



Historic England

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17th November 2017

Dear Sir or Madam,

Adderbury Neighbourhood Plan 2014 – 2031 Submission Plan

Thank you for your e-mail of 12th October advising Historic England of the consultation on the Adderbury Neighbourhood Plan. We are pleased to make the following general and detailed comments.

The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment.

We welcome the description of the historical development of the parish in paragraphs 2.1 – 2.5 and the reference to designated heritage assets in the parish in paragraph 2.7 of the Plan. We also welcome the information on the Conservation Areas in paragraphs 3.7 and 3.8.

However, we suggest that reference be made here to the list of locally-important buildings and features identified in Policy AD17. However, have the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance, as part of the background evidence for the Plan?

The National Planning Practice Guidance states "*... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions*". However, we accept that this is not strictly necessary to satisfy the basic conditions.



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We assume from the fact that it is not identified as a headline “objective” in paragraph 4.7 that the condition of heritage assets in the parish is not an issue? The Historic England Heritage at Risk Register does not include grade II secular buildings outside London - has there been a survey of the condition of grade II buildings in the Plan area?

Has there been any or is there any ongoing loss of character, particularly within the Conservation Area, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc?

We would have liked to see more of a reference within the vision for the parish in 2031 to a conserved and enhanced historic environment, but we welcome the reference to character and the setting of the Conservation Area. We also welcome the Objective to “conserve the special heritage character of the village.....”, although we would prefer “conserve and enhance the special heritage character.....”.

We welcome the inclusion of open spaces with historic significance such as Adderbury Cemetery and the Religious Society of Friends Burial Grounds and Meeting House and the stonewalled lambing paddock fronting onto Aynho Road as local green spaces in Policy AD3.

Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. Characterisation studies can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.

Paragraph 58 of the National Planning Policy Framework states “...*neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*”

When commenting on the Pre-Submission version of the Plan in January this year we considered the Plan’s approach to managing the character of the village to be an example of good practice in Neighbourhood Planning that adds the benefit of local understanding to the application of national and local policy at the neighbourhood level. This remains our view, and we therefore consider that the Plan accords with paragraph 58 of the National Planning Policy Framework (Policy AD9 should presumably be entitled “Managing Design.....”).

We strongly support the use of Policy AD17 to provide recognition for heritage assets of local interest as non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. We consider both the criteria and the Local Heritage Assets report as a clearly set out and robust process



of identifying and testing the suitability of heritage assets for inclusion in a 'local list' as set out in our advice.

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We would, however, suggest that the policy be reworded slightly to include local heritage assets that have not yet been identified but may be so during the life of the Neighbourhood Plan, rather than limiting itself to those that have already been identified e.g. include the wording "*Other Local Heritage Assets may be identified during the Plan period using the criteria*"

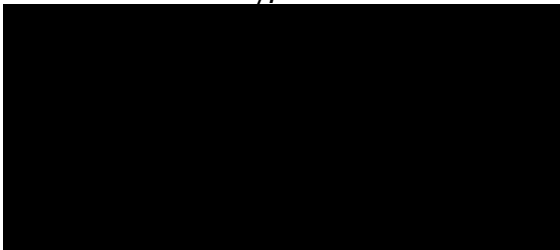
We support the use of Community Infrastructure Levy monies to fund maintenance of heritage assets as set out in Policy AD21, particularly where this includes measures that increase their use or appreciation by the public.

Finally, we congratulate the Council on producing concise and clearly worded policies. We commend the Plan to the Examiner for this reason and as, in our view, it is an exemplar in the use of policies relating to character. We consider that the Plan meets the basic conditions - the suggestions we have made for changes are simply to enhance the Plan.

We hope these comments are helpful. Please contact me if you have any queries.

Thank you again for consulting Historic England.

Yours faithfully,



Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

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