn which dates back to the 15th century.

2.5 Adderbury is situated in a prime rural and agricultural area. This led to significant agricultural expansion during the late 16th and the whole of the 17th century, primarily driven by the development of the local sheep trade. This also led to related trades such as weaving and plush. The Enclosure Acts saw significant restructuring of the village for agricultural efficiency. Later, during the late 19th and early 20th century large scale extraction of the local iron ore occurred locally. Hornton Stone, with its high iron ore content, provides the warm, honey colouring to many of the village buildings.

2.6 The Parish has an attractive rural environment in which to live with traditional stone buildings, Village Green, playing fields, walks, lakes, streams, canals, rolling countryside typical of the adjacent Cotswolds. Accessible tourism is available at Broughton, Oxford, Stratford-upon-Avon, Blenheim, Stow on the Wold, Bourton on the Water, Moreton in the Marsh, Silverstone is within 20 minutes and recreational canals are nearby. For sports, Adderbury have active communities for running, ball sports and martial arts. Other active clubs and societies include gardening, theatricals, photography, film, history, Morris dancing and bell ringing.

2.7 The village lies between the 90m and 100m contours astride the valley cut by the Sor Brook through the marlstone upland, which is within the Area of High Landscape Value as defined in the 1996 Cherwell Local Plan. The Conservation Area follows an east-west axis through the village comprising the historic core and its setting. Twentieth century residential development to the southwest and north east is excluded. There are over 100 listed buildings in Adderbury, the majority of which are Grade II listed. There are areas within the parish that fall within flood zones 2 and 3, caused by the River Cherwell and the Sor Brook.

3. Planning Policy Context

3.1 The Parish lies within Cherwell District in the County of Oxfordshire. The Neighbourhood Plan needs to reflect local planning policy for the District, as well as national policy.

3.2 In this respect, the National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The ANP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the Plan:

- Supporting a prosperous rural economy (paragraph 28)
- Good Design (paragraph 58)
- Protecting healthy communities (paragraph 70)
- Protecting local green spaces (paragraph 76)
- Conserving and enhancing the natural environment (paragraph 109)
- Conserving and enhancing the historic environment (paragraph 126)

3.3 The District Council has planning policies that are helping to shape strategy and policies of the ANP. The Plan must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

The Cherwell Local Plan 2011 – 2031 Part 1

3.4 The District benefits from having an up-to-date strategic planning policy framework and a five year supply of housing land. This has helped provide the Parish Council with a clear strategy with which to come forward with complementary policies for the Parish of Adderbury. The Cherwell Local Plan 2011-2031 Part 1 was adopted in July 2015 and contains the following policies of particular relevance to the ANP:

- Policy BSC 03: Affordable Housing (requiring all housing schemes of more than 10 homes to deliver 35% affordable homes on sites in places like Adderbury)
- Policy BSC 04: Housing Mix (setting out the requirements in the type of open market and affordable homes)
- Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision (protecting existing assets and setting out requirements for new facilities)
- Policy BSC 12: Indoor Sport, Recreation and Community Facilities (protecting existing assets and encouraging the provision of new facilities)
- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment (setting out a range of principles to ensure development is appropriate in biodiversity terms)
- Policy ESD 13: Local Landscape Protection and Enhancement (setting out a range of principles to ensure development does not harm landscape character and identifying the Sor Brook Valley as a special landscape character area)

- Policy ESD 15: The Character of the Built and Historic Environment (requiring developments to sustain and enhance the character of historic settlements and promoting good design more generally)
- Policy ESD 17: Green Infrastructure (establishing the principles of a network of assets across the District and requiring that network to be protected and enhanced)
- Policy VILLAGES 1: Village Categorisation (Adderbury is defined as a Category A Service Village suited to 'minor development, infilling and conversions')
- Policy VILLAGES 2: Distributing Growth Across the Rural Areas (requiring Category A villages to contribute a total of 750 new homes to local housing supply in the period 2014 – 2031, almost all of which has already been committed in Adderbury and in other villages)
- Policy INF 1: Infrastructure (establishing the means by which CDC will secure investment in supporting infrastructure)

The Cherwell Local Plan 1996

3.5 The new Local Plan Part 1 was the partial replacement of the previous adopted plan – the 1996 Local Plan. There are therefore a small number of saved policies from that Plan, which continue to be used in day-to-day planning decisions. These will eventually be replaced by Part 2 of the new Local Plan or by neighbourhood plans like Adderbury in the meantime.

3.6 The most relevant strategic policies of the 1996 Local Plan are:

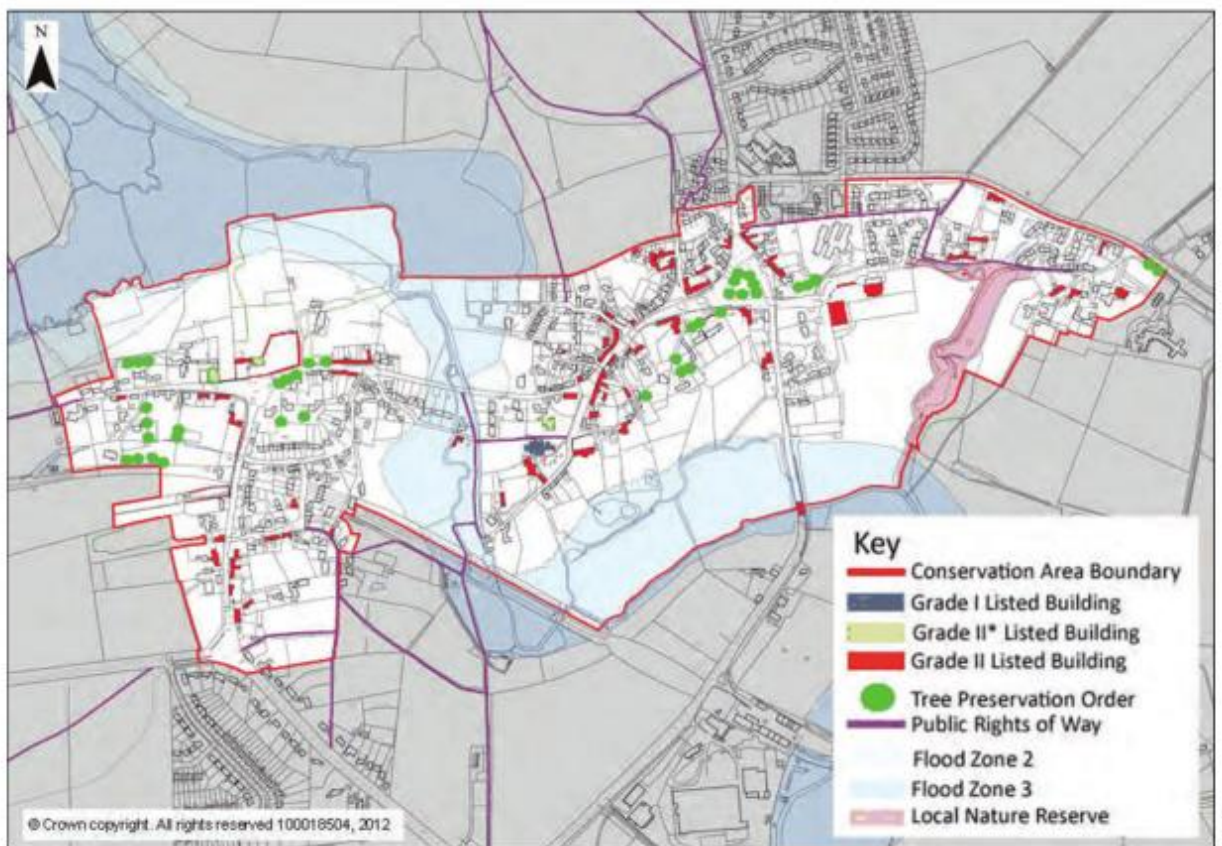
- S28: Proposals for Small Shops
- S29: Loss of Existing Village Services
- C15: Prevention of Coalescence of Settlements
- C30: Design of new residential development
- C33: Protection of important gaps of undeveloped land

Adderbury Conservation Area

3.7 A large part of Adderbury village was designated by the District Council as a Conservation Area under the powers of the Town and Country Planning Act in 1975. Its boundary has since been reviewed and the Area re-appraised, most recently in 2012 (see Plan B below).

3.8 Both the NPPF and the Listed Buildings & Conservation Areas Act 1990 require all planning decisions affecting the Area and its setting to demonstrate that development proposals will preserve and enhance the special character and appearance of the Area. In 2012, the District Council published a detailed Conservation Area Appraisal for this Area, which defined the significance of the character of the Area and its many listed and other heritage buildings (see Evidence Base). The Appraisal was adopted by the District Council as supplementary planning guidance to inform its planning

decisions. The ANP provides an opportunity to increase the weight attached to appropriate elements of that guidance by including them in its policies.



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Plan B: Designated Conservation Area Map with Listed buildings, Flood zone, Local Nature Reserves and Tree Preservation Orders

4. Community Views on Planning Issues

4.1 The Parish Council has consulted with the local community during the course of the Plan preparation process, and the ANP is based upon the results of these consultations, which have included meetings, open days and community surveys.

Consultation process

4.2 Public meetings were held at St Mary's Church in November 2012 and at Christopher Rawlins School in February 2013 to inform villagers of the pressing need for Adderbury to produce a Neighbourhood Plan and establish a vision of what our community wanted for Adderbury over the next 20 years.

4.3 After the November meeting, a steering committee was formed to manage the process of preparing The Adderbury Plan which became known as TAP. The committee, drawing on the services of a cross-section of residents, compiled a Residents' Survey to give everyone (aged 11 and over) a chance to address important aspects of village, life through the Plan, for the future.

4.4 Teams of villagers (some 40 residents) came together to work on specific topics (Housing, Environment, Transport, etc.) to devise the questions that need to be asked of the community. The Residents' Survey was held in June 2013 and 1090 residents representing 661 (59%) households responded. In May 2013 a Business Survey was also carried out to elicit the future needs of Adderbury businesses. 70 businesses (77%) out of the 91 identified in the village responded. Each of the topic teams then analysed the results, and, where possible, compared them with previous Adderbury surveys (1994 and 2004) and census returns for trends. The teams then put forward their proposals to go in the Plan

4.5 On the basis of the village responses and the proposals, this Plan was prepared in draft in August 2013 and, to invite further consultation, was posted to the village websites with a printed copy available in Adderbury Library. Further consultation meetings for the community were held at St Mary's Church and at Christopher Rawlins School in mid-September 2013.

4.6 With the sudden advent of c180 new homes being approved in Adderbury, the process then floundered. Another public consultation of a revised plan was carried out in church and school in April 2015, with their comments being used for further updates, before consultants were finally appointed in early 2016 to help us see the process through to completion. A further presentation of progress was made at school and church in September 2016, with particular views sought on leisure facilities via a formal questionnaire.

4.7 The headline objectives from the survey questions and subsequent consultations are:

- Protect and enhance the character and vitality of Adderbury
- Restrict new development to within current boundaries, and minimise the impact of new development on the village, the surrounding countryside, landscape and ecosystems
- Provide existing and future Adderbury residents with the opportunity to live in suitable homes
- Ensure Adderbury has and will continue to have the appropriate resources and services to support the size of village
- Encourage local employment and small-scale local businesses
- Protect our environment and support eco-friendly developments
- Control road traffic and reduce the need to drive by car around the village and to and from Adderbury
- Strengthen the leisure amenities available to villagers within Adderbury

5. Vision, Objectives & Land Use Policies

Vision

5.1 The vision for Adderbury Parish in 2031 is:

“To continue as a thriving, modern, viable and sustainable rural village for “work, rest, and play”

Adderbury will have grown successfully as a community, with new and old residents alike benefiting from community facilities and services, which have survived and flourished. New homes have helped meet local housing needs and have enabled investment in improving local facilities.

Although this change has been significant, much of it was completed in the early years of the plan and growth since has been through the occasional infill scheme. These schemes have been well-designed to ensure the rural character of the village has been preserved.

The special landscape setting to the village has been maintained and Twyford has remained very separate from the major developments around Bodicote and Banbury. This has also sustained the setting of the Conservation Area as part of a wider green infrastructure network of fields, open spaces, trees, streams and footpaths from the village into the countryside.

Objectives

5.2 To achieve this vision a number of key objectives have been identified as follows:

- To manage the incremental growth of the village through sensitive infill and to protect the surrounding countryside from harmful development
- To transform the quality and diversity of community facilities in the village to serve the local community
- To conserve the special heritage character of the village and its landscape setting
- To protect and improve the ecological value and connectivity of the green infrastructure assets of the village and wider parish

Planning Policies

5.3 The policies aim to deliver the objectives of the Neighbourhood Plan, and are to be used in determining the outcome of planning decisions affecting Adderbury Parish.

5.4 It is recognised that permitted development rights exist which take precedence over certain policies in this plan at the time of drafting. It is not intended that this plan removes these rights. However, permitted development rights can be removed by

means of an Article 4 Direction made by the local planning authority, or by conditions attached to planning permissions. Furthermore, this plan will remain in operation until 2031, whereas permitted development rights are subject to periodic reviews and amendments. For these reasons, it is considered appropriate for policies to cover development which would normally be classed as permitted.

5.5 The policies are intended to assist in the delivery of appropriate residential, commercial, community, agricultural and other development. They seek to encourage planning applications for things the local community wants to see happen, and discourage applications for developments that they do not want to happen. They will also be used to establish the principles for changing or retaining land use and to set out the conditions against which development proposals will be judged in terms of their design, access, etc.

5.6 The Neighbourhood Plan policies aim to avoid repeating existing national or development plan policies. They therefore focus on a relatively small number of development issues of particular significance to Adderbury Parish. For all other planning matters, existing policies and guidance will continue to be used – primarily the policies of the Cherwell Local Plan 2011 – 2031 and the saved policies of the 1996 Cherwell Local Plan - but also including the National Planning Policy Framework.

5.7 Set out below are the proposed Neighbourhood Plan policies (AD1 – AD21). Each has a separate number and title. The policy itself is written in bold italics for ease of reference. It is followed by a short statement (in normal text) explaining the intention of the policy and providing other relevant background information. Where the policy refers to a specific site or area, it is shown on the Neighbourhood Plan Policies Maps included at the end of this document.

Policy AD1: A Spatial Plan for the Parish

The Neighbourhood Plan defines an Adderbury Settlement Boundary, as shown on the Policies Map.

Proposals for infill development within the boundary will be supported, provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan.

Proposals for development outside the boundary will only be supported if they are consistent with development plan policies on local landscape protection and the protection of the natural environment.

5.8 This policy is intended to distinguish between the 'built up limits' of the village and its surrounding countryside in order to manage development proposals accordingly.

5.9 This is consistent with a number of Local Plan policies to encourage sustainable forms of development in the rural areas. However, the Local Plan does not define the term 'built up limits' and so, rather than leave this as ambiguous, the policy defines a Settlement Boundary and this is shown on the Policies Map. This will provide clarity for those proposing development schemes.

5.10 The Boundary has been drawn to reflect the present observable, developed edge of the village and makes provision for the committed housing schemes approved in recent years. The policy is consistent with Local Plan Policies Villages 1 and Villages 2, although it makes no provision for housing site allocations over and above the current committed housing schemes on the edge of the village.

5.11 The scale of those recently completed schemes, and of the schemes that will be built out in the next couple of years or so is such that the District Council does not require any additional contribution from Adderbury to the District Housing supply in the plan period. The schemes have already begun to change the character of the village but it will take a number of years for their full, cumulative effects on character and local services and infrastructure to be felt. A decade of house building activity confined to small infill or redevelopment within the Boundary is therefore considered reasonable. Should the District's housing supply strategy have to change before the end of the plan period, then its implications will be considered by the Parish and District Councils and the Neighbourhood Plan may be reviewed to plan for that eventuality.

5.12 In some places, there are dwellings on the edge of village with long gardens extending into the countryside beyond. As the sub-division and development of such rear garden land is not considered an acceptable form of infill development in principle, they have been excluded from the Boundary. Most development will be acceptable in principle within the defined Boundary, subject to it being appropriate in terms of its design and access arrangements. The proposed design will be primarily judged using the policies of the Neighbourhood Plan, notably policies AD3, AD4 and AD6 – AD16. The suitability of proposed access will be judged by the planning and highways authorities in the normal way.

5.13 The policy requires that development proposals outside the defined Boundary are suited to a countryside location and are consistent with relevant policies of the Local Plan and Neighbourhood Plan in respect of protecting local landscape character, most notably Policy ESD13 of the Local Plan and policies AD2 and AD5 of the Neighbourhood Plan.

Policy AD2: Green infrastructure

The Neighbourhood Plan proposes the establishment on Adderbury Green Infrastructure Network around and within the village, as shown on the Policies Map.

The Network comprises a variety of green infrastructure assets, including informal open space and Local Green Spaces, allotments, playing fields, Assets of biodiversity value and children's play areas, footpaths, bridleways and cycleways.

Development proposals on land that lies within the broad location of the Network will be required to demonstrate how they enhance the visual characteristics and biodiversity and to ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the maintenance and improvement of the Network.

5.14 This policy defines a network of green infrastructure assets for protection, improvement and creation, thereby refining Local Plan Policy ESD17 for its implementation in this Parish. It is derived from an analysis of maps showing existing woodlands, hedgerows, open spaces, recreational areas, amenity land and water bodies in the Parish.

5.15 The collection of open spaces, allotments and sports pitches and much else besides play an important role in defining Adderbury. Most are connected to form a network for the local community to walk or cycle along or through, and they allow wildlife to move throughout the Parish.

5.16 It is therefore important that, at the very least, development proposals do not harm the value of individual assets or the integrity of the network. Wherever possible, proposals should design their layouts and landscape schemes to enhance the network.

Policy AD3: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map:

- ***Lucy Plackett Playing Field (Off Round Close Road);***
- ***Colin Butler Green (Registered Common);***
- ***Adderbury Lakes Local Nature Reserve, off Lake Walk;***
- ***Adderbury Cemetery and the Religious Society of Friends Burial Grounds and Meeting House;***
- ***Historic stonewalled lambing paddock fronting onto Aynho Road (To west of the Pickled Ploughman Public House);***
- ***Field with stone wall boundary abutting New Road, Adderbury. (West of Pump House Garage), also known as Thistlethwayte's Field; and***
- ***The Village Green***

New development will not be permitted on land designated as Local Green Space except in very special circumstances.

5.17 This policy identifies seven important open spaces for designation as Local Green Spaces in line with 76 of the NPPF. Each space is considered to meet the tests of 77 of the NPPF – see the separate ‘Green Spaces & Gaps’ report in the evidence base – and forms part of the Green Infrastructure Network identified in Policy AD2.

5.18 The effect of the policy is to provide Green Belt-equivalent protection from development in that any proposal must maintain the essential open character of the space and must, in any event, demonstrate the exceptional circumstances for its justification.

Policy AD4: Local Open Spaces

The Neighbourhood Plan designates the following locations as Local Open Spaces, as shown on the Policies Map:

- ***Former railway embankment on southern edge of the Lucy Plackett Field;***
- ***Triangle of land at the Junction of Horn Hill Road, Berry Hill Road and Milton Road junction;***
- ***Small copse of trees to the south of Greenhill and Summers Close off Banbury Road;***
- ***The Village Pound, east side of The Horn Hill Road, Berry Hill Road and Milton Road junction;***
- ***John Harper Road Estate Open Space, Aynho Road;***
- ***Adderbury Fields Estate Open Space, south of Milton Road;***
- ***Rawlins Close Open Space, off Margaret Road;***
- ***The Crescent Open Space, Banbury Road;***
- ***The Rise Open Space, off Banbury Road;***
- ***Adderbury Court Open Space, Banbury Road;***
- ***Land to west of Adderbury Court Open Space;***
- ***Keytes Close Open Space, Aynho Road;***
- ***Sydenham Close Open Space, Aynho Road;***
- ***Allotments, Adderbury House;***
- ***Henry Jepp/Long Wall Close Open Space, Aynho Road;***
- ***Griffin Close Open Space;***
- ***Lake Walk Green and***
- ***Development North of Milton Road Open Space***

Development proposals will not be permitted on land designated as Local Open Space unless:

- i. There is an essential justification for the loss of the space;***
- ii. It can be demonstrated that it accords with the design policies of the Neighbourhood Plan; and***
- iii. There is a planning obligation to provide a financial contribution to the management and improvement of the Adderbury Green Infrastructure Network.***

5.19 This policy identifies 18 important open spaces as Local Open Spaces for appropriate protection from harmful development. These open spaces also play an important role in the Green Infrastructure Network of Policy AD2 but they do not meet the tests of 77 of the NPPF. Again, see the separate 'Green Spaces & Gaps' report in evidence base for further details.

5.20 In which case, the level of protection from development is less than that of a Local Green Space but the policy still requires a justification for that development. In addition, it requires all proposals that are appropriate to make a financial contribution to the management and improvement of the Network, as a public benefit to offset to the loss of harm to the open space.

Policy AD5: Local Gaps

The Neighbourhood Plan defines the following Local Gaps, as shown on the Policies Map, for the purpose of preventing the coalescence of the two settlements:

- i. Twyford and Bodicote/Banbury***
- ii. West Adderbury-Milton***

Development proposals within a Local Gap will only be supported if they do not harm, individually or cumulatively, its function and open character.

5.21 This policy defines two areas of land on the edge of the village that play an especially important role in preventing development that will undermine the visual integrity of the gap to the point that there is a coalescence of Adderbury with its neighbouring settlements. Once again, see the separate 'Green Spaces & Gaps' report in evidence base for further details.

5.22 The first – the area of land between Twyford (the Northern end of Adderbury) and the Parish boundary with Bodicote Parish and Banbury – is especially precious, given the commitments to build on the southern edge of Bodicote/Banbury. Here, the policy refines the saved 1996 Local Plan Policy C15, which seeks to prevent the coalescence of settlements and specifically references land in close proximity to Banbury and Bodicote. The District Council sought to update that policy in its new Local Plan but its proposals for 'Green Buffers', including between Bodicote and Adderbury, were considered by the Inspector to duplicate other Local Plan policies and instead it was considered more appropriate for the matter to be addressed in Part 2 of the Local Plan. Policy AD5 performs this task as the Neighbourhood Plan is another valid means of doing so.

5.23 Although the land lies outside the Settlement Boundary of Policy AD1, some development suited to the countryside may still be appropriate. However, the policy requires that its effect - by way of its height, scale and massing for example – should not lead to any visual coalescence between Twyford and Bodicote/Banbury. This is especially important as recently approved plans for development between Bodicote and Banbury will result in this gap being the only effective space preventing Adderbury joining the larger Banbury urban area. The land included in the gap is considered to be the minimum to ensure that the visual openness of the space between Adderbury and Bodicote/Banbury is protected.

5.24 The second covers an area of land between the western end of Adderbury and the Parish boundary with Milton Parish. Although not as immediately at threat from development, the gap is still sufficiently small in visual terms that development that may otherwise be acceptable in the countryside may be inappropriate here, if its height or massing begins to coalesce the two villages. Again, the land shown is considered to be the minimum necessary for the policy to have effect.

Policy AD6: Managing Design in the Conservation Area and its Setting: Church Quarter

Development proposals in the Church Quarter Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;***
- ii. Building materials include the use of squared and ashlar ironstone in the building construction and the use of red brick for chimneys;***
- iii. Proposals retain or re-provide as necessary boundary walls, railings and front gardens to match the existing arrangement on the same alignment;***
- iv. Proposals retain or re-provide as necessary mature deciduous and coniferous trees within the gardens, of a growth height and planting density to continue to screen and frame views of the church from Church Lane and Mill Lane;***
- v. Proposals do not obstruct the views to the open countryside from the western end of Mill Lane; and***
- vi. Proposals on fronting on to Mill Lane continue to comprise grass verges to the highway and do not include new footways.***

Development proposals in the open countryside beyond the defined Adderbury Settlement Boundary between Banbury Road and the Parish Boundary to the west will only be supported if they avoid any obstruction of the views from Banbury Road to the Church Quarter Character Area.

5.25 This policy manages design quality in the Church Quarter of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.26 The Church of St Mary is a grade I listed building and forms the centre piece to this character area. The church is located just outside the central commercial area, along Mill Lane, which filters off the High street. The village library is located in a grade II listed former school near by. The church quarter is quiet and peaceful. There is no formal footpath along a significant portion of the lane. Mill Lane begins with a wide entrance from the High Street and funnels into a narrow road, which sweeps around the edge of

the churchyard and then narrows further at the end where it suddenly opens up to expansive views of the Sor Valley.

5.27 The policy also identifies the specific significance of the open land to the north of the Conservation Area in the enjoyment of views to the Church and surrounding buildings. This is evidenced by the Conservation Area Appraisal and by Historic England in its comments on a previous planning application (15/00317/OUT) in that area. The land lies outside the Settlement Boundary but some forms of development suited to a countryside location are permissible. This policy requires that such proposals avoid obstructing the views to the Character Area from the north.

Policy AD7: Managing Design in the Conservation Area: The Green

Development proposals in The Green Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. To the North and East of the Green, proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;***
- ii. To the South, proposals must not impact on the spacious nature of the area and the looser building line;***
- iii. Building materials include the use of squared and ashlar ironstone in the building construction and slate or tile roofs;***
- iv. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and***
- v. Proposals retain or re-provide as necessary natural verges to the highway.***

5.28 This policy manages design quality in the Green character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan Policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.29 Adderbury was once called “Adderbury on the Green” and it is clearly evident why. The scale of The Green and the trees on its border are a magnificent feature. There is a significant contrast between The Green and the adjoining areas, which become more linear and densely built. Today, this is an important gateway to Adderbury Conservation Area. The area suddenly appears to visitors approaching the village from the south, where the Oxford Road narrows on approach before opening out and revealing the extensive Green around the corner.

Policy AD8: Managing Design in the Conservation Area: The Manors

Development proposals in The Manors Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;***
- ii. Building materials include the use of squared and ashlar ironstone in the building construction and slate or tile roofs;***
- iii. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment;***
- iv. Proposals retain or re-provide as necessary natural verges to the highway.***

5.30 This policy manages design quality in the Manors character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.31 There is a high concentration of historic Manor houses, along Manor Road (as the name suggests), and also in East Adderbury, south of The Green, including Adderbury House. The areas are located in distinguished positions, just off the main Village Green.

Policy AD9: Management Design in the Conservation Area: The Streets

Development proposals in The Streets Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;***
- ii. Building materials include the use of squared and ashlar ironstone in the building construction and slate, tile or thatched roofs;***
- iii. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and***
- iv. Proposals retain or re-provide as necessary stone walls or natural verges to the highway to match the existing arrangement.***

5.32 This policy manages design quality in The Streets character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and

enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.33 The 'Streets' consist of the High Street, Cross Hill Road/ Water Lane, Horn Hill Road and Tanners Lane/ The Leys/ Round Close Road/ Dog Close. All share similar characteristics in that they are strong linear streets which retain strong building lines.

Policy AD10: Managing Design in the Conservation Area: The Lanes

Development proposals in The Lanes Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals maintain the existing informal pattern of narrow routes with no footway, the strong building line abuts the main thoroughfare and modest cottages;***
- ii. Building materials include the use of course rubble/ squared ironstone in the building construction, the use of red brick for chimneys and the use of roofing materials such as slate, thatch and plain tiles to match nearby roofs;***
- iii. Proposals to retain or re-provide vernacular features such as casement windows, timber lintels and a mix of roof types;***
- iv. Proposals retain or re-provide as necessary boundary walls and timber fences where appropriate. Suburban style fencing will not be supported as it detracts from the historic character of the area;***
- v. Proposals do not obstruct the views to the open countryside and the Sor Valley from the northern end of Chapel Lane or the southern end of Church Lane; and***
- vi. Proposals do not obstruct the view of the Church of St Mary at the southern end of Church Lane.***

5.34 This policy manages design quality in The Lanes character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.35 Chapel Lane and Church lane consist of minor routes that filter off the main central spine. The lanes are narrow, informal routes without footways and where dwellings abut the main thoroughfare.

5.36 Chapel Lane is a small residential area off High Street with tennis courts sunken into the landscape at the end. As the name suggests, the lane is the former location of a chapel. It is a quiet, narrow lane with no formal footway along the initial part. The road filters from High Street, where the historic buildings are concentrated around the entrance; further down, the character changes and becomes more suburban with a

collection of post war dwellings at the end. The road meanders round and falls steeply at the northern end, allowing for extensive views of the Sor Valley beyond.

5.37 Church Lane is a narrow residential street with no formal footways, the cottages are modest the doorways and windows appear slightly dwarfed, creating a pleasant enchanting character. This lane narrows further at the end and then curves into a very narrow alley, bounded by ironstone walls/buildings, which guides the eye to a framed view of the Church of St Mary.

Policy AD11: Managing Design in the Conservation Area: The Valley

Development proposals in The Valley Landscape Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals do not obstruct the views to the open countryside of the Sor Brook Valley; and***
- ii. Proposals maintain the existing pastoral quality of East Adderbury, along with the Oxford Road, and to the rear of properties in both East and West Adderbury which follow the Sor Brook Valley.***

5.38 This policy manages design quality in the Valley character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.39 The Valley Landscape is that of the Sor Brook. It is heavily tree-lined, which in addition to the topography further emphasises the perceived separation of the village east and west.

5.40 The Character area features along the length of the conservation area and although a dominant landscape feature, the inward-looking central spine of the village restricts views of this valuable landscape to the perimeter, with views often found at the end of secondary streets and lanes. The Valley Landscape includes areas with a pastoral quality, where livestock roam the fields, in East Adderbury along the Oxford Road, and at West Adderbury to the rear of properties such as White House on Manor Road.

Policy AD12: Managing Design in the Conservation Area and its Setting: Former Farm Groups

Development proposals in the Former Farm Groups Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals maintain the existing informal plot layout (usually L-shaped) with individual lanes and gravel tracks for access;***
- ii. Building materials include the use of coursed rubble or square cut ironstone in the building construction and the use of roofing materials such as slate and plain tiles to match nearby roofs;***
- iii. Proposals retain or re-provide vernacular features such as casement windows, timber lintels and timber plank doors to match the existing emphasis on the rural connection;***
- iv. Proposals retain or re-provide as necessary boundary walls of varying heights, railings and timber fences to match the existing arrangement on the same alignment; and***
- v. Proposals retain or re-provide as necessary the informal green open spaces and large grass verges as well as mature deciduous and coniferous trees within the gardens and along the roadsides, of a growth height and planting density to continue to enhance the pastoral character which links with the nearby agricultural fields.***

5.41 Development proposals in the open countryside beyond the defined Adderbury Settlement Boundary between Banbury Road and the Parish Boundary to the west will only be supported if they avoid any obstruction of the views from Banbury Road to the Former Farm Groups Character Area.

5.42 This policy manages design quality in The Former Farm Groups character area of the Adderbury Conservation Area. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development.

5.43 This character area includes two areas in East Adderbury (consisting of Fleet Farm, Sydenham Farm, Stud Farm and Home Farm) and a small area north of The Green (Croft Farm). The core characteristics include a rural/pastoral character on the edge of the village, adjacent to open grazing fields. The topography sits on lower land to the wider and modern built up areas of Adderbury to the north. The pastoral character is further enhanced by the various areas of informal green spaces between the buildings. For example, east of The Plough public house is an informal green space which is left to naturally overgrow, creating a naturalistic rural environment. Agricultural activity still

exists in the surrounding fields including grazing land to the north of Aynho Road and arable land west of the Banbury Road.

5.44 The policy also identifies the specific significance of the open land to the north of the Conservation Area in the enjoyment of the setting to the historic village boundary of this Character Area. This is evidenced by the Conservation Area Appraisal and by Historic England in its comments on a previous planning application (15/00317/OUT) in that area. The land lies outside the Settlement Boundary but some forms of development suited to a countryside location are permissible. This policy requires that such proposals avoid obstructing the views to the Character Area from the north.

Policy AD13: Managing Design in The Crescent

Development proposals in The Crescent Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following principles:

- i. Proposals to retain or re-provide as necessary front gardens and an 'open plan' feel to the frontage;***
- ii. Building materials include the use of brick in the building construction and the use of roofing materials such as red pantiles to match nearby roofs; and***
- iii. Proposals retain or re-provide design features such as casement windows and small porches with pantiled roofs.***

5.45 This policy manages design quality in The Crescent character area of the village. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development. As it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

5.46 The Crescent is a 1918 design of semi-detached properties, having particular architectural features, such as porches and specific building materials. At the end of 1918 the Banbury Rural District Council attempted to devise a housing scheme to meet the need of housing for soldiers returning from WW1. 20 houses were planned but only 12 houses were built, in The Crescent just off the Banbury Road, and were ready for occupation in the autumn of 1922. The setting was described as on an elevated position away from the road. The houses are arranged in a semi-circle around a small green space, which was originally allotments. The Crescent lies to the east of the Banbury Road and north of the Adderbury Conservation area.

Policy AD14: Managing Design in Banbury Road

Development proposals in the Banbury Road Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals retain or re-provide as necessary boundary hedges and timber fences where appropriate;***
- ii. Proposals retain or re-provide as necessary front gardens and roadside verges***
- iii. Building materials include the use of render and red brick in the building; and construction and the use of roofing materials such as red tiles to match nearby roofs.***

5.47 This policy manages design quality in the Banbury Road character area of the village. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development. Again, as it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

5.48 Banbury Road is a main traffic route (A4260) lined with residential properties to the east and open fields to the west. It includes detached properties with large front gardens and wide roadside verges. These are mainly 1930s houses, although the previous Twyford Tea Gardens is earlier and opened in late 1912/early 1913.

5.49 Although there is a mixture of design these houses have used the same building materials and have retained their large front gardens with mature planting that make a positive contribution to the character and distinctiveness of the area.

Policy AD15: Managing Design in the Twyford Estate

Development proposals in the Twyford Estate Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals retain or re-provide as necessary front gardens and roadside verges;***
- ii. Proposals retain or re-provide as necessary boundary hedges (as in The Rise) and low walls (as in Walton Avenue and Rochester Way) where appropriate; and***
- iii. Proposals retain or re-provide as necessary (such as Deene Close) open plan front gardens and proposals which add boundary features like walls and hedges will be resisted.***

5.50 This policy manages design quality in the Twyford Estate Character area of the village. It refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development. Once again, as it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

5.51 The area lies to the north of the Conservation Area and includes the main approaches to the village from the north and east. The Twyford Estate was built largely in the 1960s and is a mixed development including detached/semi-detached two-storey houses and bungalows. The estate is east of the Banbury Road and is bordered on the north (Twyford Road) and east (Walton Avenue) sides by open countryside. There are a number of features worthy of retaining or enhancing.

Policy AD16: Managing Design in Berry Hill Road and St. Mary's Road

Development proposals in the Berry Hill Road and St. Mary's Road Character Area, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- i. Proposals retain or re-provide as necessary front gardens and roadside verges; and***
- ii. Proposals retain or re-provide as necessary boundary hedges (as in St. Mary's Road) and low walls (as in Norris Close) where appropriate.***

5.52 This policy manages design quality in the St. Mary's / Berry Hill Road Character Area of the village. In doing so, it refines saved 1996 Local Plan policies C27 and C28 in respect of requiring the design of development proposals to reflect the historic settlement pattern of villages like Adderbury. It is also in line with Local Plan Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with Policy Villages 1 in allowing for appropriate infill housing development. As it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

5.53 The area lies to the south west of the Conservation Area and includes the main approaches to the village from the southeast and southwest. There are two particular areas within this larger area, which are worthy of consideration. The Berry Hill Road and St. Mary's Road/ Norris Close. Both areas comprise 20th century housing. Berry Hill Road is characterised by substantial properties set well back from the road with extensive grass verges in front and large front gardens. St. Mary's Road and Norris Close have mixed development of detached/semi-detached two storey houses and bungalows. They are

characterised by large front gardens enclosed for the most part with low walls, and grass verges along the roadside.

Policy AD17: Local Heritage Assets

The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets by way of their local architectural or historic interest:

- ***The Crescent***
- ***The Pump House Garage***
- ***The Walled Lambing Paddock, Aynho Road***
- ***The Pound, Hornhill Road***
- ***The Ice House, Adderbury Lakes***
- ***The Long Wall, Long Wall Path***
- ***Twyford Tea Gardens, Banbury Road***
- ***The Friends Meeting House, Hornhill Road***
- ***The Well, Hornhill Road***

Proposals for a change of use or alteration that will result in harm to the significance of a Local Heritage Asset, or for its demolition, will be resisted.

5.54 This policy identifies buildings and structures of local architectural and/or historic interest to Adderbury for the application of policies ESD15 of the Local Plan Part 1. Those policies manage proposals for the extension, alteration and change of use of such buildings, which are now defined as 'non-designated heritage assets' by para 135 of the NPPF.

5.55 In line with the Historic England guidance on 'Local Heritage Listing' (2012), an identified building or structure is considered by the local community to exhibit attributes of one or more of the following:

- It is directly associated with a significant period in the history of Adderbury
- It is directly associated with the social history of Adderbury
- It is a notable example of planned development, or of incidental development in Adderbury, for example forming part of an original street plan or having some rarity value in its architectural for this area (though its type may be common elsewhere)
- It is directly associated with a notable figure of local importance

The justification of each the proposed buildings is provided in the separate 'Community Assets' report in the evidence base.

Policy AD18: New Community Facilities

The Neighbourhood Plan allocates land off Milton Road, West Adderbury, as shown on the Policies Map, for sports and community uses.

Proposals for these uses of the land will be supported, provided:

- i. Any buildings are ancillary to the operation of the uses and are located within the site and are designed in such a way that has regard to the countryside location of the site;***
- ii. Vehicular access is made from Milton Road, with a minimum loss of the existing site boundary hedgerow, and sufficient car parking spaces are provided;***
- iii. Safe pedestrian and cycle access is provided to the site;***
- iv. The landscape scheme contributes to the delivery of Policy AD2 by making provision for ecological connectivity from Milton Road to the proposed Local Green Space off Horn Hill Road in Policy AD3; and***
- v. The layout and any lighting have regard to the proximity of the adjoining residential and employment uses.***

Proposals for the improvement and extension of the community facilities at Lucy Plackett Fields, as shown on the Policies Map, will be supported, provided they do not undermine the visual integrity of the Local Green Space.

5.56 This policy allocates agricultural land on the western edge of the village, now in the ownership of the Parish Council, for sports and community uses for the benefit of the local community. It also supports improvements to the existing facilities at the Lucy Plackett Field within the village. In both cases, the policy is responding to the increase in demand for such uses as the village has grown in recent years. It follows a survey undertaken of the local community to understand their preferences for future provision in the village.

5.57 Although the Milton Road site is not central to the village, its size, shape and topography are suited to these uses and, given its public ownership, it provides a suitable location. Provided any buildings (e.g. community centre) are well designed and located, these uses are not incompatible with the location of the land in the countryside beyond the Settlement Boundary. The policy also provides an opportunity to deliver an improvement to the local green infrastructure network of Policy AD2, as it requires the landscape scheme to incorporate an appropriate means of improving the ecological connectivity between the hedgerows of Milton Road to an adjoining proposed Local Green Space. Proposals for buildings and any floodlighting must avoid or minimise their impacts on the established amenities enjoyed by the neighbouring residential and employment properties. A 2016 leisure survey of Adderbury households identified multiple uses with preference being given for a large community centre, football pitches and part woodland on the site. Once the Neighbourhood Plan is made, the Parish Council will seek to bring forward proposals on both sites and other appropriate locations for the mix and configuration of such uses and for their financing.

Policy AD19: Community Assets & Local Services

Proposals to improve the viability of established community use for the following buildings and facilities (by way of the extension or partial redevelopment of existing buildings) will be supported, provided that the scheme does not have a harmful impact on the street scene, and that any resulting increase in use will not harm the amenity of neighbouring properties.

- Adderbury Bowls Club
- Adderbury Post Office
- Adderbury Stores
- Ball Colegrave
- Banbury West End Tennis and Squash Club
- Beehive Veterinary Surgery
- Dovecote Barn (Bo-Peep)
- Katharine House Hospice
- Lake House Care Home
- Lucy Plackett Activity Centre
- Pump House Garage
- Sports and Social Club
- Squires Hairdressers
- Step Ahead Hairdressers
- The Bell Inn
- The Friends Meeting House
- The Church House
- The Coach & Horses
- The Institute
- The Orchards Dog Training Centre
- The Pickled Ploughman
- The Pig Place
- The Red Lion
- Twilite Leisure Park
- Victorian Pine

Proposals that will result in either the loss of, or significant harm, to facilities listed above, will be resisted, unless it can be clearly demonstrated that the operation of the facility, or on-going delivery of the community value of the facility, is no longer financially viable.

Development proposals to expand existing shops or commercial premises as well as to create new shops or commercial uses will be supported, provided they conform to other policies development.

Development proposals to change the use of shops or commercial units will be resisted, unless it can be demonstrated that their continued use is no longer viable.

5.58 This policy identifies a number of buildings and their land in the Parish for protection from harmful development, and to allow for their improvement to maintain their on-going viability, in line with Local Plan Policy BSC12 and saved 1996 Local Plan Policy S29. The justification for why each facility is included in the policy is provided in the separate 'Community Assets' report in the evidence base.

5.59 Each building plays an important part in sustaining the healthy life of the village and together they help justify the status of Adderbury as one of the larger villages in the District. The unnecessary loss of building will therefore have an impact on the viability of the local community life and will be resisted unless it can be clearly demonstrated by an applicant that the building and its location can no longer sustain a viable community purpose.

5.60 In addition, the policy is encouraging of the appropriate improvement of these facilities in order that they can remain viable in the longer term. This encouragement is subject to the proposals being well designed to be appropriate to their location – having regard to the relevant character area design policy of the Neighbourhood Plan for example – and to them avoiding harming local residential amenity by way of additional noise or traffic movements for example.

5.61 More generally, the policy encourages the retention, improvement and creation of new local shops in the village. With a growing population, there may be an increased demand for such local services to be provided within the village. The saved 1996 Local Plan Policy S28 allows for such retail development to meet local needs.

Policy AD20 Promoting New Employment

Development proposals to provide new employment and tourism opportunities within the Adderbury Settlement Boundary, at the established business parks and along the Oxford Canal will be supported, provided there is no harm to the amenities of nearby residents or other land users in terms of noise, air or light pollution.

Proposals for new business uses in other parts of the Parish will only be supported in principle once all the above land that is suited to a business use has been occupied and provided their use and design are consistent with all other relevant development plan policies.

Proposals requiring planning consent or prior approval for the change of use of land or buildings in established business use, will only be supported if it can clearly be demonstrated that the land is no longer viable for a business use.

5.62 To encourage appropriate employment opportunities, tourism and retail within the Adderbury parish by supporting suitable land development needs in keeping with the needs and character of a rural village.

5.63 An analysis was undertaken of the current employment areas in the Parish to ascertain their success as competitive locations for business by looking at vacancy rates and the opportunities for further intensification. There was also a survey of businesses to understand their needs and value to the Parish as local employers. The conclusion was that the variety of established business locations remained competitive for the current types of occupiers and that the Plan should focus future economic development at those locations, rather than to allocate new land.

Policy AD21: Community Infrastructure Levy

The Neighbourhood Plan identifies the following projects as priorities for investing in local infrastructure:

- ***Improving Cycle safety and connectivity of off-road cycleways***
- ***Maintaining heritage assets***
- ***Funding of Adderbury Library services***
- ***Leisure requirements determined by outcome of questionnaire***
- ***Provision of land for use as a cemetery***

Development proposals that will obstruct or prejudice the delivery of a project will be resisted.

5.63 This policy identifies a number of priority projects for the investment of the Parish proportion of the Levy charge in the area, in line with Local Plan Policy INF1. It is derived from a review of community surveys in the past that have identified projects for the Parish Council to support.

5.64 The list of projects may change over the lifetime of the Neighbourhood Plan but gives a current view on how the Levy should be invested to meet local needs. As a policy in the Plan, it provides the local community with the opportunity to understand the benefits of development in the Parish in the coming years.

Monitoring & Review Policies

5.65 The ANP will be monitored by the District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a Village level relevant to the Plan may also be included. It is expected that the Plan will be formally reviewed on a five-year cycle or to coincide with future reviews of the Local Plan.

6. Implementation

6.1 The ANP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

6.2 Most of the policies contained in the ANP will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are reasonable and sufficiently clear to enable them to inform the District Council's decisions on planning applications.

6.3 Whilst the local planning authority will be responsible for the development management, the Parish Council will use the ANP to frame its representations on submitted planning applications. It will also monitor the District Council's decisions to ensure that proper account is being taken of the ANP as part of their Local development plan.

6.4 Where one or more ANP policies are used as a reason for a refusal of a planning application, the Parish Council will support the District Council in defending that decision at any appeal. If necessary, the Parish Council will also consider requesting the Secretary of State to call-in of any applications the District Council is minded to approve, if the Parish Council considers that insufficient weight has been attributed to the conflict between a proposal and a policy of the ANP.

Infrastructure Projects

6.5 The Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority to the Parish:

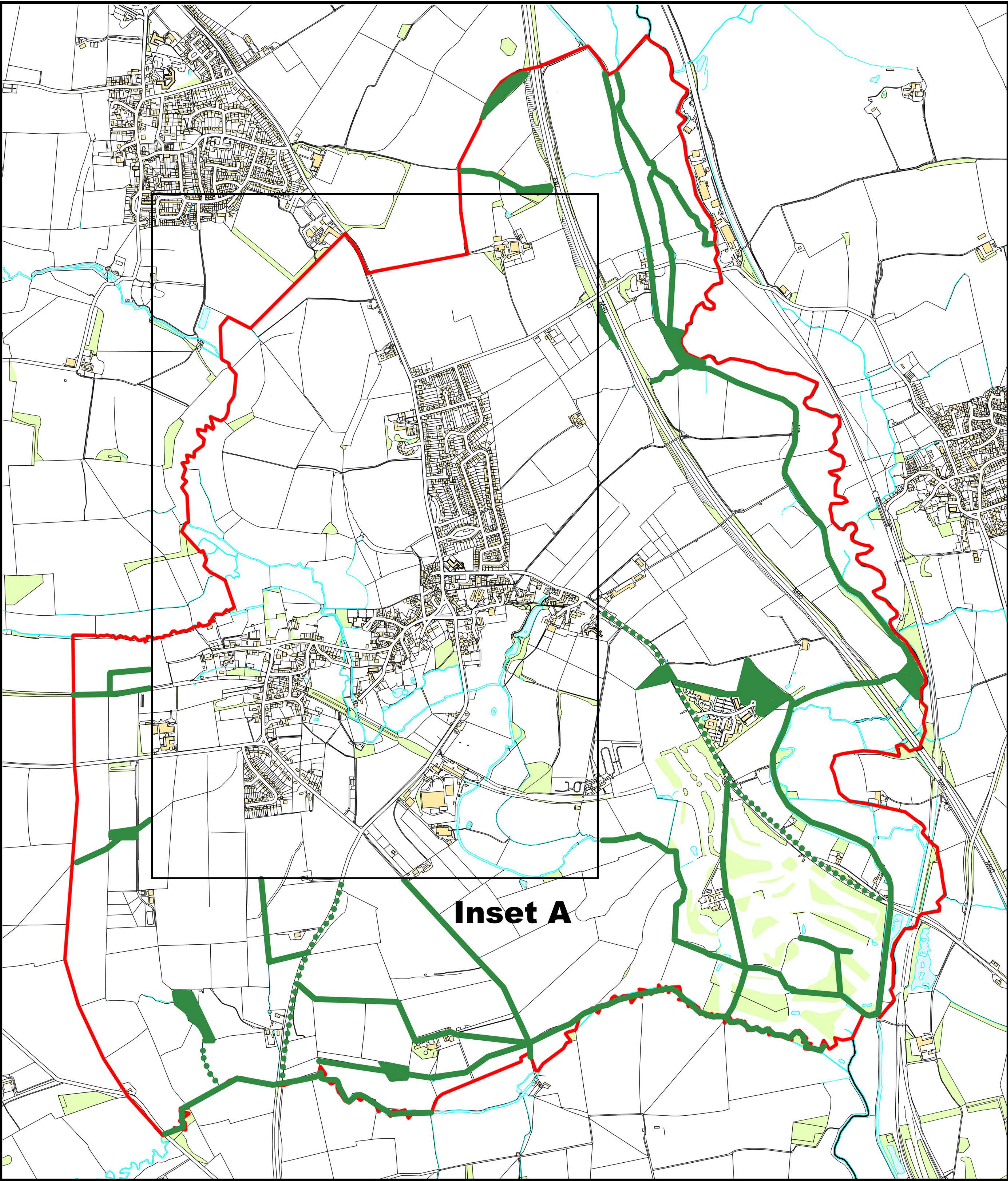
- ***Improving Cycle safety and connectivity of off-road cycleways***
- ***Maintaining heritage assets***
- ***Funding of Adderbury Library services***
- ***Leisure requirements determined by outcome of questionnaire***
- ***Provision of land for use as a cemetery***

6.6 This series of local infrastructure projects will be prioritized for investment from Section 106 agreements and, if implemented in the Cherwell District Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

6.7 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the Nation Planning Policy Framework (NPPF).


Policies Map

See attached documents

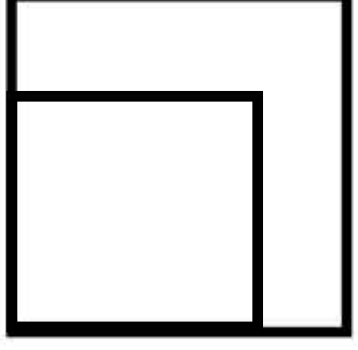


Adderbury Neighbourhood Plan: Policies Map


Key



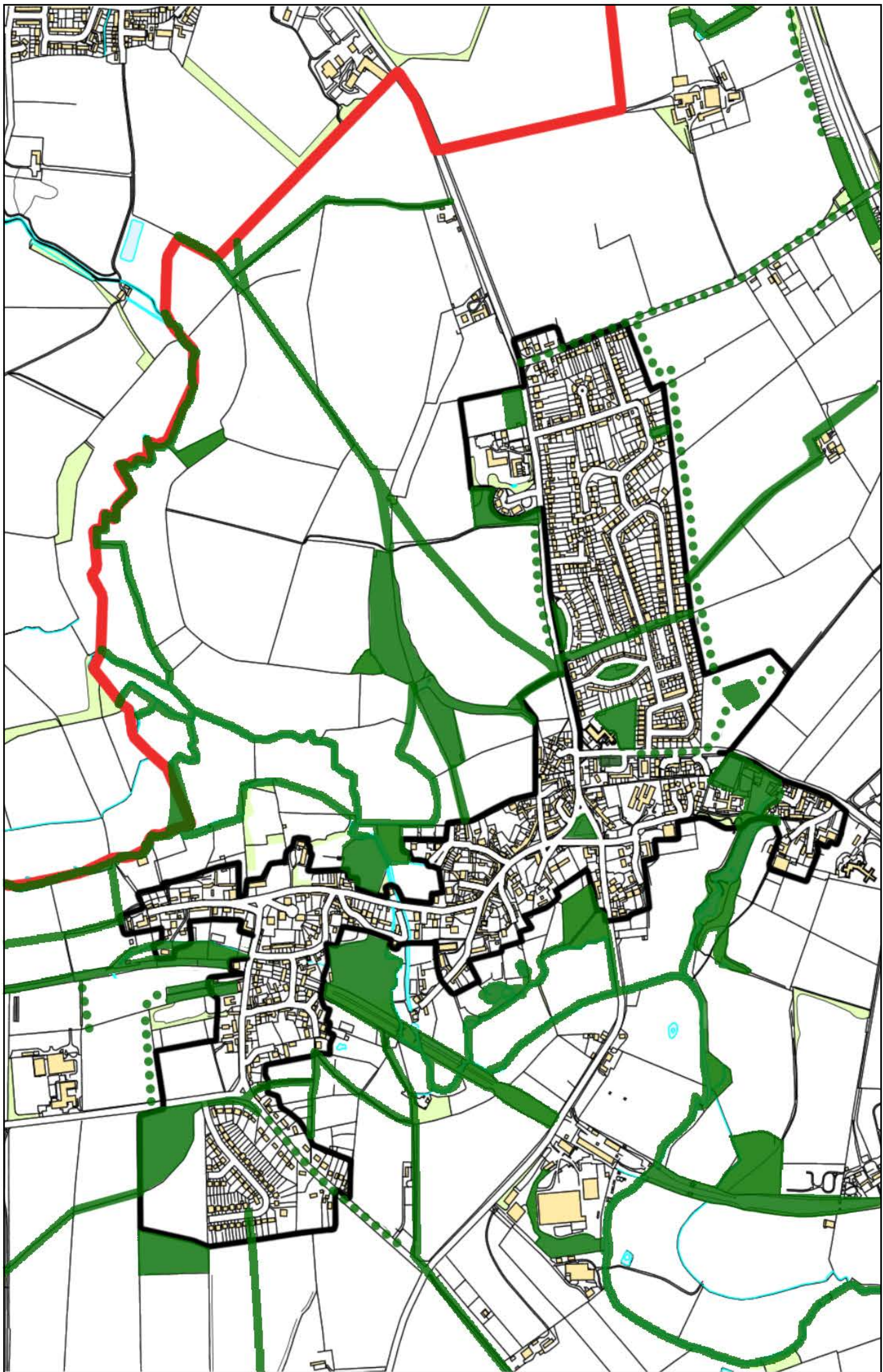
Parish Boundary



Inset A



AD2 Green Infrastructure
(Existing/Opportunity)



Adderbury Neighbourhood Plan: Policies Map Inset A

Key



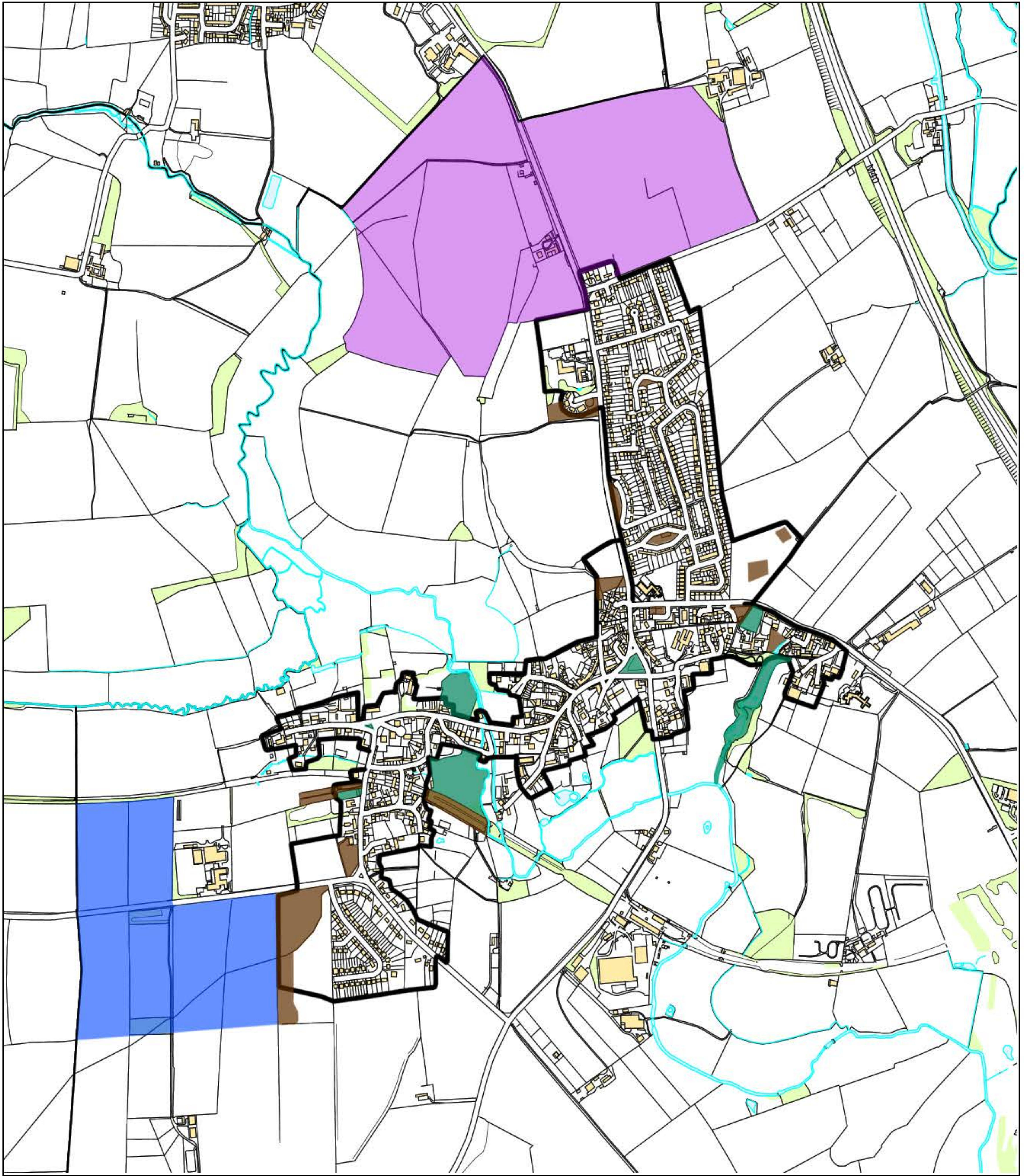
Parish Boundary



Settlement Boundary


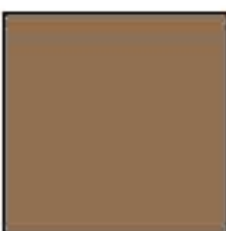
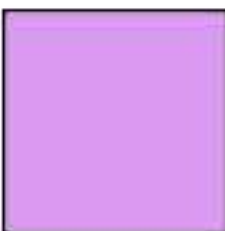





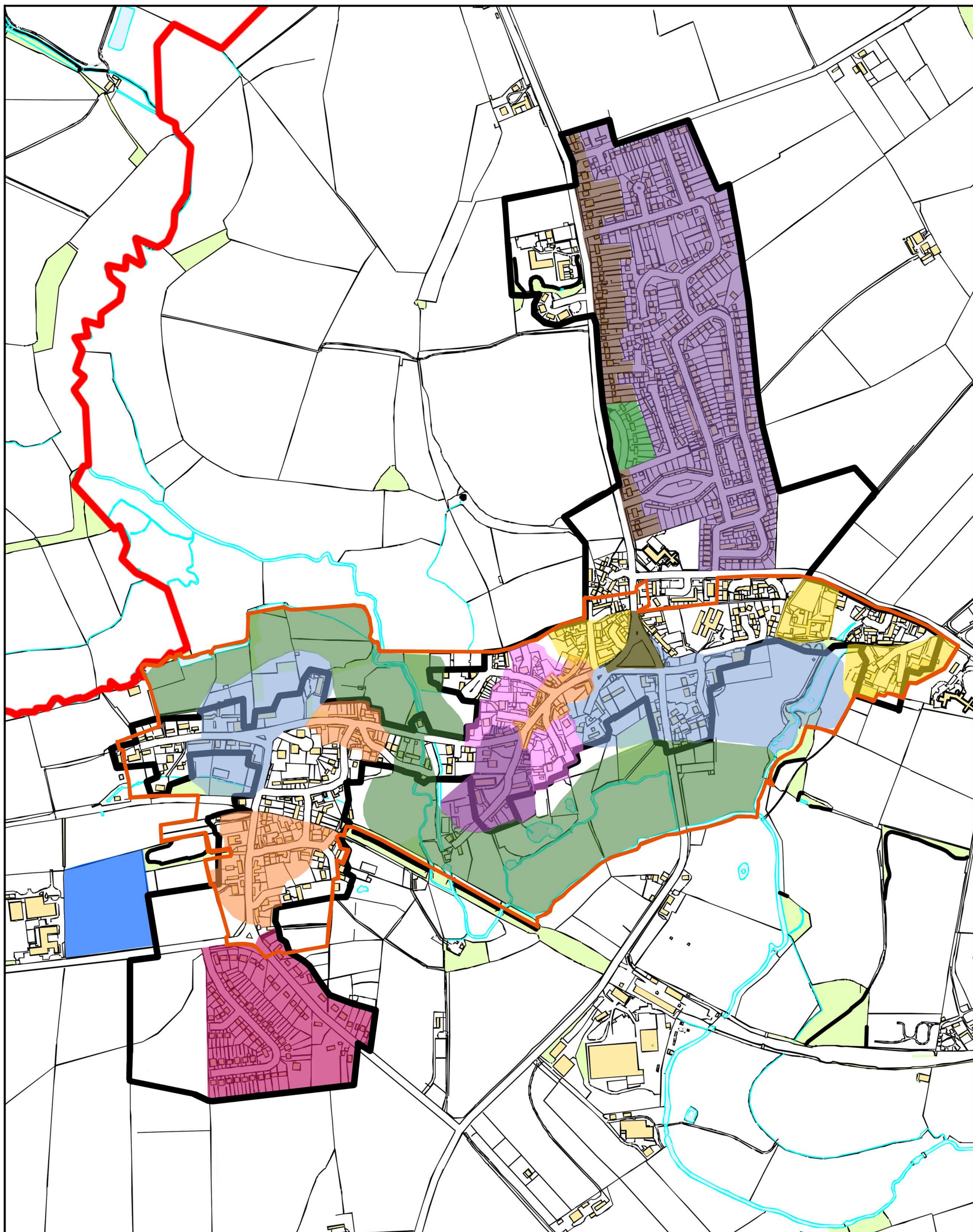
AD2 Green Infrastructure
(Existing/Opportunity)



Adderbury Neighbourhood Plan: Policies Map Inset B

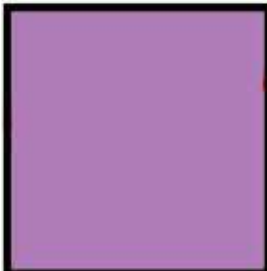

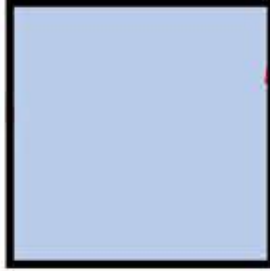
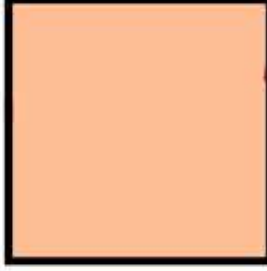

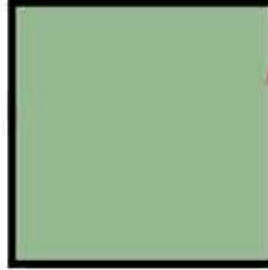
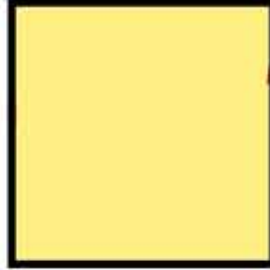
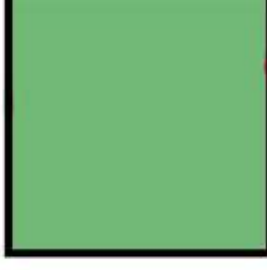

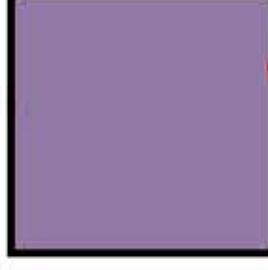


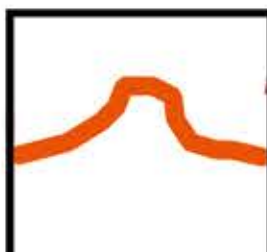


Key

	AD3 Local Green Spaces		AD4 Local Open Spaces		AD 5 Twyford Gap
	AD 5 Adderbury/ Milton Gap		Parish Boundary		Settlement Boundary



Adderbury Neighbourhood Plan: Policies Map Inset C

Key

 AD6 Church Quarter	 AD7 The Green	 AD8 the Manors	 AD9 The Streets
 AD10 The Lanes	 AD11 The Valley	 AD12 Former Farm Groups	 AD13 Managing Design in The Crescent
 AD14 Managing Design in Banbury Road	 AD15 Managing Design in the Tywford Estate	 AD16 Managing Design in Berry Hill Road and St.Mary's	 AD 18 New Community Facilities
 Conservation Area Boundary	 Parish Boundary	 Settlement Boundary	

Appendix A

Schedule of Evidence

[The National Planning Policy Framework](#)

[The Cherwell Local Plan 2011 – 2031 Part 1](#)

[The Cherwell Local Plan 1996](#)

[Adderbury Conservation Area Appraisal](#)

[Adderbury Green Space and Local Gaps Report](#)

[Adderbury Community Assets Report](#)

[Adderbury Heritage Report](#)

ADDERBURY NEIGHBOURHOOD PLAN GREEN SPACE AND LOCAL GAPS REPORT.

Definition.

Relevant Paragraphs of the NPPF

Para. 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para. 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

Para. 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Cherwell Local Plan 2011-2031 Part 1. Policy ESD17: Green Infrastructure.

B.274. Green Infrastructure comprises the network of green spaces and features in both urban and rural areas including the following:

- parks and gardens (including historic parks and garden);
- natural and semi-natural green space;
- green corridors (cycleways and rights of way);
- outdoor sports facilities;
- children's play space;

- allotments;
- cemeteries and churchyards;
- accessible countryside in urban fringe areas;
- river and canal corridors;
- canal corridors;
- woodlands;
- nature reserves;
- green roofs and walls.

Also taken into account.

Adderbury Conservation Area Appraisal - April 2012.

Section 8. Character of Adderbury. Sub Section 8.4 -Trees, hedges, verges, open space. Extract follows:

“The natural landscape in the conservation area is well maintained. There is a wealth of mature deciduous and evergreen trees found throughout which help to frame views, soften building lines, add texture and colour. They have an atmospheric quality, making a significant contribution to the various character areas. The principal areas of noteworthy open space are the Greens, the numerous verges, the recreation ground and the beautiful Adderbury Lakes”.

Adderbury Greenspace Assets.

This document, details the various Greenspace Asset areas within the parish of Adderbury. The numbers in brackets {-} after the Greenspace Asset name, relates to the numerical locations as detailed in the village maps, shown in appendix 1.

The following greenspace assets have been identified and selected using the above category examples. The Adderbury Conservation Area Appraisal Study methodology has also been used to assist in identification and detailing of all the greenspace assets within the parish of Adderbury and beyond the Conservation Area boundary to encompass the built village and beyond to the Adderbury parish boundaries. The Adderbury greenspace assets listed below have been given a number corresponding to the following key. In some cases, a particular facility may contain all three activity/uses and these have been numbered accordingly. As mentioned above each entry has been given a bracketed number i.e. {15} to assist in the location of the Greenspace Asset.

- 1. Greenspaces and Parks.**
- 2. Play space.**
- 3. Outdoor Sports and Recreation.**

The surrounding agricultural countryside landscape.

The most important Greenspace of Adderbury is its surrounding agricultural landscape with its varied and attractive topography across the parish. From its important and scenic valleys of the River Cherwell, the Sor Brook and River Swere and their classification as 'River Meadowlands', to its 'Vale Farmland', 'Farmland Slopes and Valley Sides' to the high land of the 'Upstanding Village Farmlands'. (Cherwell Local Plan 2011-2031 Landscape Types) (Plan of Adderbury Parish Landscape Types to be attached). As only the following sectors of the agricultural landscape can be protected as Greenspace it is important that under the Village Setting section of the ANP, a full description of the value of the parish's agricultural landscape with its high scenic, tranquillity and wildlife values is fully described.

Adderbury Green and its associated smaller areas to the south and small green at the junction of Croft Lane. {1}

1. Important grassed areas with mature trees around the edge of the historic main area. Very high visual importance with village roads on two sides and the main through road A4260 along its eastern edge. It has a perimeter of attractive stone built houses with the majority being built pre 1922 and these include three listed buildings. Two local public houses front on to the Green and both have developed sitting areas at the front of each to take advantage of the attractive outlook. Apart from the attractive visual experience, the Green is used for several community events during the year. Managed by Adderbury Green Association, maintained by the Parish Council with financial contribution from the Association.

Adderbury Lakes Local Nature Reserve. Off Lake Walk. {2}

1. A small open space and children's play area provided by the developer at the eastern end of the site and fronting onto the Aynho Road. Awaiting adoption by the Parish Council. Once part of the Adderbury House gardens and since 2003 owned by the Adderbury Parish Council and managed for the Parish Council by a team of councillors and community volunteers. It contains an Ice House which is listed and the northern boundary stone wall known as Long Wall is also listed. It therefore has an importance in historic terms. The area is divided into four distinct parts, the upper lake and the lower lake which are open to the public and are served by footpaths leading from main entrance and car park off Lake Walk. A door entrance exists in the Long Wall providing access from east Adderbury. To the south of the lower second lake is a mainly wet area known as the Sanctuary. This does not have public access and is set aside for wildlife conservation. Further to the south is a narrow strip of land called the Willow Carr containing a stream that flows from the lakes into the Sor Brook. A boat house is located the west bank of the upper lake and a covered seat and open fronted pavilion have views across the lower lake. The total area is tree covered with several trees dating back to the early 1800's. There is rich wildlife interest with woodpeckers, tree creepers, kingfishers, water rail, heron, four species of bats and badgers, foxes and mink as well as amphibians and fish. The local village primary school visit the Lakes and many visitors, and families from the village and further afield enjoy this unique, beautiful and much loved village asset.

Henry Jepp Close Open Space. (Aynho Road) {3}

1. and 2. A small open space and children's play area provided by the developer at the eastern end of the site and fronting onto the Aynho Road. Awaiting adoption by the Parish Council.

Allotments. Formerly Walled Garden of Adderbury House. {4}

1. Allotments provided for cultivation by residents of the parish. Owned and maintained by the Parish Council.

Sydenham Close Open Space. (Aynho Road) {5}

1. A natural open space provided by the developer with mature trees and recent native planting by the developer. The open space is situated north of the Adderbury Lakes Local Nature Reserve and contains a footpath link between the Aynho Road and the footpath of Long Wall with access to the Lakes. The open space is presently vested with Cherwell Council and has not yet been adopted by the Parish Council. The planning permission for this area requires that it be maintained as a natural area and not as mown grass.

Keytes Close Amenity Area. (Aynho Road) {6}

1. An amenity area, to the north of the houses, residential road and parking spaces of Keytes Close and provided by the developer. A visual amenity space with a small central open/grass area and good tree cover providing a screen between the houses and the Aynho Road. Adopted and maintained by the Parish Council.

Adderbury Court Garden (Banbury Road) {7}

1. A small triangle of land with semi-mature trees planted by the developer on completion of the buildings construction. A footpath along its southern edge links the Banbury Road with Adderbury Court and Croft Lane and also abuts the crown land described below. The frontage stone wall boundary and trees are visually important when viewed from the Banbury Road. A visual amenity space that has been adopted and is maintained by the Parish Council.

Land to west of Adderbury Court Open Space. Formerly Crown Land. (2,065m²) {8}

Potentially **1. 2. 3.** An area of land that has been passed to the Parish Council and is presently unmaintained grass with an increasing diversity of flora and associated insects with small seedling trees and bushes emerging. The Parish Council is considering the future use of this land but its use is restricted at present by only having pedestrian access. It is situated between Adderbury Court to the south and a proposed housing development site to the north. Planning permission was awarded for this latter site on appeal in 2014 but no start has yet been made by the developer.

Christopher Rawlins C. of E. Primary School. {9}

1. 2. 3. The school is presently a one form entry with plans under discussion to extend it to a one and a half form entry. All boundaries are hedged and the external areas consist of the field which is marked out for sporting activities (football pitch for under 10s 44.00 x 27.50m and running lanes in season), a garden area with polythene growing tunnel, a nature area with wet land habitat and wild flora, tarmac play space with one marked out for junior netball and general grass and shrub areas. It is understood that the school buildings are owned and maintained by Oxfordshire County Council and the land, whilst maintained by OCC, is owned by the Oxford Diocese.

The Rise Open Space. (Off Banbury Road) {10}

1. 2. 3. An oval shaped grass area with a perimeter road and houses fronting on the space. The area contains a fence children's play area and a goal mouth a basketball ring and a shelter for teenage use. The space is treeless and the Adderbury Parish Council has with volunteers implemented a pilot scheme to create a wild flora area on part of the open space. The open space is owned by the Cherwell District Council and is leased to the

Adderbury Parish Council who carry out maintenance of the grass and supply and maintain the play equipment.

The Crescent Open Space. (Banbury Road) {11}

1. A small grass area (originally allotments) with a ditch situated between the Banbury Road and the houses of The Crescent. A valuable green space with mature trees and understorey native shrubs that could be part of an original roadside boundary hedge and ditch. Visually important when viewed from the Banbury Road (A4260) and the houses where the trees give a strong screening effect. This amenity space is owned and maintained by the Cherwell District Council.

Rawlins Close Open Space. (Off Margaret Road) {12}

1. The amenity open space is situated on the south side of the cul-de-sac serving the Rawlins Close residential area and extends from its junction with Margaret Road to the first dwellings on the same side. The open space was designed to provide visual open space when planning permission was sought for the residential development of the site and enable sufficient space around the two large mature *Fagus sylvatica* (Beech) and to ensure their long term survival. These two mature Beech trees were also afforded the protection of a Tree Preservation Order (Ref. No. CDC/14/2002). The Conditional Planning Consent for the housing development also required the implementation of a tree and shrub planting scheme and this accounts for the shrubs areas and the semi-mature trees growing on the open space. This open space has been adopted and is maintained by the Parish Council.

Adderbury Bowls Club, Bowling Green Banbury Road. {13}

3. A traditional bowling green with attractive surrounds and club house that, whilst having no connection, is seen as part of the larger landscaped grounds of Greenhill.

Landscaped Grounds of Greenhill. {14}

1. Whilst resident only access, the gardens and its mature trees are of significant visual importance when viewed from the Banbury Road and the houses opposite.

Churchyard of the Parish Church of St. Mary the Virgin, Adderbury. {15}

1. The Church is a listed Grade 1 building and is considered to be the finest example of medieval church architecture in Oxfordshire. It is visible from many points within the Conservation Area, the wider village and parish especially from the Milton, Banbury and Oxford roads. Views from longer distance, including parts of the village of Kings Sutton are also possible. On a clear day, and looking west from Newbottle Hill (situated to the east of Kings Sutton) it is possible to see the three parish churches of Kings Sutton, Adderbury and Bloxham and are subject of a local saying:

“Bloxham for length, Adderbury for Strength and Kings Sutton for beauty”.

The Church is set on a slight knoll and the landform of the churchyard yard falls away to its Mill Race boundary to the west and to the Mill Lane boundary to the south and east. Its mature evergreen and deciduous trees are visually important and parts of the churchyard, notably along the Mill Race boundary are managed for wildlife and native flora. At present no part of the churchyard is closed and all maintenance is carried out by volunteers under the direction of the Parochial Church Council’s Fabric Committee.

The Church is the focal point of village views and longer views (as listed above). The importance of maintaining the view from the Banbury Road is the subject of a letter to the planning authority dated 8th April 2015 from Historic England. It is also the subject of an internal memorandum from Dr. Rose Todd (Acting Team Leader Design and Conservation Team of CDC to her colleague Alex Keen (Planning Case Officer).

Views of the Church are also gained from the majority of the footpaths leading to and around the village. The views of the Church from the Lucy Plackett Playing Field are of the quintessential cricket field/playing field in the foreground with its mid distance belt of trees and all being dominated by the tower, spire and west elevation of the Church.

Lucy Plackett Playing Field. (Off Round Close Road) {16}

1. 2. 3. The Lucy Plackett Playing Field is the largest public open space area in Adderbury and is used informally by individuals, families and formally for community events such as Party in the Park and organised sport. The field contains the village activity centre, the football club house and changing, a multi-use games area, the children’s play area (described in 2014 by a visiting Oxfordshire Playing Fields Association Officer, as ‘Tired’) and with the field being marked out for senior football during the season. The football pitch has low quality turf mainly due to winter flooding of part of the pitch and waterlogging of the remainder resulting in many postponed or relocated matches. It also suffers from a lack of investment. The use is supported by a small carpark and access off Round Close Road and the field contains footpaths that link to field paths and footpaths in the village and beyond. The field enjoys a tranquil setting with the treed former railway embankment to the south, the tree lined Sor Brook to the east and mature perimeter trees around the northern and western edges. To the southern edge of the field is the former railway embankment and its trees, see below. The Lucy Plackett Playing Field is maintained by the Parish Council as Trustees of the Lucy Plackett Trust.

Former railway embankment. Southern edge of the Lucy Plackett Field. {17}

1. 3. The former railway embankment with its mature trees dominates the southern edge of the Lucy Plackett Playing Field. The majority of the mature trees are situated on the north facing slope and top of the embankment. Many of the trees that grow on the south facing slope are under the main electricity supply line to the Adderbury Sewage Pumping Station and as a result are regularly coppiced to prevent damage to this essential electricity supply. A worn path exists along the top of the railway embankment and at the east end this path ends abruptly at the old bridge abutment. The use of the path by trail bike riders is to gain access to the top of several descent tracks down the north facing slope, some of which now have vertical sections. This activity is satisfying a local need for this type of terrain and riders obviously accept the risk that some of the evolving descents provide. The bikes are however causing soil erosion from around trunks and over roots of the trees with increasing likelihood of future damage and decay affecting the stability of the trees. The use of the embankment by the riders is considered to be an important activity of the Lucy Plackett facility and there needs to be dialogue with the riders to establish their requirements for improvements whilst protecting the best trees. The former railway embankment was purchased and managed as a nature conservation area by the Parish Council.

Colin Butler Green (Registered Common) {18}

1. The Colin Butler Green is an attractive island open space with roads on all sides and is of high visual importance in the village at the junctions of Manor Road, Horn Hill Road, Cross Hill Road and Adderbury Park. Because of its position and size, it serves as a visual open space amenity area rather than an activity space. It is well covered with mature deciduous and evergreen trees and the main species is Tilia (Lime). All the trees have a low canopy with some branches down to ground level. This heavy shade has resulted in some loss of the grass and ground flora.

Adderbury Cemetery and the Religious Society of Friends Burial Ground and Meeting House. {19}

1. The site is a long narrow land parcel consisting of the old burial ground and Friends Meeting House and the more recent cemetery provision for the village extending to the west. The provision of seating in the village cemetery part allows visitors to sit in a tranquil setting for quiet contemplation. The boundary wall fronting on to Horn Hill Road is constructed of local stone and pedestrian and vehicular access to the burial ground is via a two door entrance. The north and south boundary walls up to the Meeting House are also constructed of stone. The trees in the older burial ground include several mature and younger trees of predominantly *Taxus baccata* (Yew). Beyond the Meeting House the boundary enclosure to the north and west is of hedging with this part of the cemetery having a more open boundary formed by a ditch to the south where it abuts a private well

treed garden. The western end of the cemetery is prone to waterlogging and standing surface water occurs following wet weather. The Cemetery is owned by the Adderbury Parish Council with the Friends Meeting House and burial ground managed by the parish council on a long lease.

Triangle of land at the Junction of Horn Hill Road, Berry Hill Road and Milton Road. {20}

1. A small area of grass of visual importance with one mature Oak tree (*Quercus robur*) situated centrally. The oak tree is often referred to by villagers in giving directions for visitors coming to the village from the west. The land is owned and maintained by the Oxfordshire County Council as Highway Authority.

Land to north side of Milton Road between Ball Colegrave Ltd and the Banner Homes site. (3.34Ha) {21}

2. (Potential use) Land to be owned (in process of being transferred) by Adderbury Parish Council. It is understood that this land is being given to the parish council by a local landowner with the intention of its use to be dedicated to sport & community activities for the village. The land will have a decree and/or covenant specifying such limitations

RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION

David Wilson Homes. South of Milton Road. (13/00456OUT) {22}

1. 2. The open spaces of this development consist of a large landscaped open space with a water attenuation swale and incorporating the existing footpath No. 101/25/10 to the frontage between the development and the Milton Road. This area will contain a combined LAP and LEAP children's play areas. To the west of the houses and flowing from the frontage area and incorporating the existing western field boundary hedge is a large linear landscaped open space extending to the southern boundary of the site. Part of this latter area contains a kick-about area and recreation space. This land will pass to the Adderbury Parish Council in due course under the planning agreements, if the Council wishes to adopt it.

Bloor Homes, Aynho Road. (13/01768/F). {23}

1. 2. In the final stage of construction with all dwellings having been sold. Contains a small area of visual open space to frontage with Aynho Road, a larger central open space with two play areas (LEAP and smaller LAP) and a linear open space in the north east section of the site extending between house frontages to the boundary. The areas of the three open spaces in total amounts to .46ha (1.15 acres). This land will pass to the Adderbury Parish Council in due course under the planning agreements, if the Council wishes to adopt it.

Banner Homes - North side of Milton Road. (14/00250/F {25})

1. 2. This approved residential development that commenced in October 2016, is for 31 dwellings with a large landscaped area for recreation and children's play. This space is situated to the east of the site between the access track to St. Mary's House and the boundary of the site with Horn Hill Road and is within the Adderbury Conservation Area. The area contains a number of bushes and mature trees which are visually important at the edge of the Adderbury Conservation when viewed from the Milton Road, Berry Hill Road and Horn Hill Road. Part of the area is to be kept natural without mowing. This land will pass to the Adderbury Parish Council in due course under the planning agreement, if the Council wish to adopt it. The area would make a small natural park for this part of the village. Within the south western corner of the site is an area of land of approximately 2,800m² that has been approved for 'Possible Community Use'. The layout development plan shows:

- A building originally proposed as a clubhouse including changing accommodation for football,
- Car parking sufficient for 23 vehicles, and
- Road access on to the Milton Road via the residential road.

DEVELOPMENT ALLOWED BUT NOT YET COMMENCED. {24}

Cala Homes. Banbury Road. (14/00351/F)

2. A site with permission for 25 dwellings, centrally sited LAP enclosed by dwellings and gardens on two sides and small landscaped areas. These areas will pass to the Adderbury Parish Council in due course under the planning agreements, if the Council wishes to adopt them.

LOCAL GAPS: AREAS OF AGRICULTURAL LAND IDENTIFIED TO PREVENT COALESCENCE.

The agricultural landscape around Adderbury is recognised as contributing to the character of this very special ironstone village. At present there are two weak areas in this surrounding belt, the diminishing gaps between Adderbury and the urban sprawl of Banbury and Bodicote in the north, and Milton to the south west. It is essential that the retention and protection of this open agricultural landscape between the settlements be achieved to prevent coalescence. This protection would be Green Belt in function to retain the present agricultural land use or with creation of woodland and open areas for biodiversity and pathways/bridleways/cycleways linking with the surrounding countryside.

The Adderbury/Bodicote gap, is situated to the western side of the A4260 and contains the highest landform in the parish at 116 metres before the level drifts down into the Sorbrook valley further to the west. The gap between the Twyford Road of Adderbury on the east

side of the A4260 and the Banbury Town Council boundary is now only 950m wide. The re-siting of Banbury United Football Club is proposed to the Banbury side of this boundary. The landform of Manor Farm on this eastern side of the A4260 is a plateau of agricultural land to a level of 115m, before falling to the Cherwell Valley in the east.

The Adderbury/Milton Road gap of agricultural land extends to both sides of the Milton Road. On the north side, the land falls slightly to the north and extends from the western boundary of Ball Colegrave Ltd to the parish boundary, some 280m away. On the south side of the Milton Road, the gap of agricultural land rising to the south, extends from the western boundary of the residential development site (Adderbury Fields. David Wilson Homes) to the parish boundary approximately 470m to the west.

See Policies Map Inset B.

Other greenspace Assets

Small copse of trees to the south of Greenhill and Summers Close off Banbury Road. {27}

1. To the south of Summers Close is a small field with boundary hedges, trees and a small copse. This greenspace is important visually when viewed from the south (Banbury Road) as it is situated on rising ground next to a large open arable field.

The Village Pound. East side of The Horn Hill Road Berry Hill Road and Milton Road junction. {28}

1. An important visual and historic stone wall enclosure used in the past for holding stray farm animals found loose in the village before collection by owners. The land is owned by the Adderbury Parish Council and rented out to a neighbour as a vegetable garden.

The Road Verges and Green Spaces of Adderbury and Twyford. {29}

1. As recorded in the Adderbury Conservation Area Appraisal, numerous verges contribute to the character of the Conservation Area. This also applies to many verges and small areas of grass situated in the residential areas of the village within and outside of the Conservation Area including the wide verges of Berry Hill Road and the tree lined verges of Twyford Grove and Twyford Avenue. In addition to the verges, are the visually important small grassed open spaces that were retained as part of the original layout often at residential road junctions and are now maintained by the Oxfordshire County Council as highway land or the Adderbury Parish Council. Examples of these spaces can be found at the junction of Cawley Road, and Walton Avenue, Twyford, Lake Walk (north side when approaching the listed archway) and its visual linkage with the frontage of Lake House.

SPATIALLY IMPORTANT PRIVATELY OWNED VILLAGE GREEN SPACE.

Field with stone wall boundary abutting New Road, Adderbury. (West of Pump House Garage). Also known as Thistlethwayte's Field. {30}

1. An important opening in the village street scene that allows the agricultural pastoral landscape to spill in to the village enhancing its rural nature and reinforcing the link between Adderbury and the attractive countryside beyond. A small but visually woodland exists in the south east corner of the field where it abuts the Sor Brook along its eastern boundary. Due to the proximity of this water course and the land topography, approximately 50% of the field is included within the flood plain.

Historic stonewalled lambing paddock fronting onto Aynho Road (To west of The Pickled Ploughman Public House) {31}

1. A locally listed historic feature and visually important paddock with stone wall to all boundaries presently being used as contractor parking and storage of waste material from the owner's works on new buildings to the southwest. It borders the Aynho Road to the northeast, a track and the open space and children's play area associated with the Henry Gepp development, see above.

Banbury West End Tennis and Squash Club. {32}

3. A thriving club with two squash courts, six hard/synthetic tennis courts, four of which are floodlit, car parking and a club pavilion containing a meeting/social room licenced bar and changing accommodation. The club has a well-supported league match and training programme for both disciplines and maintains a strong junior section. The courts are situated on the northern edge of the village envelope and accessed off Chapel Lane. The facility is well screened and protected by mature trees growing in the grounds of Sor Brook Manor that wrap around the facility on the south and west sides. On the north side, it abuts low lying farmland of the Sor Brook valley and as a result the site is within the flood zone on its western edge and the carpark, the lowest courts and the squash club building have been flooded in the past. Because of its position and topography of the land form, it is not a dominant feature in the landscape and even when the four upper courts are floodlit, its low level system ensures that light spillage is minimal.

Houses within the village envelope with large gardens often containing visually important mature trees. {33}

Within the Conservation Area and the wider village are many examples of large houses with extensive gardens containing lawns, grassland paddocks, lakes/ponds, horticultural features, woodlands and both large native and ornamental trees. Whilst the privacy of these gardens is maintained by walls, hedges, etc. the houses and gardens contribute to the visual beauty

of the village when viewed from roads, footpaths and public areas, not only by the scale and character of the stone buildings and their enclosure but by the size and maturity of the trees. The following properties are given as examples of this type of property. Sor Brook Manor, Adderbury House, South House, Rawlins House, East House, Cross Hill House and Crownhill House.

The Oxford Canal and its Conservation Area. {34}

1. 3. The purpose of the Conservation Area is as set out in the Oxford Canal Conservation Area Appraisal 2012. An historic and important visual, leisure and ecological based linear feature on the eastern edge of the parish of Adderbury and running north south through the Cherwell District Council area. Well used water based activities from leisure boating in the traditional canal boats and with hire companies in villages to the north and south of Adderbury to canoeing by local clubs, families and individuals. Licensed moorings are also available within the parish area at Twyford Wharf and Nell Bridge. The canal is also popular with anglers of all ages. The canal towpath is well used by walkers both local and long distance and cycling is increasing in popularity. The Rivers and Canal trust welcome considerate cyclists to use the towpath facility and greater linkage from existing and proposed cycleways in the parish should be considered. Being close to the River Cherwell and its flood plain the canal provides movement corridors for wildlife and this plan supports greater connectivity to link any isolated wild life areas into this network.

The M40 Corridor {35}

1. 3. Apart from its vital importance as part of the national motorway network, the section within the parish has both visual and wildlife significance. Because of the topography of the natural landform, the Adderbury section includes wide cuttings and embankments. Many of these were planted with species rich ground flora and have developed to benefit wildlife. These areas are recognised as containing species of principal importance for the purpose of conserving biodiversity under Section 41 of the National Environment and Rural Communities Act 2006 and are included in the current Cherwell District Council Local Plan. The boundaries of the motorway are mainly abutting agricultural land and have been planted with native hedging. The hedges and the woodland blocks of tree planting are now maturing with the larger trees having visual impact from a wider area. The M40 with its wide planted verges, maturing tree cover, swales and ditches to boundaries, etc. is also providing an important wildlife corridor on this eastern edge of the parish along with the Oxford Canal, the River Cherwell with its flood plain and the rail line further to the east. The spread of the Red Kite (*Milvus Milvus*) to this area from its original release site near Stokenchurch has been attributed to the M40 corridor and the carrion from road kill of badgers, foxes etc. An aerial wildlife corridor!

OTHER IMPORTANT PRIVATELY OWNED GREENSPACE IN THE PARISH OF ADDERBURY.

Banbury Golf Course, Aynho Road. {36}

1. 3. The tree and native shrub planting carried out when the golf course was constructed is now maturing into important landscape features when seen from the Aynho

Road and footpaths in the area. As a result, the former agricultural field pattern is disappearing and being replaced by the more linear golf landscape. Part of the land is in the flood plain and retains the wetland habitats. Elsewhere biodiversity is being enhanced by creation of new wildlife corridors within the golf landscape.

Bo Peep Touring Caravan Site and Wedding venue. {37}

1. The present use of the land has retained its agricultural landscape of hedges and fields and these connect with the existing visually important woodland and its habitats abutting the Aynho Road. (NERC S41 Habitat). It is understood that the touring caravan use may cease shortly.

The gardens of the Katharine House Hospice, Aynho Road. {38}

1. The attractive landscaped areas around the Hospice buildings are maintained by local volunteers for the benefit of patients, staff and relatives and can be seen by users of the Aynho Road.

Ball Colegrave Ltd., Milton Road. {39}

Situated to the west of the company buildings and abutting the agricultural land to the west are the display and trial beds for seasonal planting set in areas of mown grass. The site is well screened from the east and west by mature native tree belts along the boundaries.

Adderbury Street Plan

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WILDLIFE CORRIDORS.

Oxford Canal and Towpath, River Cherwell, Sor Brook, The River Swere, Cuttings and Embankments of the M40, Continuous and linking hedgerows, Roadside verges with ditches and boundary hedgerows.

Community Assets report

Community Asset	Reason for inclusion
Adderbury Bowls Club	Adds to viability of local community life Is a positive benefit to social life of community
Adderbury Post Office	Local employment benefit Adds to viability of local community life Provides a service to community
Adderbury Stores	Local employment benefit Adds to viability of local community life Provides a service to community
Ball Colegrave	Local employment benefit Adds to viability of local community life
Banbury West End Tennis and Squash Club	Adds to viability of local community life Is a positive benefit to social life of community
Beehive Veterinary Surgery	Local employment benefit Adds to viability of local community life Provides a service to community
Dovecote Barn (Bo-Peep)	Local employment benefit Adds to viability of local community life
Katharine House Hospice	Local employment benefit Adds to viability of local community life
Lake House Care Home	Local employment benefit Adds to viability of local community life
Lucy Plackett Activity	Adds to viability of local community life

Centre	Is a positive benefit to social life of community
Pump House Garage	Local employment benefit Adds to viability of local community life Provides a service to community
Sports and Social Club	Adds to viability of local community life Is a positive benefit to social life of community
Squires Hairdressers	Local employment benefit Adds to viability of local community life Provides a service to community
Step Ahead Hairdressers	Local employment benefit Adds to viability of local community life Provides a service to community
The Bell Inn	Local employment benefit Adds to viability of local community life Provides a service to community
The Friends Meeting House	Adds to viability of local community life Is a positive benefit to community life
The Church House	Adds to viability of local community life Is a positive benefit to community life Local employment benefit Provides a service to community
The Coach & Horses	Local employment benefit Adds to viability of local community life Provides a service to community

The Institute	Adds to viability of local community life Is a positive benefit to community life
The Orchards Dog Training Centre	Local employment benefit Adds to viability of local community life Provides a service to community
The Pickled Ploughman	Local employment benefit Adds to viability of local community life Provides a service to community
The Pig Place	Local employment benefit Adds to viability of local community life Provides a service to community
The Red Lion	Local employment benefit Adds to viability of local community life Provides a service to community
Twilite Leisure Park	Local employment benefit Encourages tourism.
Victorian Pine	Local employment benefit
Banbury Golf Club	Adds to viability of local community life Is a benefit to social life of community Local employment benefit

Local Heritage Assets report

Local Heritage Asset	Reason for selection
The Crescent	<p>It is directly associated with a significant period in the history of Adderbury</p> <p>It is a notable example of planned development, in Adderbury</p> <p>It was originally a housing scheme to meet the need of housing for soldiers returning from WW1.</p>
The Pump House Garage	<p>It is directly associated with the social history of Adderbury</p> <p>This former pump house originally supplied drinking water to the whole village, previously water would have been supplied by wells. It is believed to have been constructed in the 1930s.</p>
The Walled Lambing Paddock, Aynho Road	<p>It is directly associated with a significant period in the history of Adderbury</p> <p>It is directly associated with the social history of Adderbury</p> <p>It is believed to be the only completely walled paddock in Adderbury (and possibly North Oxfordshire); this paddock was and still is a lambing paddock. It is completely enclosed by its original dry stone walls. The paddock can be seen on historical maps and dates to the mid 19th century or earlier.</p>

<p>The Pound, Hornhill Road</p>	<p>It is directly associated with a significant period in the history of Adderbury</p> <p>It is directly associated with the social history of Adderbury</p> <p>Used for collecting animals that had strayed and is sited on the edge of the village. This small walled feature is evidence of Adderbury's past history as an agricultural community.</p>
<p>The Ice House, Adderbury Lakes</p>	<p>It is directly associated with a significant period in the history of Adderbury</p> <p>It is directly associated with the social history of Adderbury</p> <p>It is an important feature in the history of the Adderbury House estate and probably dates from the 18th Century.</p>
<p>The Long Wall, Long Wall Path</p>	<p>It is directly associated with the social history of Adderbury</p> <p>It is formerly the northern boundary to the Adderbury House estate, and was probably built when the Adderbury House estate was enclosed causing cottages to be demolished on the northern edge.</p> <p>This wall is a significant structure and is a key feature of the northern part of the conservation area.</p>
<p>Twyford Tea Gardens, Banbury</p>	<p>It is directly associated with the</p>

Road	<p>social history of Adderbury</p> <p>It is a notable example of planned development, in Adderbury</p> <p>The Twyford Tea Gardens (house and grounds) were developed as part of the Twyford Garden Estate. This was an attempt to develop a rural Garden Suburb outside Banbury following the Garden Suburbs and Cities movement which was popular in the early 20th Century.</p> <p>The Tea Gardens was probably opened in late 1912 or early 1913 and provided refreshment for people walking out from Banbury and char-a-banc trips which were a popular past time.</p>
The Friends Meeting House, Hornhill Road	<p>It is directly associated with a significant period in the history of Adderbury</p> <p>It is directly associated with the social history of Adderbury</p> <p>This delightfully simple building is evidence of the tradition of Quaker worship in Adderbury and of the non-conformist history of the village in the 17th and 18th centuries. It dates to 1675.</p>
The Well, Hornhill Road	<p>It is directly associated with the social history of Adderbury</p> <p>This is the last remaining public well in the village and is an important historical feature of a period before water was pumped in Adderbury, when there were a number of wells for public use around the village.</p>

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List of Land Use policies

	Policy	Evidence
AD1	A Spatial Plan for the Parish	Supporting text
AD2	Green Infrastructure	Supporting text (needs more - NH)
AD3	Local Green Spaces	Green Space & Gaps Report + cross ref in supporting text
AD4	Local Open Spaces	Green Space & Gaps Report + cross ref in supporting text
AD5	Local Gaps: <ul style="list-style-type: none"> - Twyford - Bodicote/Banbury - West Adderbury - Milton 	Green Space & Gaps Report + cross ref in supporting text
AD6	Managing Design in the Conservation Area: Church Quarter	Supporting text (refs to Appraisal already)
AD7	Managing Design in the Conservation Area: The Green	Supporting text (refs to Appraisal already)
AD8	Managing Design in the Conservation Area: The Manors	Supporting text (refs to Appraisal already)
AD9	Managing Design in the Conservation Area: The Streets	Supporting text (refs to Appraisal already)
AD10	Managing Design in the Conservation Area: The Lanes	Supporting text (refs to Appraisal already)
AD11	Managing Design in the Conservation Area: The Valley	Supporting text (refs to Appraisal already)
AD12	Managing Design in the Conservation Area: Former Farmers Groups	Supporting text (refs to Appraisal already)
AD13	Managing Design in The Crescent	Supporting text (needs more - NH)
AD14	Managing Design in Banbury Road	Supporting text (needs more - NH)
AD15	Managing Design in the Twyford Estate	Supporting text (needs more - NH)

AD16	Managing Design in Berry Hill Road and St.Mary's	Supporting text (needs more - NH)
AD17	Local Heritage Assets	Supporting text + needs a short separate Local Heritage Assets report describing each proposed asset and why it meets the tests of §5.55 of the NP
AD18	New Community Facilities	Supporting text + survey
AD19	Community Assets & Local services	Supporting text + <u>ideally</u> needs a short separate Community Assets report describing each proposed asset and why it deserves or leave it as this for now.
AD20	Promoting New Employment	Supporting text (needs more from the existing background report)
AD21	Community Infrastructure Levy	Supporting text + survey