

Dear Sir/Madam

### Adderbury Neighbourhood Plan

We write as residents of The Lanes Conservation Area in Adderbury AD10.

Protecting the character of our village is an important objective particularly as we live in a conservation area and, perhaps now more than ever, it seems vital that we do all we can to preserve the special nature and distinctiveness of our area.

One issue of particular significance to the conservation of our village is the omission, within the ANP, of any explicit reference to **backland** and **tandem development**. While **infill** is mentioned in the Plan, there are, as you know, important distinctions between these various terms which need to be identified to ensure there is no room for ambiguity when it comes to planning decisions within our village boundary.

We believe that backland and tandem development should not be permitted as this will have a debilitating impact on the special character, heritage, amenity and conservation of the pastoral landscape of our village. May I therefore respectfully ask you to consider the following points in the formulation of the Adderbury Neighbourhood Plan:

#### Suggested amends in **BOLD**

##### 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, **to deter the detrimental effect of back land and tandem development on the pastoral landscape**, 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

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, **threat to heritage and conservation etc.***

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

Policy AD2: Green infrastructure *I am suggesting here that the definition of Green Infrastructure is extended, in certain cases, to private land.*

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

The Network comprises a variety of green infrastructure assets, including informal open space and Local Green Spaces, allotments, **private land of special landscape/conservation value to residents**,

playing fields, assets of biodiversity value and children's play areas, footpaths, bridleways and cycleways.

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

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

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

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

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

Yours faithfully,

Kevin & Debbie Russell

[Redacted Signature]

24 November 2017