

From: Adderbury Parish Council Clerk <adderburypc@hotmail.com>
Sent: 01 December 2017 11:22
To: Sunita Burke
Subject: Fw: Response to consultation on Adderbury Neighbourhood Development Plan 2014-2031

Importance: High

Sunita, please see below.

Thanks,

Theresa Goss

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From: Valerie Russell
Sent: 30 November 2017 17:01
To: Planning.Policy@Cherwell-DC.gov.uk
Cc: adderburypc@hotmail.com
Subject: Response to consultation on Adderbury Neighbourhood Development Plan 2014-2031
Many thanks for agreeing to take our response, even though it is a few days after the close of this consultation.

Anyway, here is the response from Bodicote Parish Council:-

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.

Bodicote Parish Council's comment:- *We do not believe that any development would be appropriate in the Twyford Gap. This gap is increasingly diminishing and the coalescence of Bodicote with Twyford is ever closer.*

This policy talks about “visual” coalescence, but we are also concerned about actual physical coalescence.

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.

Bodicote Parish Council’s comment:- We do not know the size of this parcel of land, but this land needs to be retained as open space with no further development on it.

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.

Bodicote Parish Council’s comment:- Again, we believe the protection of green gaps between villages is of paramount importance.

Adderbury Green Space and Local Gaps -

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 resiting of Banbury United Football Club is proposed to the Banbury side of this boundary.

Bodicote Parish Council’s comment:-

Bodicote Parish Council welcomes the proposed Policy AD5-Local Gaps in the Adderbury Neighbourhood Plan, and support the points within this policy which prevent the coalescence of Bodicote and Twyford/Adderbury.

As a small village, with our own character and identity, we are facing unprecedented development and infrastructure proposals which seek to change the identity of our environment perpetually.

The existing boundary between Bodicote and Adderbury has already been pushed ever closer by the agreed developments sited at Cotefield, and we would like to see the current Bodicote/Adderbury gap diminish no further.

Any proposals to retain this gap as green space, either in its current state as agricultural land or for use as woodland/pathways/bridleways, which would work in situ with the rest of its surroundings as open countryside, are warmly welcomed.

Yours sincerely

Valerie Russell

Clerk to Bodicote Parish Council