

# **Adderbury Neighbourhood Plan 2014 - 2031**

## **Submission Plan**



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**March 2017**

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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. 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 that the Neighbourhood Plan is required to focus on land use planning policies.

Following the Leisure Survey in 2016, plans for the future of leisure facilities across the village will be developed by the Parish Council in conjunction with the community.

These matters and the other issues that came out of the "TAP Report" will be addressed in a future, all-encompassing Parish Plan to be prepared by Adderbury Parish Council with the theme of keeping Adderbury modern, thriving and sustainable. It is in this Parish Plan that the environmental, social and economic vision and policies for preservation and betterment of the village will be drawn together. The topics will include:

- sustainable rural and built environment;
- other infrastructure
- transport (including traffic management and reducing the need to drive by car around the village and its environs)
- the resources, facilities and services to support the size of village
- education
- local employment and small-scale local businesses
- leisure and tourism

- wildlife habitat and protection;

The funding of any proposals arising out of these policies will be key. While some national and local government resources and developer funds may be available for certain items, we must expect to have to raise significant sums from other sources and from within our community with targeted fund-raising.

This Neighbourhood plan is a final version having taken account of the comments received on the pre-submission version of the plan, consulted on between December 2016 and February 2017. It 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.

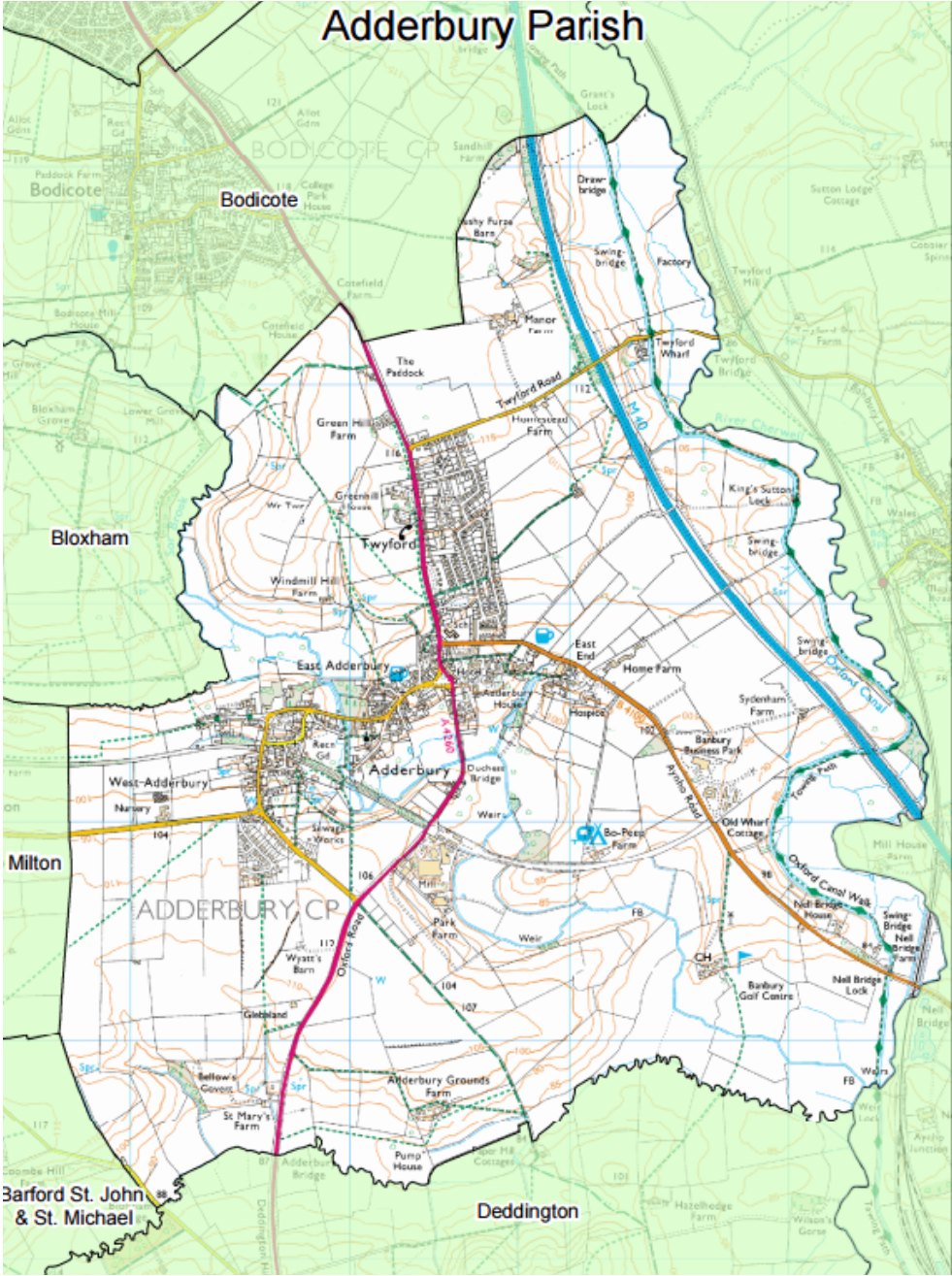
***Neighbourhood Plan Steering Group, March 2017***

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# 1. Introduction & Background

1.1 Adderbury Parish Council has prepared 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 Neighbourhood Plan is to set out a series of planning policies that can be used to determine planning applications in the area up to March 2031. These policies aim to protect the special character of the Parish but also to encourage development proposals for the benefit of the local community. Given the plan needs to take account of approved housing developments that contribute to the supply of housing in the village in line with Policy Villages 2 of the adopted Cherwell Local Plan 2011 – 2031, the plan period of the Neighbourhood Plan starts in April 2014.

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'. Essentially, these are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local strategic 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 Submission Plan**

1.8 The Submission Plan is the final version of the Neighbourhood Plan to be proposed by the Parish Council. It has taken account of the comments received on the Pre Submission version of the Plan in December 2016 – February 2017 and has made sure that the Plan reflects existing national and local planning policies and how they affect this Parish.

## **Strategic Environmental Assessment**

1.10 The Parish Council received a screening opinion from the District Council confirming that the Neighbourhood Plan was not likely to have any significant environmental effects and therefore a Strategic Environment Assessment (SEA) was not required under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. In which case, the separate Basic Conditions Statement sets out how the Neighbourhood Plan contributes to achieving sustainable development.

## 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. The older parts of the village contain many honey coloured Hornton stone. 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 (Census 2011) and is a rural settlement surrounded by farmland with an historic ironstone heart and two 20<sup>th</sup> 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 Neighbourhood Plan 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 13<sup>th</sup> century and the Tithe Barn which dates back to the 15<sup>th</sup> century.

2.5 Adderbury is situated in a prime rural and agricultural area. This led to significant agricultural expansion during the late 16<sup>th</sup> and the whole of the 17<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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-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 was previously designated as an Area of High Landscape Value 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 Neighbourhood Plan 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 Neighbourhood Plan. The Plan must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations. These policies are contained within the Cherwell Local Plan 2011 – 2031 Part 1 ('LP1') adopted in July 2015 and also include those saved from the 1996 Cherwell Local Plan ('CLP').

#### **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 LP1 contains the following policies of particular relevance to the Neighbourhood Plan:

- Policy BSC 03: Affordable Housing (requiring all housing sites suitable for 11 or more dwellings (gross), will be expected to deliver 35% affordable homes on site 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 6: Sustainable Flood Risk Management (requiring development in flood risk areas to put in place flood mitigation)

- Policy ESD 7: Sustainable Drainage Systems (SuDS) (requiring all development to manage surface water run off)
- 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, 109 of which have been completed and another 86 consented in Adderbury, and 353 completed or consented in other Parishes, as at 31 March 2016)
- Policy INF 1: Infrastructure (establishing the means by which CDC will secure investment in supporting infrastructure)

### **The Cherwell Local Plan 1996**

3.5 The LP1 was the partial replacement of the previous adopted plan – the CLP of 1996. There are 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 CLP are:

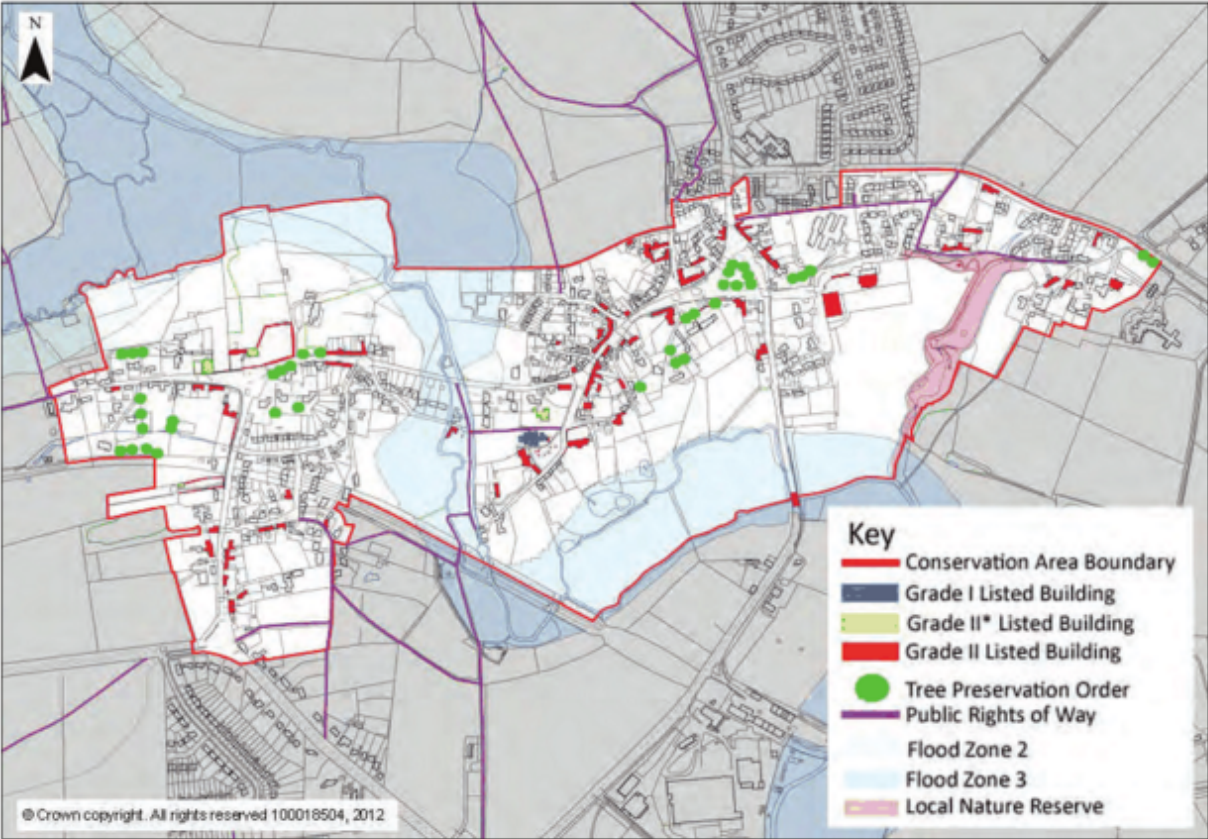
- S28: Proposals for Small Shops
- S29: Loss of Existing Village Services
- C15: Prevention of Coalescence of Settlements
- C30: Design of new residential development
- C33: Protection of important gaps of undeveloped land

### **Conservation Areas**

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). The Oxford Canal (within and beyond the Parish) has also been designated a Conservation Area (in 2012).

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



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 and the Neighbourhood Plan steering group have consulted with the local community during the course of the Plan preparation process, and the Neighbourhood Plan 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 Since January 2014, 182 new homes have been approved in Adderbury (117 of which count towards the 750 homes allocated to Category A villages). 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. Subsequently, in early 2016 consultants were appointed and a new Neighbourhood Plan steering group was created comprised of Parish Councillors and community members. 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 all these 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, bridleways, cycleways 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. For this reason, there are many other public policy matters that cannot be addressed by the Plan, notably in respect of traffic management initiatives. This type of proposal is captured in Section 6 of the Plan and the Parish Council will endeavour to address them as separate projects in due course.

5.4 It 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 LP1 and the saved policies of the CLP - 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: Adderbury Settlement Boundary**

***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 development management policies of the development plan and with the relevant policies of the Neighbourhood Plan.***

***Land located outside the boundary is, as a matter of principle, considered part of the open countryside where there is a presumption in favour of local landscape protection and enhancement. Proposals for changes of use and development will therefore only be supported if it can be demonstrated they are consistent with that principle.***

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. 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.

5.9 Proposals for any form of development suited to a village location will be supported if they are located within the boundary and provided they are consistent with policies on open space protection, design and access for example (notably policies AD3, AD4 and AD6 – AD16 of the Plan). The suitability of proposed access will be judged by the planning and highways authorities in the normal way. In respect of proposals located outside the boundary, the policy operates alongside LP1 Policy ESD13. This is to ensure that they are compatible with the objective of that policy of protecting and enhancing the local landscape and to restricting development to that for which a countryside location is essential. It therefore provides for the improvement of business parks and the reuse of redundant farm buildings in the rural area of the Parish, subject to those proposals meet the tests of LP1 Policy ESD13 and of policies AD2 and AD5 of the Neighbourhood Plan.

5.10 The Parish Council has followed the standard conventions adopted by local planning authorities for drawing boundaries of this type. The boundary therefore reflects 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 LP1 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. Nor was there suitable land on the present edge of the village with potential for retail or employment development.

5.11 The scale of those recently completed housing 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 consider it desirable or necessary for any additional major contribution from Adderbury to meeting the needs of LP1 Policy Villages 2 in the plan period by way of new greenfield development on the edge of the village. 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 in these specific circumstances. However, the Parish Council firmly believes in the value of the plan-led system promoted by the Planning & Compensation Act 2004 and of the NPPF. In the event of the District's housing supply strategy having 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.

### **Policy AD2: Green infrastructure**

***The Neighbourhood Plan defines the 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 or immediately adjoining the defined Network must demonstrate how they maintain or enhance its green infrastructure value in that location, by way of their landscape schemes, layouts, access and public open space provision.***

5.13 This policy defines a network of green infrastructure assets for protection, improvement and creation, thereby refining LP1 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.

5.14 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.

5.15 It is therefore important that, at the very least, development proposals that lie within the Network, or that immediately adjoin it, do not harm the particular value of the Network in that locality or the integrity of the wider Network, for example its ecological connectivity. 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.***

5.16 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.

5.17 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.**

5.18 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.

5.19 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 following settlements:***

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

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

5.20 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.

5.21 The first – the area of land between Twyford (at the northern end of main village) and the Parish boundary with Bodicote Parish and Banbury – is especially precious, given the commitments to build on the southern edge of Bodicote/Banbury beyond the Parish boundary. Here, the policy refines the saved CLP Policy C15, which seeks to prevent the coalescence of settlements and specifically references land in close proximity to Banbury and Bodicote.

5.22 Although the land lies outside the Settlement Boundary of Policy AD1, that policy acknowledges that some types of development that are suited to the countryside may be appropriate. However, this policy requires that its effects - by way of its height, scale and massing for example – should not lead to any visual coalescence between Twyford and Bodicote/Banbury.

5.23 This is especially important as the local community considers that recently approved plans for development between Bodicote and Banbury will make this gap even more important as 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. The facing or cladding materials include the use of squared and ashlar ironstone***
- iii. The use of red brick for chimneys;***
- iv. Proposals retain or re-provide as necessary boundary walls, railings and front gardens to match the existing arrangement on the same alignment;***
- v. 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;***
- vi. Proposals do not obstruct the views to the open countryside from the western end of Mill Lane; and***
- vii. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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 Church House, 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. The facing or cladding materials include the use of squared and ashlar ironstone***
- iv. Roofing materials include slate or tile roofs;***
- v. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and***
- vi. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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. The facing or cladding materials include the use of squared and ashlar ironstone***
- iii. Roofing materials include 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;***
- v. 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 CLP 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 LP1 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. The facing or cladding materials include the use of squared and ashlar ironstone***
- iii. Roofing materials include slate, tile or thatched 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 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 CLP 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 LP1 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. The facing or cladding materials include the use of course rubble/ squared ironstone;***
- iii. The use of red brick for chimneys;***
- iv. Roofing materials include slate, thatch and plain tiles to match nearby roofs;***
- v. Proposals to retain or re-provide vernacular features such as casement windows, timber lintels and a mix of roof types;***
- vi. Proposals retain or re-provide as necessary boundary walls and timber fencing where appropriate and do not use featherboard or larchlap or similar fencing;***
- vii. 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***
- viii. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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 has supported two chapels. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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. The facing or cladding materials include the use of coursed rubble or square cut ironstone***
- iii. Roofing materials include slate and plain tiles to match nearby roofs;***
- iv. 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;***
- v. 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***
- vi. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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 Pickled Ploughman 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. The facing or cladding materials include the use of brick***
- iii. Roofing materials include red pantiles to match nearby roofs; and***
- iv. 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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. The facing or cladding materials include the use of render and red brick;***
- iv. Roofing materials include 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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. In those parts of the Estate characterised by open plan front gardens, proposals retain or re-provide as necessary (such as Deene Close) gardens in that form and do not add boundary features like walls and hedges.***

5.50 This policy manages design quality in the Twyford Estate Character area of the village. It refines saved CLP 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 LP1 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 CLP 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 LP1 Policy ESD15 in ensuring the character of the built and historic environment is sustained and enhanced, and with LP1 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 20<sup>th</sup> 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: Locally Listed Buildings**

***The Neighbourhood Plan identifies the following buildings and structures as Locally Listed Buildings by way of their local architectural or historic interest:***

- ***The Crescent, Twyford***
- ***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***
- ***The Canal Bridge, Twyford 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 LP1 Policy ESD15. This policy manages proposals for the extension, alteration and change of use of such buildings, which are now defined as 'non-designated heritage assets' by §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 Parish Council used as its primary source material, the Conservation Area Appraisal document of April 2012, which identified 'locally listed buildings'. 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;***
- v. The scheme will result in a biodiversity net gain; and***
- vi. 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 allocates the land in line with the restrictive covenant placed on this land. 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, thus meeting its obligation to deliver a net biodiversity gain.

5.58 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 Golf Club**
- **Banbury West End Tennis and Squash Club**
- **Beehive Veterinary Surgery**
- **Christopher Rawlins Primary School**
- **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:***

- i. the operation of the facility, or on-going delivery of the community value of the facility, is no longer financially viable; or***
- ii. it is more appropriate to replace it with a facility of equivalent or better value to the community in an equally convenient location for residents of the Parish.***

**Development proposals to expand existing shops or commercial premises as well as to create new shops or commercial uses will be supported.**

**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.**

5.59 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 LP1 Policy BSC12 and saved CLP 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.

5.60 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 a harmful impact on the viability of the village as a 'Category A Village' and on 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.

5.61 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.

5.62 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 CLP Policy S28 allows for such retail development to meet local needs.

## **Policy AD20 Promoting New Employment**

***Proposals for new employment and tourism uses will be supported within the defined Adderbury Settlement Boundary, provided there is no harm to the amenities of nearby residents or to other land users by way of noise, air or light pollution.***

***Proposals to intensify employment uses within the defined area of an established business park elsewhere in the Parish will be supported, provided the height and scale of any new buildings do not harm the overall open character of the surrounding landscape.***

***Proposals for tourism and leisure development along the Oxford Canal, as shown on the Policies Map, will be supported, provided:***

- i. they will sustain and enhance the special character and appearance of the Conservation Area;***
- ii. the height and scale of any new buildings do not harm the overall open character of the surrounding landscape;***
- iii. they will not harm the linear biodiversity value of the canal; and***
- iv. they will not undermine the navigational and safe operation of the canal.***
- v. They will enhance access and use of the canal towpath for walking, cycling and other recreation and leisure pursuits.***

***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.***

5.63 This policy seeks to encourage appropriate employment opportunities and tourism within the Parish in keeping with the needs and character of a rural village. It refines LP1 Policy SLE1 in using the Settlement Boundary to define where employment development should be located in this 'Category A' village.

5.64 For clarity, it supersedes that policy by not allowing development on the edge of the village, as no suitable, available land was identified for that purpose when defining the boundary and, in any event, there are well established, competitive employment locations elsewhere in the Parish that are better suited to growing local employment. However, proposals to reuse former farm buildings for business purposes beyond the Settlement Boundary will benefit from the support of Policy AD1 if they accord with its provisions and with those of LP1 Policy SLE1 in respect of mitigating their effects on the countryside.

5.65 The policy also refines LP1 Policy SLE3 in defining what are the 'sustainable locations' within the Parish for tourism development, i.e. within the Settlement Boundary and along the Oxford Canal. The Canal is designated a Conservation Area and the policy requires that proposals pay special attention to understanding and reflecting its distinct character in their design. As a working canal, and an important leisure and tourism asset for the Parish, the policy complements LP1 Policy ESD16 (and CLP Policy

C29) by recognises that some new development may be appropriate to maintain the attractiveness of the canal to users.

5.66 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***
- ***improvement of Adderbury Library services***
- ***improving leisure facilities***
- ***securing land for use as a cemetery***

5.67 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 LP1 Policy INF1. It is derived from a review of community surveys in the past that have identified projects for the Parish Council to support.

5.68 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**

5.69 The Neighbourhood Plan 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 formerly reviewed on a five-year cycle or to coincide with future reviews of the Local Plan.

## **6. Implementation**

6.1 The Neighbourhood Plan 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 Neighbourhood Plan 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 Neighbourhood Plan 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 Neighbourhood Plan as part of their Local development plan.

6.4 Where one or more Neighbourhood Plan 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 Neighbourhood Plan.

### **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:

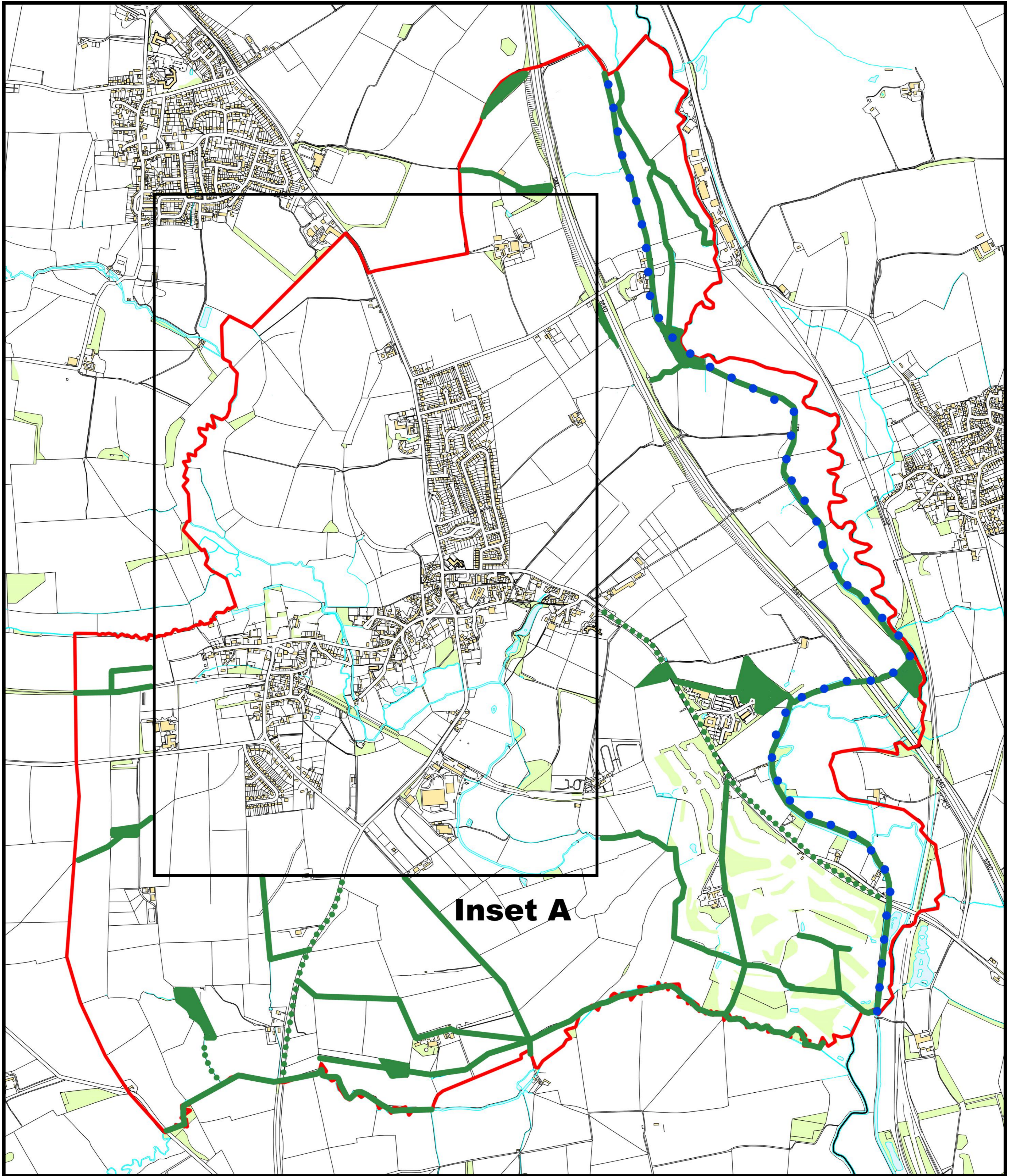
- Improving Cycle safety and connectivity of off-road cycleways
- Maintaining heritage assets
- Funding of Adderbury Library services
- Leisure requirements determined by outcome of questionnaire
- Provision of land for use as a cemetery

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).

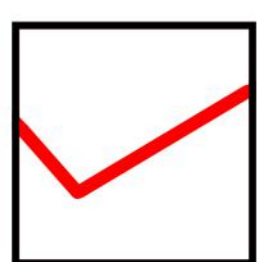
## **Appendix A: Schedule of Evidence**

- 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 & Local Gaps Report (See ANP Pre-Submission Plan)
- Adderbury Community Assets Report (See ANP Pre-Submission Plan)
- Adderbury Locally Listed Buildings Report (See ANP Pre-Submission Plan)

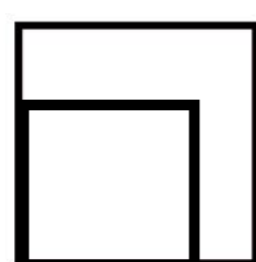


# Adderbury Neighbourhood Plan: Submission Policies Map March 2017

## Key



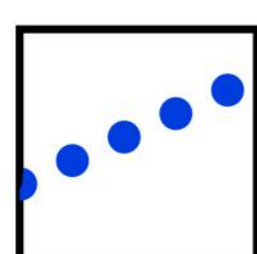
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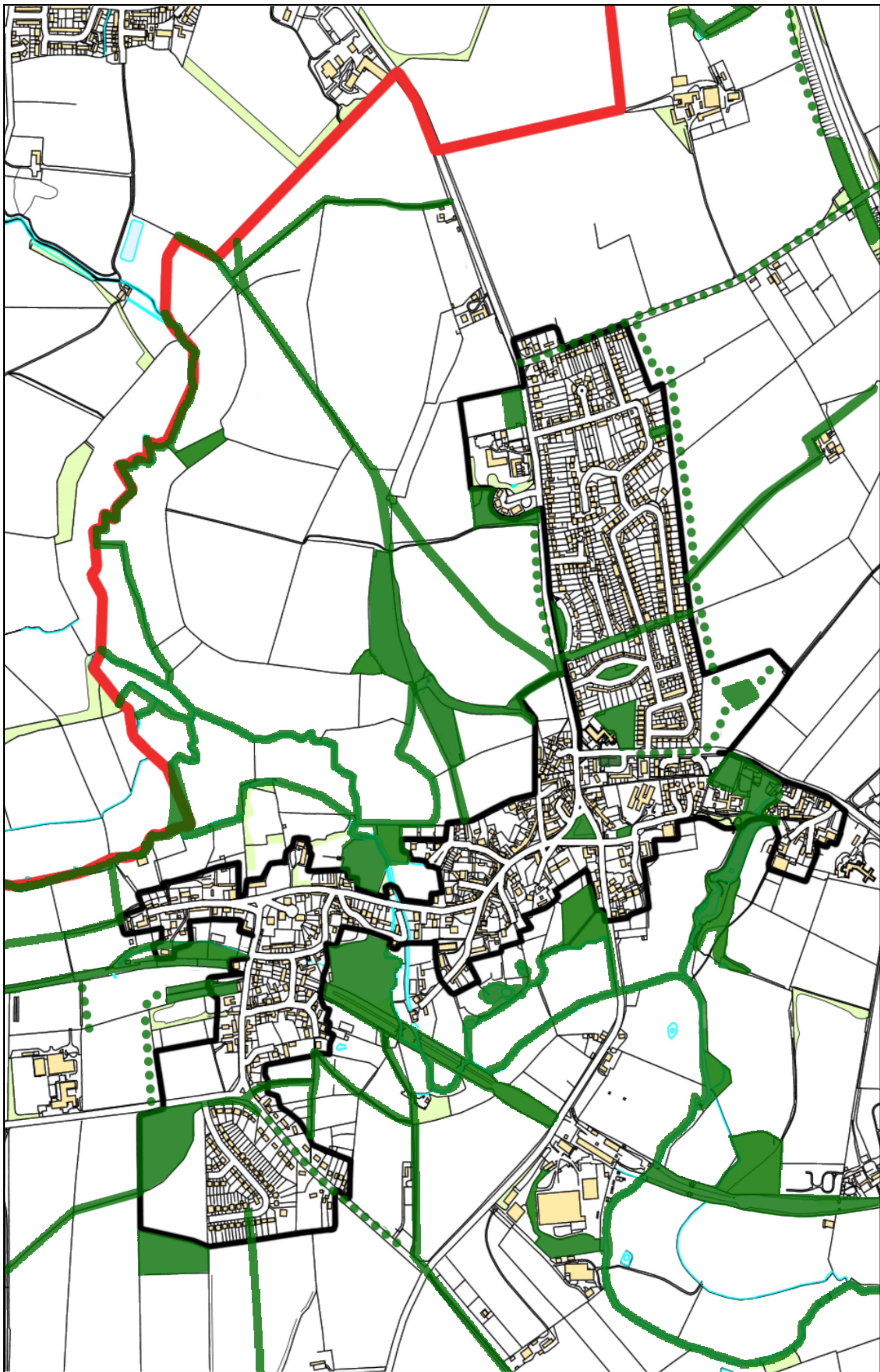
Inset A



AD2 Green Infrastructure  
(Existing/Opportunity)



AD20: Oxford Canal



**Adderbury Neighbourhood Plan:**  
Submission Policies Map Inset A  
March 2017

**Key**



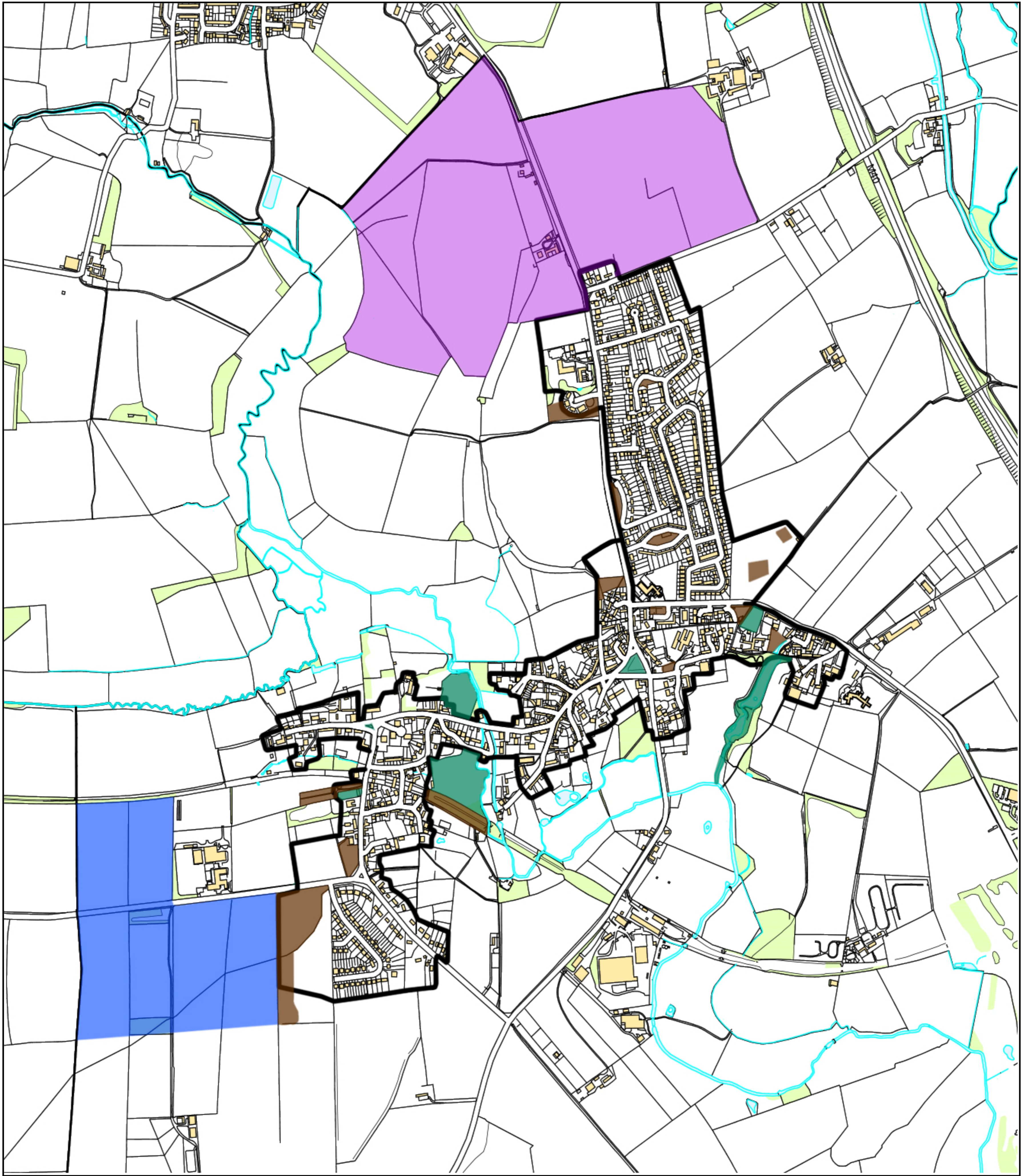
Parish Boundary



Settlement Boundary

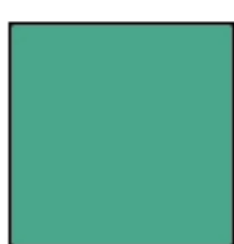
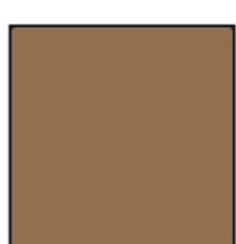
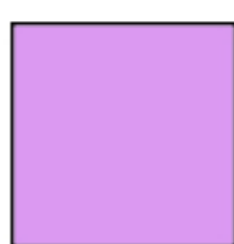





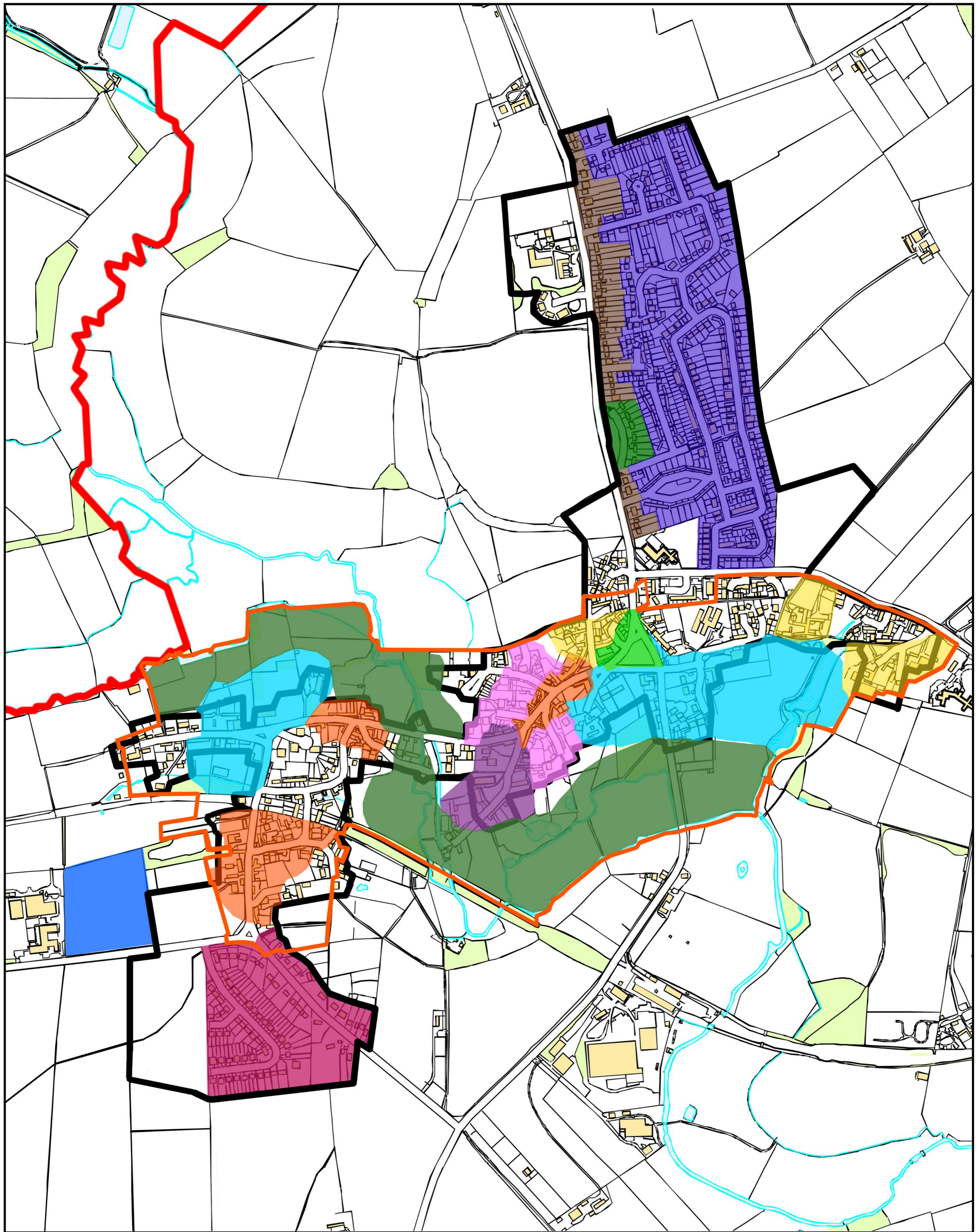
AD2 Green Infrastructure  
(Existing/Opportunity)



## Adderbury Neighbourhood Plan: Submission Policies Map Inset B March 2017

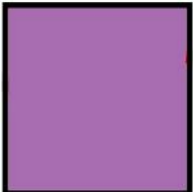


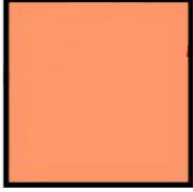
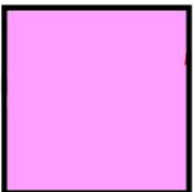
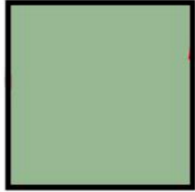
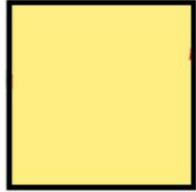
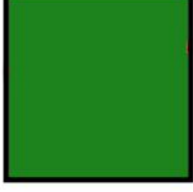
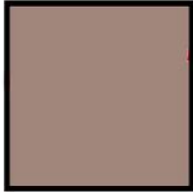
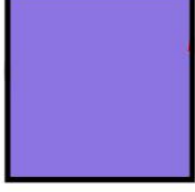


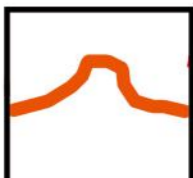


### Key

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



## Adderbury Neighbourhood Plan: Submission Policies Map Inset C March 2017

### 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	

# Abbreviations Used/Glossary.

**ANP** – Adderbury Neighbourhood Plan.

**APC** – Adderbury Parish Council.

**APP** – Adderbury Parish Plan. A report produced by APC in October 2007 following consultation with the village under the AVA Adderbury Village Appraisal of 2004.

**APS** – Adderbury Primary School. Full name: Christopher Rawlins Church of England Voluntary Aided Primary School.

**AVA** – Adderbury Village Appraisal. Survey and consultation carried out in 1994 and 2004.

**CDC** – Cherwell District Council, the local planning authority responsible for development plans, determining of planning applications, etc.

**CDLP and CDP**– Cherwell District Local Plan/Cherwell District Plan.

**CIL** – Cherwell District Community Infrastructure Levy

**NPPF** – National Planning Policy Framework. Introduced by the Government in March 2012.

**OCC** – Oxford County Council. Responsible for education, roads, adult social care, etc. – funded by the Council Tax.

**PPG** – Planning Practice Guidance issued by Government. Guides to support NPPF.

**SEA** – Strategic Environment Assessment

**TAP** – “The Adderbury Plan” consultation with the village Nov.2012 and Survey.in June 2013

**TAP Report** - The report on the findings of the consultation and survey with the village.