

Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy



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Our
Ref:

24th November 2017

Dear Mrs Goss,

ADDERBURY NEIGHBOURHOOD PLAN

PROPOSED SUBMISSION PLAN – REGULATION 16

Thank you for providing the proposed Adderbury Neighbourhood Plan and the supporting documents for publication and consultation. The Council supports collaborative working with the Adderbury Neighbourhood Planning (ANP) Team in order to facilitate the progression of the ANP. The ANP Team has invested a great deal of time and effort in this process and the progress made is welcomed and very commendable.

The proposed ANP and the supporting documents were provided to this Council on 25 April 2017. This was followed by further correspondence to collate all the relevant information. There was some delay while this occurred and on our part due to work on the Local Plan Part 1 Partial Review. This followed the Council's comments on the Pre-submission Neighbourhood Plan.

Further information and amendments to the proposed ANP and supporting documents was requested by the Council and meetings were held over the summer in view of the requirements of the Basic Conditions and Regulations. Latterly, a meeting was held on 7 September 2017 attended by both the ANP team and Cherwell officers which was followed by changes to the Consultation Statement and the Basic Conditions Statement. Although some updating of the proposed Plan was suggested including at the meeting, the ANP team explained that it would be difficult to do so having reached proposed plan stage. An updated Draft Screening Opinion was produced by Cherwell officers which concluded that the Plan was unlikely to result in any significant effects and that an SEA would not be required.

Consultation on the proposed ANP and the supporting documents commenced on 12 October 2017 and ends on 24 November 2017. We have contacted NPIERS to start the process of appointing an Examiner.

We now provide our formal comments on the proposed Plan which will be submitted to the Examiner along with all other comments made during the consultation period. We will provide the other comments for you to review when consultation closes.

Once you have had the opportunity to review the comments made, we would be grateful if you could advise whether or not the Parish Council wishes to either i) proceed to Examination without any changes to the Plan; ii. suggest a schedule of minor changes in response to comments made for submission with the Plan or iii. revisit the Plan to make more significant changes leading to re-consultation.

General Comments

Basic Conditions

Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

In accordance with legislation, the Council will give its formal view on whether or not the ANP meets the Basic Conditions after the examination. At this stage, and on the basis of information provided so far, officers do not wish to raise any fundamental concerns subject to consideration of the detailed issues below.

Specific Comments

Housing requirements

The Council recognises the figures and assumptions provided in the Neighbourhood Plan provided in the Foreword and at paragraph 4.6 which were available when the Submission Plan was being finalised. The latest housing figures are available on the Council's website at <https://www.cherwell.gov.uk/monitoring>.

The Council will be exploring how it can deliver the housing requirement for the rural area in Local Plan part 1 – (Policy Villages 2) in Local Plan 2.

- **Policy ANP1: Settlement boundary** – There is no objection to the principle of a settlement boundary being included in the ANP. Although there is no specific requirement for such boundaries in the adopted Development Plan, the inclusion of a boundary in itself does not conflict with Local Plan policy. However, it is considered that some further justification for the proposed boundary and explanation of how it was identified is required as set out in government guidance on defining settlement boundaries.
- **Policies ANP2, ANP3 & ANP4 - Green Infrastructure, Local Green Spaces and Local Open Spaces** – These policies are supported but in order to understand the location of the sites referred to in these policies, it is suggested that these are either numbered or labelled on the policies map.

Policy AD2 could benefit from some flexibility to allow for the re-provision of green infrastructure if this is proposed to be lost through development proposals.

Some of these sites in Policy AD3 are in public and private ownership. Planning Policy Guidance requires that the qualifying body should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space and states landowners will have opportunities to make representations in respect of proposals in a draft plan. Paragraph: 019 Reference ID: 37-019-20140306 Revision date: 06n 03 2014.

- **Policy AD5: Local Gaps** – Saved Policy C15 of the 1996 Cherwell Plan provides protection for settlements from coalescence, but does not define areas. However the local gaps identified by Policy AD5 have to be fully justified. For Local Plan Part 2 the Council will be exploring the potential allocation of non-strategic sites in the rural areas. It is noted that Policy AD1 provides for protection of the landscape and countryside on the edge of Adderbury.
- **Policies AD6 to AD13: Heritage and Conservation** – Cherwell Local Plan Policy ESD15 protects the character of built and historic environment and the Adderbury Conservation Area Appraisal (CAA) provides an assessment of the character of the area. The assessments in the CAA for the character areas defined in it have formed the basis for the character areas in the ANP. As the ANP character areas are based on the CAA character areas it is suggested that all the areas from the CAA are included in the ANP character areas and illustrated accordingly on Submission Policies Map C. The ANP has included some of the assessment from the CAA in its policies AD6, AD7, AD8, AD9, AD10, AD11, AD12, and AD13 as policy. As there are no general policies that provide a baseline for development, it is suggested that a general baseline policy which covers these character areas may be useful to the Plan to guide development.

Some of the information contained within the design policies is based on the existing character and in some cases the policies may be overly protective and not allow for change, positive improvements and investment.

Suggestions include:

- Materials - square and ashlar stone are formal, it might be appropriate to use coursed (rubble) ironstone.
 - Details on windows/doors could be provided if required
 - It may be helpful to define modest cottage in Policy AD10
 - It may be helpful if the buildings in Policy AD17 are defined and assessed against the Local Heritage Assets assessment process.
 - It might be problematic managing trees/planting in Policy AD6
- **AD18: New Community Facilities.** This policy guides the development of the new community facility which will include the provision of access, community building and sports pitches. This would form part of the planned development for the community on public owned land. The need for the leisure facility has been identified in the leisure survey, which forms part of the evidence base.
- **Policy AD19: Community Assets and Local Services.** It would worth considering clarifying in the Policy or supporting text that new local shops or commercial properties should be small scale. It would be beneficial to identify the assets and local services on the policies map.
- **Policy AD20: Promoting New Employment.** AD20 states that proposals to intensify employment uses within the defined area of an established business park will be supported subject to meeting certain criteria. It is suggested, to follow the approach in Policy SLE1 of the Local Plan, that 'business park' is replaced by 'employment sites' in the policy which provides a wider definition and more flexibility.

The Council supports the recognition of the Oxford Canal in the Neighbourhood Plan and in this policy. It may be of benefit for the Plan to contain a standalone policy for the part of Policy A20 that relates to leisure, tourism and the Oxford Canal. If not, the title of the policy should be amended.

- **Policy AD21: Community Infrastructure Levy and Implementation** – The implementation section is clear and concise. It includes a list of infrastructure projects that may be considered for S106 negotiations or CIL funding. The Neighbourhood Plan may need to consider other infrastructure projects to include in the list, such as public transport, highway improvements such as planting footpaths, bridleways, health, communications, etc.

Yours sincerely

Sunita

Sunita Burke
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