



Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Jones Lang LaSalle Ltd
45 Church Street Birmingham B3 2RT
+44 (0)121 643 6440

jll.co.uk

Direct Dial: [REDACTED]

Mobile: [REDACTED]
[REDACTED]

24 November 2017

Dear Sir / Madam

Adderbury Neighbourhood Plan: Submission Plan – Representations to Cherwell District Council

Introduction

We write on behalf of Church Commissioners to make representations to the Adderbury Neighbourhood Plan 2014-2031 (Submission Plan) consultation (March 2017). The Church Commissioners for England own land beyond the existing Banbury Business Park, to the east of Trinity Way, off Aynho Road. The site's location is shown in **Enclosure 1**. Most the site has been developed for employment use; however, there is an area of development land to the rear of the site, which is yet to be developed.

The site has an allocation through the 'saved policies' of the **Cherwell Local Plan (1996)**. The allocation is for employment use, and is shown on the supporting Proposals Map. This is illustrated in **Enclosure 2**. The site has previously benefitted from planning permission under reference 07/01895/OUT for B1 and B2 employment uses. It is currently being marketed for employment land.

As Cherwell District Council (CDC) are aware, we have previously submitted representations on the landowner's behalf to the **Local Plan Part 1 'Partial Review'** and **Local Plan Part 2 'Issues Consultation'** and **Call for Sites**.

Observations on the Draft Neighbourhood Plan Policies

The Church Commissioners for England broadly supports the Neighbourhood Plan, in principle. In particular, it is noted that **Draft Policy AD20: Promoting New Employment**, states that the intensification of the existing employment land in the defined area of an existing Business Park is supported, provided that it is proportionate in regard to the character of the surrounding landscape.

However, our client would like to make representations to **Draft Policy AD2: Green Infrastructure** as currently prepared. The policy text states that the Green Infrastructure 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'.

It further states:

'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'.

The Proposals Map demonstrates that the remaining employment development for Banbury Business Park is proposed to be designated as a Green Network (please see **Enclosure 3**). This raises three issues:

1. **Green Network is ill-defined:** It is not clear from the policy wording what a Green Network is. It could be allotments, playing fields or Local Green Spaces for example. If the latter, this places a significant constraint on the site, as it carries the same protection as that afforded to Green Belt land. Therefore, if this interpretation was taken, development of the remaining expansion land could not be implemented in line with the Local Plan allocation;
2. **Conflict with allocation and previous planning permission:** The designation of the site for Green Network is at odds with the employment allocation and the previous planning permission for B1/B2, which demonstrates that employment uses are acceptable at the site. The Green Network would prevent the land being developed for employment uses; and
3. **Policy AD2 does not meeting the 'Basic Conditions':** The conflict between the 'saved policies' of the Local Plan (i.e. its allocation for employment land, and the draft policy to allocate the site for a Green Network), would not meet the 'Basic Conditions' test during examination. Neighbourhood Plans should be in conformity with the adopted Local Plan, otherwise it cannot be 'made'. Currently, the allocation of this area of land is not in conformity with the 'saved policies'.

Discussions with Cherwell District Council and the Adderbury Neighbourhood Forum

We have not previously made representations to the Neighbourhood Plan, but we have had discussions with Cherwell District Council and the Neighbourhood Forum prior to the release of this latest consultation. We discussed the three principle issues as addressed above.

A telephone conversation with Sam Brown at Adderbury Parish Council on **22 August 2017** confirmed that it would not be an issue to re-adjust the Green Network boundary to remove the employment development from the Green Network. However, she confirmed that this could not be done prior to the consultation taking place. Therefore, we respectfully request that these representations formalise this agreement to remove it, and that this will be actioned.

Summary and Conclusions

The Church Commissioners own employment development land to the east of Banbury Business Park off Trinity Way. The Church Commissioners have previously gained planning permission on the site for B1 and B2 employment uses on this land. The site also benefits from an allocation from 'saved policies' of the Cherwell Local Plan (1996), and the land is currently being marketed for employment development.



It is noted that the Neighbourhood Plan broadly supports the intensification of existing Business Parks. However, the office development land (as shown in **Enclosure 1**) is designated as a Green Network (as shown in **Enclosure 3**). This is not in conformity with the 'saved policies' from the Cherwell Local Plan (1996), which allocates this area for employment (as shown in **Enclosure 2**), and means that the Neighbourhood Plan as drafted does not meet the 'Basic Conditions' required for the Plan to be 'made'.

We have discussed this matter with the Neighbourhood Forum (via Sam Brown), who confirmed that the adjustment of the Green Network in this location so that it does not include the employment development land would be acceptable. Given the support at local level for its removal, together with the need to ensure that the Plan meets the 'Basic Conditions', we respectfully request that the land is removed from its draft designation for a Green Network as shown in the red line areas in **Enclosures 1 and 3**. This should enable this area to be brought forward for employment development, whilst ensuring that the adjacent land is protected as a Green Network.

I trust that you have all of the information required to enable you to take our comments into consideration and make modifications to the Neighbourhood Plan to ensure that it meets the 'Basic Conditions'. We request that our representations are forwarded to the Examiner, that we are updated with further consultations and modifications to the plan, as well as being invited to attend the examination, should it take the form of a hearing.

Yours faithfully

A large black rectangular box redacting the signature of the Planning Consultant.

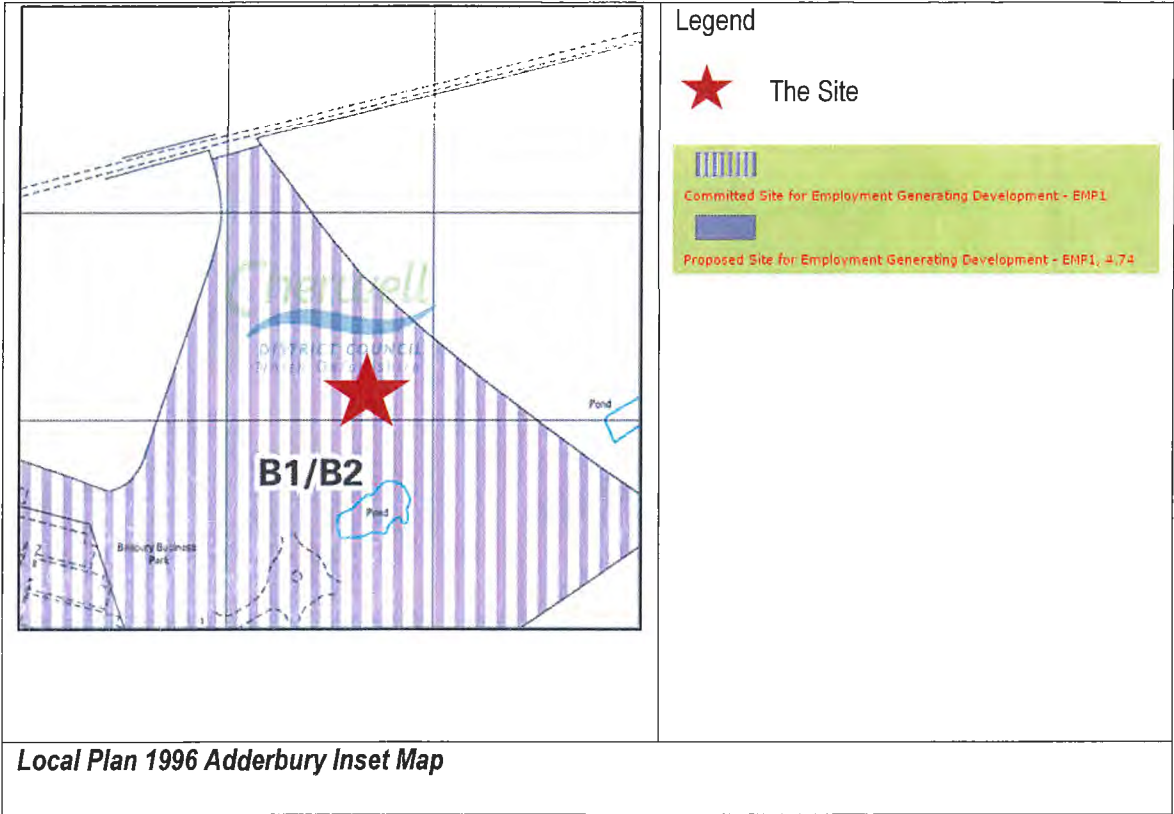
Planning Consultant

For and on behalf of Jones Lang LaSalle Limited

Enclosure 1 – Site Plan



Enclosure 2 – Site Allocation from Local Plan (1996)



Enclosure 3 – Site Allocation from Submission Neighbourhood Plan

