

Adderbury Neighbourhood Plan ANP2

Regulation 14 Consultation



April 2026

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1 Foreword

1.1 - Context for updating the Neighbourhood Plan

The Cherwell Local Plan (LP) is being updated and is due to be adopted no earlier than the end of 2026. Under the new LP, as a 'large village', Adderbury will be required to accommodate 75 new homes over the life of the plan which runs to 2042.

Consequently, the Adderbury Neighbourhood Plan (NP) 2018 needs updating to anticipate this, whilst ensuring the interests of the village are prioritised. The Parish Council has established a steering group to oversee this work and has sought key independent professional input.

Updating the NP offers the people of Adderbury the opportunity to have their say about what our community should look like over the next 15 years. It allows us to maintain what we love about living here and to guide the changes we think need to be made to keep Adderbury modern, thriving and sustainable.

1.2 - Objectives of the Adderbury Neighbourhood Plan

Adderbury is a very beautiful place with; its historic ironstone core nestled in rolling farmland. However, it is not just its history that makes Adderbury such a great place to live. It has a vibrant community, good leisure facilities with the potential to improve, and a great variety of social and sporting events for all ages throughout the year.

A headline objective of the original NP was that, whilst Adderbury should grow to allow a few more homes, it should stay as a village with clear buffers from Banbury and other villages. That objective remains just as strong today.

Other important objectives are to protect the character of our village and plan for the improvement of our employment provision, services and leisure facilities over the next 15 years.

This updated NP contains 14 policies that will help to meet these objectives.

Securing the funding and development of the Milton Road Community and Sport project remains a key priority of the Parish Council in conjunction with the community. Any development under this NP will be expected to contribute to the completion of this Community project.

This draft NP is the result of professional advice received from AECOM and particularly from Planning Consultant ONH, the work of the PC steering group and through village consultation regarding site allocation. We would like to thank everyone involved for their contribution.

1.3 – The Consultation Process

This updated NP is now published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents are welcomed from everyone living and working in Adderbury as well as local organisations and landowners. The timetable and procedure for this consultation are described below.

Following this Regulation 14 consultation, the final draft NP, having taking account of comments received, will be submitted to CDC for formal review and approval. Once formally

approved, the NP becomes a document which cannot be ignored by developers and means any development occurring within the Parish boundary must take those policies into account.

In particular, even if the Cherwell LP is not yet adopted or if CDC cannot demonstrate a 5 year housing supply, once Adderbury has an adopted NP which includes an allocation of site or sites which accommodates the target housing allocation, then the policies in the NP cannot be overruled for a period of 5 years from the date when the NP was adopted.

Adderbury Neighbourhood Plan Steering Group, 2025-2026

2 The Neighbourhood Area

- Adderbury, population 3316 (2021 census), is a village and civil parish within the Cherwell District of Northern Oxfordshire. The village is situated on the edge of the Cotswolds and is noted for its magnificent Church, which features an impressive steeple. Older parts of the village contain many honey coloured Hornton Ironstone houses.
- The village is about 3 miles (5km) south of Banbury.
- The boundary of Adderbury Parish is shown on the main policies map A.
- Adderbury is bounded to the north by Bodicote and the south-western outskirts of Banbury, albeit with a strategic gap which is to be maintained.
- The village is a rural settlement surrounded by farmland with a historic ironstone heart and two 20th century developments at its North-Eastern and Southern extremities.
- It is situated on the main A4260 road leading south of Banbury towards Oxford at the junction of the B4100 road leading east towards Bicester.
- The Oxford canal came to the east of the village in 1790 allowing bulk transportation of iron ore. In 1881 the railway arrived to serve the village and surrounding areas until its closure in 1951. The canal (within and beyond the Parish) has also been designated a Conservation Area.
- Much more recently the M40 motorway linking London with Birmingham has provided more modern connections.
- The Parish is a largely rural area with most residents living in the village and a number of farms and houses in the area surrounding the village.
- A large part of the village is covered by a Conservation Area which follows an east-west axis through the village comprising the historic core and its setting, as described in CDC's Adderbury Conservation Area Appraisal. Twentieth century residential development to the south-west and north-east is excluded.
- There are over 100 listed buildings in Adderbury, the majority of which are Grade II listed.
- There are areas within the parish that fall within flood zones 2 and 3, caused by the Mill Stream and the Sor Brook (a tributary of the River Cherwell)
- The area covered by the NP is the whole parish of Adderbury as shown on the main policies map A.
- Adderbury has a strong community spirit and there is a regular diary of events including the History Association, Women's Institute, Amateur Dramatics, the Banbury West End Lawn Tennis & Squash Club, Cubs, Scouts, Guides and there are 4 public houses, The Bell, Red Lion, Pickled Ploughman and Coach & Horses.
- Accessible tourism is available at Broughton, Oxford, Stratford-upon-Avon, Blenheim, Stow on the Wold, Bourton-on-the-Water, Moreton-in-the-Marsh, Silverstone within 20 minutes and recreational canals are nearby. For sports,

Adderbury has active communities for running, ball sports and martial arts. Other active clubs and societies include gardening, theatricals, photography, film, history, Morris dancing and bell ringing.

3 Historical and Geographical Context

- Adderbury's recorded history begins more than 1,000 years ago whilst its origins go back even further to archaeological evidence of Neolithic remains, showing Adderbury is an ancient settlement and there are two known Roman sites within the village. First reference to the village appeared in an Anglo-Saxon will of c.990 naming it as "Eadburggebyrig" meaning "Eadburg's town".
- Two of the oldest surviving buildings in the village are the parish church of St Mary the Virgin with origins dating back into the 13th century and the Tithe Barn which dates back to the 15th century.
- Adderbury is situated in a prime rural and agricultural area. This led to significant agricultural expansion during the late 16th and the whole of the 17th century, primarily driven by the development of the local sheep trade. This also led to related trades such as weaving and plush.
- The Enclosure Acts saw significant restructuring of the village for agricultural efficiency. Later, during the late 19th and early 20th century large scale extraction of the local iron ore occurred locally.
- Hornton Ironstone, with its high iron ore content, provides the warm, honey colouring to many of the village buildings.
- The Parish has an attractive rural environment in which to live with traditional stone buildings, Village Green, playing fields, walks, lakes, streams, canals, and rolling countryside typical of the adjacent Cotswolds.
- The village lies between the 90m and 100m contours astride the valley cut by the Sor Brook through the marlstone upland.

4 Planning Policy Context

4.1 - National Planning Policy

The NP must have regard for national planning policy and guidance as set out in the National Planning Policy Framework (NPPF). The Basic Conditions Statement contains further details but the key policies are:

PM5: Neighbourhood plans
PM6: General principles for plan-making
PM9: Identifying land for development
PM12: Developer contributions
PM13: Setting standards
PM17: Examining neighbourhood plans
S1: Positive plan-making
S2: Producing a spatial strategy
S3: Presumption in favour of sustainable development
S4: Principle of development within settlements
S5: Principle of development outside settlements
CC1: Planning for climate change
CC2: Mitigation of climate change
CC3: Adaptation to climate change
HO1: Assessing the need for homes
HO3: Providing land for homes
HO5: Meeting the needs of different groups
E1: Providing the conditions for long term economic growth
E2: Meeting the need for business land and premises
E4: Rural business development
L1: Planning for an effective use of land
DP1: A strategy for design
DP2: Local Design Guides, Local Design Codes and Masterplans
DP3: Key principles for well-designed places
TR2: Local parking standards
TR3: Locating development in sustainable locations
TR4: Street design, access and parking
HC1: Planning for healthy communities
HC2: Local Green Space
F8: Sustainable drainage systems and watercourses
N1: Identifying environmental opportunities and safeguards
N2: Improving the natural environment
N4: Protected Landscapes
N6: Areas of particular importance for biodiversity
HE1: Planning for the historic environment
HE2: Conservation Areas and World Heritage Sites

The Adderbury NP must demonstrate how its policies contribute to the achievement of sustainable development and how they will not cause any harm to important ecological areas (in respect of the Habitats Regulations). Both of these matters are also addressed in the Basic Conditions Statement.

4.2 - Strategic Planning Policy

Although the replacement Cherwell Local Plan as been submitted for examination, it has been necessary for the Parish Council to have regard to the strategic policies of the current adopted Cherwell Local Plan 2011-2031 of 2015, notably policies:

- COM 3 Housing Size / Type
- COM 21: Meeting Education Needs
- COM 24: Open Space, Sport and Recreation
- CSD8: Sustainable Drainage Systems
- COM 10: Protection and Enhancement of the Landscape
- COM 13: Settlement Gaps
- COM 20: Providing Supporting Infrastructure and Services
- COM 26: Historic Environment
- COM 27: Conservation Areas
- COM 28: Listed Buildings
- CSD 15: Green and Blue Infrastructure
- SP1: Settlement Hierarchy
- RUR 1: Rural Areas Strategy

CDC approved a replacement of the Local Plan to be submitted for examination in 2026. Although that plan will not be adopted until after the examination of the updated NP, the Parish Council has reviewed its reasoning and evidence to ensure its plan is not undermined by the new Local Plan.

The proposed spatial strategy, covering the period to 2042 (to match that of the submitted Local Plan), is similar to the adopted plan in respect of the distribution of housing growth for places like Adderbury. Its Policy RUR1 provides an indicative housing figure (per NPPF §69) of 75 homes for Adderbury and its Policy COM13 proposes a 'Settlement Gap' between the village and Banbury

5 Updating the Neighbourhood Plan and Consultation process

Following a call for volunteers, a steering group was set up by the Parish Council in 2025 to consider any changes which may be required to the existing 2018 NP. The group was asked to take account of the policies emerging in the new Cherwell LP and to ensure that the NP was up-to-date. It became clear that key changes were necessary, particularly regarding site allocation and managing design.

The steering group formed to manage the process of updating the NP is made up of 2 residents and 5 Parish Councillors. Following an initial 'health check' of the existing NP by Troy Planning Consultants, meetings were held throughout 2025 examining and drafting updates and liaising with AECOM, professional advisors appointed under grant aid from Locality (a government funding body), who provided advice upon Housing Needs Assessment, Strategic Environmental Assessment and Site Options and Assessment. Towards the end of 2025, the PC appointed Planning Consultants, ONH, to assist the steering group in finalising the draft NP, consulting with the village and finally submitting an updated NP to Cherwell District Council for examination and adoption.

A key update to the NP was a proposal to identify a potential site or sites that could accommodate the allocation of 75 new homes required by the emerging Cherwell LP. In line with almost all the other large villages in Cherwell which had similar allocations, the PC decided that the updated NP needed to identify a site or sites to accommodate this allocation.

The PC ran a Village Consultation between 19 January 2026 and 16 February 2026 in which details and briefing were provided online and at the village library, in Church House, regarding the process involved in identifying potential sites and how these had been shortlisted for the village to consider based on professional input. A survey was held to identify the preferences of the village regarding the shortlisted sites. The site allocation policy, ANP2, now contained within this updated draft NP reflects the views and feedback received.

This updated NP is now published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents are welcomed from everyone living and working in Adderbury as well as local organisations and landowners. The timetable and procedure for this consultation will be published in due course.

Following the Regulation 14 consultation, the final draft NP, having taken account of comments received, will be submitted to CDC for formal review and approval.

6 Vision Objectives and Neighbourhood Plan Policies

6.1 - Vision

The Parish Council's vision for the village at the end of the plan period, 2042, remains exactly as it was in 2018, namely:

“To continue as a thriving, modern, viable and sustainable rural village for work, rest, and play”

Our vision is that by the end of the plan period, Adderbury will have grown successfully and naturally as a community, with new and old residents alike benefiting from community facilities and services, which have survived and flourished.

New homes will have helped meet local housing needs and enabled investment in improving local facilities

Much of it will have been completed in the early years of the plan and growth since that time will have been only through the occasional small infill scheme. These schemes will have been well-designed to ensure the rural character of the village has been preserved.

The special landscape setting of the village will have been maintained and the Twyford area of Adderbury will have remained very separate from the major developments around Bodicote and Banbury. This will have also sustained the setting of the Conservation Area as part of a wider green infrastructure network of fields, open spaces, trees, streams, bridleways, cycleways and footpaths from the village into the countryside.

6.2 - Objectives

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 with a strong emphasis on landscape, and to protect the surrounding countryside from harmful development. A design code is to be incorporated to manage this.
- To ensure that when development takes place beyond the current boundary of the village, this does so as a result of support and allocation under the Neighbourhood Plan and that it enhances and complements the heritage character of the village.
- 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

6.3 - Neighbourhood Plan Policies

6.3.1 The policies aim to deliver the objectives of the NP and are to be used in determining the outcome of planning decisions affecting Adderbury Parish. For this reason, there are many other public policy matters that cannot be addressed by the Plan, notably in respect of traffic management initiatives. The Parish Council will endeavour to address them as separate projects in due course.

6.3.2 It recognises that permitted development rights exist which take precedence over certain policies in this plan at the time of drafting. It is not intended that this plan

removes these rights. However, permitted development rights can be removed by means of an Article 4 Direction made by the local planning authority, or by conditions attached to planning permissions. Furthermore, this plan will remain in operation until 2042, whereas permitted development rights are subject to periodic reviews and amendments. For these reasons, it is considered appropriate for policies to cover development which would normally be classed as permitted.

- 6.3.3 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, etc.
- 6.3.4 The NP policies aim to avoid repeating existing national or development plan policies. They therefore focus on a relatively small number of development issues of particular significance to Adderbury Parish. For all other planning matters, existing policies and guidance will continue to be used – primarily the policies of LP1 and the saved policies of the CDLP - but also including the National Planning Policy Framework (December 2025).
- 6.3.5 Set out below are the proposed Neighbourhood Plan policies (AD1 – AD14). Each has a separate number and title. The policy itself is written in bold italics for ease of reference. It is followed by a short statement (in normal text) explaining the intention of the policy and providing other relevant background information. Where the policy refers to a specific site or area, it is shown on the Neighbourhood Plan Policies Maps included at the end of this document.

Adderbury Neighbourhood Plan Policies

Policy AD1: Adderbury Settlement Boundary

Changes from ANP1– Minor updates in response to changes to LP

The Neighbourhood Plan defines the Settlement Boundary of Adderbury as shown on Policies Map B.

Development within the Parish will be considered under two categories:

- 1. Any development proposals within the village settlement boundary.***
- 2. Any development proposals outside of the village settlement boundary.***

Proposals for development within the Settlement Boundary will be supported in principle. Development proposals will not be supported outside the Settlement Boundary unless either the development proposed is on a site allocated under this Neighbourhood Plan (Policy AD2) or the development is in compliance with other policies in the Neighbourhood development plan.

This policy translates the term ‘built up limits’ used in Policies SP 1: Settlement Hierarchy and RUR 1: Rural Areas Strategy of the Local Plan 2042 onto the Policies Maps to ensure applicants, the local community and CDC are all clear on when settlement or countryside policies should apply to development proposals.

This policy is intended to distinguish between the ‘built up limits’ of the village and its surrounding countryside in order to manage development proposals accordingly. The Local Plan does not define the term ‘built up limits’ and so, rather than leave this as ambiguous, the policy defines a Settlement Boundary and this is shown on Policies Map B. This will provide clarity for those proposing development schemes.

The Parish Council has followed the standard conventions adopted by local planning authorities for drawing boundaries of this type. The boundary therefore reflects the present observable, developed edge of the village and makes provision for the committed housing schemes approved in recent years.

In some places, there are dwellings on the edge of village with long gardens extending into the countryside beyond. As the sub-division and development of such rear garden land is not considered an acceptable form of infill development in principle, they have been excluded from the Boundary.

1.1 Development within the Settlement Boundary

In order to manage development proposals within the settlement boundary, the Neighbourhood Plan defines the Adderbury Settlement Boundary, as shown on the Policies Map B at the end of this document.

Proposals for any form of development located within the Settlement Boundary and suited to a village location will be supported if they are located entirely within the boundary and provided they are consistent with policies on open space protection, design and access for example, and compliant with all policies of this Neighbourhood Plan, notably policies AD3, AD4, AD5 and AD8. The suitability of proposed access will be important to consider and will be judged by the planning and highways authorities in the normal way.

Site proposals for development within the defined boundary should comply with the relevant Local Plan policies and definitions on infill and design, as well as comply with Neighbourhood Plan Policy AD8 Managing Design within the Settlement Boundary. Where new development is located within, or in proximity to, the Adderbury Conservation Area, due regard must also be given to the Adderbury Conservation Area appraisal.

Proposals for infill development within the Settlement Boundary will be supported, as long as development complies with policy AD8 and it can be demonstrated that such development will significantly enhance the built environment of the village.

1.2 Development outside the Settlement Boundary

In respect of proposals located outside the Settlement Boundary, the policy operates alongside CDLP Policy COM10. This is to ensure that they are compatible with the objective of that policy of protecting and enhancing the local landscape and restricting development to only that for which a countryside location is essential. It therefore provides for the improvement of business parks and the reuse of redundant farm buildings in the rural area of the Parish, subject to those proposals meeting the tests of CDLP Policy COM10 and all relevant policies contained within this Neighbourhood Plan.

Proposals outside the boundary should be those that are suited to countryside businesses, notably in agriculture, horticulture, woodland management and informal recreation, but not housing, other than for proposals that meet the tests of the NPPF in respect of 'isolated homes in the countryside'.

Development proposals will not be supported outside the Adderbury Parish Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character. New isolated homes in the countryside will not be supported except in special circumstances described in paragraph HO11 of the NPPF. Proposals for the provision of affordable housing on rural exception sites immediately adjacent to the Adderbury Parish Settlement Boundary may be supported where they meet an identified local need, relate well to the built form of the existing settlement, are of notably high quality and generally meet the principles of policy AD9.

Development of new 'housing' (i.e. any development where it is proposed to provide more than a single new home) located outside the settlement boundary must comply with policy AD9 Managing Design of New Housing, which sets out a Design Code which must be referenced accordingly. Housing development proposals in the open countryside beyond the defined Adderbury Settlement Boundary will not be supported except specifically within the allocated site defined by policy AD2 of this Neighbourhood Plan (which for the purposes of this updated Neighbourhood Plan will be incorporated into the Settlement Boundary). Any other sites outside the settlement boundary are considered inappropriate for development of new housing and will not be acceptable.

Policy AD2: Housing Site Allocation

Changes from ANP1 - New

The Neighbourhood Plan allocates land south of Milton Road, as shown on Policies Map B, for a residential scheme of 75 homes. Development proposals will be required to meet the following site-specific requirements:

- The layout is to comprise a single vehicular, pedestrian and cycle access from Milton Road and retain Public Right of Way 101/25/10 on its established route and integrate it into the walking network on site enabling that network to connect with the established adjoining parkland at Wallin Road;***
- If a new attenuation basin is required as part of an approved surface water flood risk management strategy it should be provided on the Milton Road frontage (north side) and be integrated into the green infrastructure network for the site;***
- The green infrastructure network is to also comprise land to be landscaped around the eastern, western and southern site boundaries and the enhancement and strengthening of established trees and hedgerows on those boundaries to provide a landscape buffer and transition from the developable area with the surrounding countryside;***
- The built development must not encroach southwards further than the established building line of the adjoining Wallin Road housing scheme, beyond a distance of 67m from the southern red line site boundary at its western end, or 106m from the red line site southern boundary at its eastern end, as broadly shown on the below illustrative masterplan 840-SK05.***
- The built development must not encroach northwards further than the established building line of the adjoining Wallin Road housing scheme, beyond a distance of 45m from the northern red line site boundary at its western end, or 35m from the northern red line site boundary at its eastern end, as broadly shown on the illustrative masterplan 840-SK05.***
- The development is to be laid out in discreet parcels either side of a green infrastructure corridor containing the Public Right of Way, onto which the parcels should front, with each parcel having a distinct character of built form and materials palette that is consistent with the design principles of Policy AD9;***
- A combination of the road layout and green infrastructure network are to prevent any future proposals extending development further south than the present site boundary;***
- Development of the site will be expected to provide the size / type of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed, vibrant and inclusive communities. Applications will be expected to provide evidence on the appropriate housing mix to meet needs and to respond to local market conditions and locational / site characteristics. The mix will be considered as***

follows, which is based on the conclusions and recommendations regarding housing mix set out in the Adderbury Housing Needs Assessment 2024 carried out by AECOM (or the latest available evidence):

1 and 2 bedroom homes 20-35%; 3 bedroom homes 40-55%; 4 bedroom + homes 10-20%.

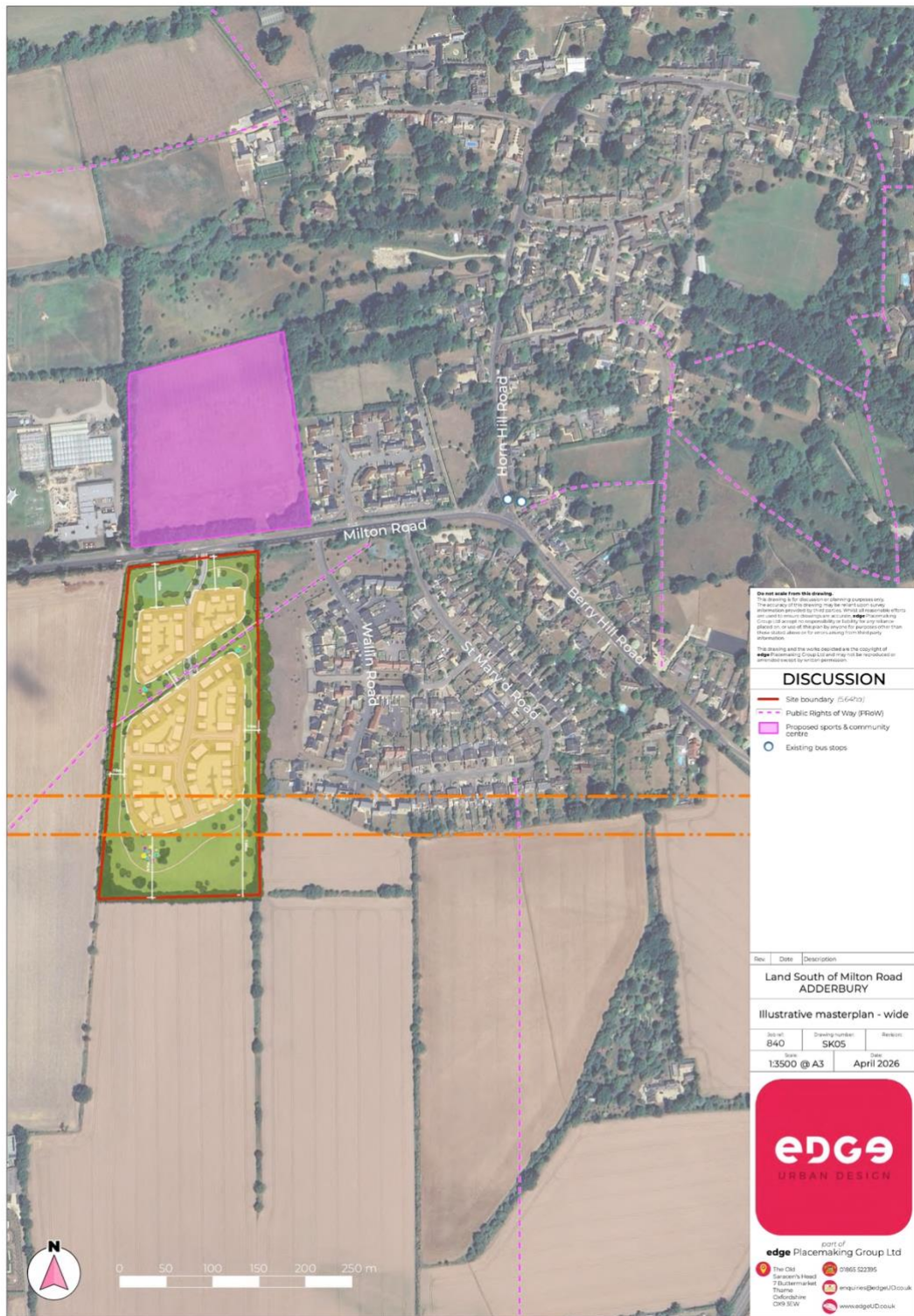
35% of new homes must be genuinely affordable housing and there must be a 10% provision of accessible housing for the elderly. All new homes must be consistent with the design principles of Policy AD9; and

- An appropriate financial contribution to the Parish Council's Community & Sports Centre Project as described in policy AD11, which is located directly opposite the site. A financial contribution of £7,333 per dwelling towards the Adderbury Community & Sports Centre Project has been agreed with the landowner, in accordance with policy AD14 and policy BSC12 of the Cherwell Local Plan 2011-2031. It is intended that this contribution shall be in lieu of any contributions required by the Development Contributions Supplementary Planning Document (or its successor) ¹. This financial contribution shall be payable before the occupation of the first dwelling. The contribution is needed to achieve the delivery of the Community and Sports facility and therefore realise the aim of ANP2 to upgrade community infrastructure following the expansion of Adderbury's population since 2014. All financial contributions are to be index linked.***

This policy plans for housing growth over the plan period informed by the housing requirement in the emerging Local Plan (of 75 homes). It allocates one site on Milton Road to achieve this target following a thorough site assessment process, which is summarised in Appendix B.

The site south of Milton Road (see concept plan below) is available for development now and so will be able to deliver new homes in the earlier years of the plan period. The policy incorporates the mitigation measures identified as necessary in the site assessment process to ensure the delivery of a successful scheme.

¹ It is recognised that there are strict rules governing the use of S106 contributions therefore the policy requests a contribution 'in lieu' of the normal allocations. Should this not be possible then, as the landowner has offered the agreed sum of £7,333 per unit, it may be necessary to reach a separate agreement with the landowner to ensure that the landowner will pay any difference between £7,333 per unit and the community and sports element of the S106 sum yet to be determined.



Plan 01: South of Milton Road Illustrative Masterplan SK05 (Edge Urban Design, 2026) with indicative minimum offset dimensions shown

This policy requires a financial contribution of £7,333 per dwelling to enable the delivery of the new Community & Sports Centre facility to be built and operated by the Parish Council on the land opposite the site, on behalf of the village, as per policy AD11. The scale of the contribution to this project will be greater than that made by other developments in the village in recent years as a compensatory measure for the incursion of the scheme into the designated Milton Local Gap under previous ANP1.

The need for this facility has been demonstrated over a number of years through Parish polls and other public consultations. The population of Adderbury has grown since the land for the facility was first allocated in ANP1 (2014).

The project benefits from an extant Planning Permission (25/03084/F). The sports pitches have already been prepared and laid and are awaiting the development of the building.

Whilst significant funds have been raised through village events and previous S106 allocations (including the land for the project), there remains a funding shortfall which will be substantially bridged by this financial contribution, hence the requirement from the Parish Council for the contribution to provide the necessary funding for completion of this Project, the principle of which is carried over from ANP1 (2014).

The land promoter has confirmed during the assessment process that this allocation policy, including financial contribution, will enable a viable housing and landscaping scheme to be delivered, inclusive of affordable housing provision. A separate viability assessment is therefore not necessary, per NPPF §59, and any future planning application seeking to benefit from this allocation policy will only do so if this S106 requirement is met *and* it provides enough funding to achieve delivery of the Community and Sports Centre project.

Any new housing development should comply with the above requirements. Housing developments outside the settlement boundary described in policy AD1 should be refused as a matter of principle in accordance with the NPPF S5 and S6.

Policy AD3: Green Infrastructure

Changes from ANP1 – Minor changes related to changes in green infrastructure since ANP1

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

The 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.

Development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they maintain or enhance its integrity and green infrastructure value, by way of their landscape schemes, layouts, access and or through equivalent alternative provision nearby.

This policy defines a network of green infrastructure assets for protection, improvement and creation, thereby refining CDLP Policy CSD 15: Green and Blue Infrastructure for its implementation in this Parish. It is derived from an analysis of maps showing existing woodlands, hedgerows, open spaces, recreational areas, and amenity land and water bodies in the Parish.

The collection of open spaces, allotments and sports pitches and much else besides play an important role in defining Adderbury. Most are connected to form a network for the local community to walk or cycle along or through, and they allow wildlife to move throughout the Parish.

In accordance with NPPF policy HC1: ‘Planning for healthy communities’, Adderbury’s Green Infrastructure is considered to support social interaction and promote good health by supporting walking and cycling for all sections of the community.

It is therefore important that, at the very least, development proposals that lie within the Network, or that immediately adjoin it, do not harm the particular value of the Network in that locality or the integrity of the wider Network, for example its ecological connectivity. Wherever possible, proposals should design their layouts and landscape schemes to enhance the network.

This policy is pursuant to NPPF policy N1 ‘Identifying environmental opportunities and safeguards’, policy N2: ‘Improving the natural environment’ and policy N6: ‘Areas of particular importance for biodiversity’.

New developments must provide a demonstrable Biodiversity Net Gain in accordance with National Planning Policy Framework and Cherwell Local Policy.

Policy AD4: Key Open Spaces Within the Settlement Boundary

Changes from ANP1 – Minor

The Neighbourhood Plan designates the following locations as Key Open Spaces Within the Settlement Boundary as shown on Policies Map D.

Development proposals on land within any of the Key Open Spaces will not be supported unless it can be clearly shown that the land is surplus to requirements and no longer contributes to the spatial character of the village.

This policy identifies 31 important open spaces as Key Open Spaces within the Settlement boundary for appropriate protection from harmful development.

Open Space generally refers to any land that isn't intensively developed, encompassing a broad range of areas, including green spaces, parks, and recreational areas but also undeveloped vacant land, scrubland etc. It is considered to be land which, by virtue of its open and undeveloped nature, contributes positively to, or enhances, the spatial character of a place. This is important when considering the role of open spaces and gaps both within, and at the edges of, the village. Key open spaces are considered to be an important asset that enhance the village. The new NPPF (December 2025) highlights that open space of public value can include not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer visual amenity

The following Key Open Spaces within the settlement boundary meet the definition criteria of Open Spaces and are considered to make a crucial contribution to the spatial character of the village:

1. Village Green including adjacent spaces at junction of Sir George's Lane, Croft Lane, and outside the Red Lion pub
2. Former railway embankment on southern edge of the Lucy Plackett Field;
3. Triangle of land at the Junction of Horn Hill Road, Berry Hill Road and Milton Road junction;
4. Small copse of trees to the south of Greenhill and Summers Close off Banbury Road;
5. The Village Pound, east side of Horn Hill Road, Berry Hill Road and Milton Road junction.
6. John Harper Road Estate Open Space, Aynho Road;
7. Wallin Road Open Space, south of Milton Road;
8. Rawlins Close Open Space, off Margaret Road;
9. The Crescent Open Space, Banbury Road;
10. The Rise Open Space, off Banbury Road;
11. Adderbury Court Open Space, Banbury Road;
12. Vera Wood Close Open Space;
13. Keytes Close Open Space, Aynho Road;
14. Sydenham Close Open Space, Aynho Road;
15. Adderbury Allotments
16. Henry Jepp/Long Wall Close Open Space, Aynho Road;
17. Griffin Close Open Space;
18. Lake Walk Green
19. Henge Close Open Space
20. Berryhill Road development open space

21. Open space in proposed development to north of Henge Close
22. Open space in proposed development to west of Seccombe Care Home, Gardiner Way
23. Development west of Seccombe Care home / Summers Close— area designated for biodiversity increase, Banbury Road.
24. Lucy Plackett Recreation Ground, Round Close Road.
25. Walled Lambing paddock, Aynho Rd
26. Colin Butler Green including Triangle of land at junction of Manor Road / Cross Hill Road
27. Sheep field at Mill Lane
28. Small triangle of land at junction of Chapel Lane with High Street
29. Thistlethwayte Field alongside Water Lane, west of the Pump House Garage.
30. Adderbury Cemetery and the Religious Society of Friends Burial Grounds, Horn Hill Road
31. Adderbury St Mary's Church Cemetery, Church Lane

This policy is pursuant to NPPF policy S4: 'Principle of development within settlements' and policy HC1: 'Planning for healthy communities'.

Development proposals should not result in the loss of existing key open spaces in accordance with NPPF policy HC7 except in the very exceptional circumstances described under that policy.

These open spaces also play an important role in the Green Infrastructure Network of Policy AD3 albeit without meeting the tests of policy HC2 of the NPPF (see Policy AD5).

In which case, the level of protection from development is less than that of a Local Green Space but the policy still requires a justification for that development. In addition, it requires all proposals that are appropriate to make a financial contribution to the management and improvement of the Network, as a public benefit to offset any loss or harm to the Key Open Space.

Policy AD5: Local Green Spaces

Changes from ANP1 - additional local green spaces added

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on Policies Map E.

New development will not be permitted on land designated as Local Green Space except in very special circumstances where the development would provide a critical function ancillary to the quality of the Local Green Space and would provide a clear and demonstrable community need. Any such development would need to be designed to maintain and enhance the quality and character of the Local Green Space.

New housing developments will not be permitted on Local Green Spaces.

Green space is land that is covered with vegetation like grass, trees, and shrubs and either used for recreation or for public amenity in the form of communal greens or garden.

Section 336 of the Town & Country Planning Act 1990 defines Green Spaces as meaning, either:

- Land laid out as a public green or garden
- Land used for the purposes of public recreation, or
- An area of open space which benefits wildlife and biodiversity

Note that many Green Spaces will in fact perform several of the above functions. All Green Spaces are considered Open Spaces, but not all Open Spaces are Green Spaces.

This policy identifies a series of important spaces for designation as Local Green Spaces in line with Section 336 of the Town & Country Planning Act 1990 as well as NPPF policy HC2: 'Local Green Space'.

NPPF policy HC2: stipulates that Local Green Space should be limited to situations where the land concerned is:

- a. In close proximity to the community it serves;
- b. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), or tranquillity or richness of its wildlife; and
- c. Local in character and not an extensive tract of land.

Each of the Local Green Spaces listed below are considered to meet all of the above tests under policy HC2— and these spaces also form a fundamental part of the Green Infrastructure Network identified in Policy AD3.

1. Lucy Plackett Recreation Ground, Round Close Road.
2. Colin Butler Green (registered Common) including triangle of land at junction of Manor Road / Cross Hill Road
3. Adderbury Lakes Local Nature Reserve
4. Village Green including adjacent spaces at junction of Sir George's Lane, Croft Lane, and outside the Red Lion pub
5. Adderbury Allotments

6. Adderbury Cemetery and the Religious Society of Friends Burial Ground
7. St Mary's Church Cemetery, Church Lane
8. Henge Close Open Space
9. Berryhill Road development open space
10. Open space in proposed development to north of Henge Close
11. Griffin Close Open Space
12. Lake Walk Green
13. Sydenham Close Open Space, Aynho Road
14. Keytes Close Open Space, Aynho Road
15. Vera Wood Close Open Space
16. Adderbury Court Open Space, Banbury Road
17. The Rise Open Space, off Banbury Road
18. The Crescent Open Space, Banbury Road
19. Rawlins Close Open Space, off Margaret Road
20. Adderbury Fields Estate Open Space, to the north and west of Wallin Road
21. John Harper Road Estate Open Space, Aynho Road
22. The Village Pound, east side of Horn Hill Rd, Berry Hill Rd & Milton Rd junction
23. Triangle of land at the junction of Horn Hill Road, Berry Hill Road & Milton Road
24. Small copse of trees to the south of Greenhill and Summers Close off Banbury Road

The designation of this land as Local Green Space is consistent with the local planning of sustainable development. The above Local Green Spaces are considered capable of enduring beyond the end of the plan period.

Development proposals must not result in the loss of existing key local green spaces, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, in accordance with NPPF policy HC7.

Development proposals for land which has been designated as Local Green Space should be determined in a manner consistent with the relevant national decision-making policies for land in the Green Belt, excluding provisions relating to Grey Belt and previously developed land, in accordance with NPPF policy HC8.

AD6 - Strategic Open Spaces Outside the Settlement Boundary

Changes from V1 of the ANP - New

The Neighbourhood Plan designates the following locations as Strategic Open Spaces Outside the Settlement Boundary as shown on Policies Map F:

- 1. Open field west of Banbury Road (opposite The Crescent), as well as open fields located between that and the village centre, to preserve views and openness into and out of the village centre, including to the historic church, as well as the quality of open countryside and public footpath walks in this area.***
- 2. Valley of the Sor Brook watercourse, including fields on both sides, extending from Adderbury House in the east, across Oxford Road, southward to the junction of Berry Hill Road, and westwards into the Sor Brook valley area 'heartland' back to the settlement boundary, to include land behind The Leys.***
- 3. Fields and grounds to Adderbury House, which extend around the Walled Allotments down to the Sor Brook and Oxford Road.***
- 4. Land to the north-east of Aynho Road, to constrain development sprawl along and north of the Aynho Road and to avoid excessive infilling between Adderbury and the M40 toward Kings Sutton.***

In order to preserve the strategic importance of these open spaces, to avoid creating an 'infill' effect that would negatively impact the village and its setting, to preserve and enhance landscape character and to avoid harm to existing habitats, development (including new housing developments) will not be supported in these locations.

There are a number of strategic open spaces situated outside the defined village settlement boundary that are considered to perform an important role in defining and maintaining:

- a. The spatial character of the village and the landscape character of its surroundings
- b. The visual quality of key approaches to the village along arterial roads, and:
- c. The siting of the village within the landscape.
- d. Important habitats that are considered valuable.

Relevant supporting evidence for the inclusion of Strategic Open Spaces Outside the Settlement Boundary described under policy AD6 is described in the context of relevant supporting evidence within Appendix C of this document.

This policy is pursuant to NPPF policy NPPF policy S5: 'Principle of development outside settlements', policy HC1: 'Planning for healthy communities, policy N1 'Identifying environmental opportunities and safeguards', policy N2 'Improving the natural environment' and policy N6: 'Areas of particular importance for biodiversity'.

Policy AD7 Strategic Gaps

Changes from ANP1 - Minor, but the number of this policy has changed

The Strategic Gaps are shown on Policies Map G, these are:

- ❖ ***Adderbury and Bodicote/Banbury***
- ❖ ***Adderbury and Milton***

Development proposals within a Strategic Gap will only be supported if it can be demonstrated that they do not harm, individually or cumulatively, its open character.

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. The Adderbury Neighbourhood Plan emphasises the importance of the Strategic Gaps as defined in Policy COM 13 of the emerging CDLP, for the purpose of preventing the coalescence of the following settlements.

The area of land between the northern end of Adderbury and the Parish boundary with Bodicote Parish and Banbury, is especially important, given the commitments to build on the southern edge of Bodicote/Banbury. Here, the policy seeks to prevent the coalescence of settlements and specifically references land in close proximity to Banbury and Bodicote.

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 siting, height, scale, and massing for example – should not lead to any visual coalescence between Adderbury and Bodicote/Banbury.

This is especially important as the local community considers that this gap is 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.

The second area covers land between the western end of Adderbury and the Parish boundary with Milton Parish, located to the north of Milton Road in accordance with Policy COM 13 of the emerging CDLP. Although not as immediately at threat from development, it is considered that development that may otherwise be acceptable in the countryside may be inappropriate within this gap, 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.

Policies AD8 and AD9 - Managing Design

Changes from ANP1 - New policies, these replace previous policies AD6-AD16.

The following policies AD8 and AD9 must be considered by developers, designers and planners with regard to new development.

The Neighbourhood Plan defines the Adderbury Settlement Boundary on Policies Map B.

Policy AD8 sets out the requirements with regard to management of design inside the defined Adderbury Settlement Boundary. A number of distinct Character Areas are described within this policy and shown on Policies Map H.

Policy AD9 sets out the requirements with regard to management of design of new housing and provides a Design Code which must be referenced accordingly. Housing development proposals will only be supported within the allocated site defined by policy AD2 of this Neighbourhood Plan. Housing development proposals (i.e. developments that provide more than one new dwelling) in the open countryside beyond the defined Adderbury Settlement Boundary are considered inappropriate and will not be supported.

Policy AD8 - Managing Design Within the Defined Adderbury Settlement Boundary

Development should pay special attention to the characteristics provided in the Adderbury Conservation Area Appraisal (2012) and also cross reference CDLP strategic policy ESD15, and the CDC Design Guide in order to reinforce the characteristics of each area.

Development within the Settlement Boundary but which does not fall within the Conservation Area still needs to be carefully managed to ensure it is successfully integrated within the wider village and its environs.

Policy AD8 sets out the requirements with regard to management of design within the defined Adderbury Settlement Boundary. The following sections 8.1 to 8.8 relate to development within the defined Adderbury Settlement Boundary that falls within the Conservation Area. Sections 8.9 to 8.12 relates to development within the Settlement Boundary but which does not fall within the Conservation Area.

This policy is pursuant to NPPF policy S4: 'Principle of development within settlements', policy PM5: 'Neighbourhood plans', policy HE2 'Conservation Areas and World Heritage Sites' and policy HE9 'Conservation Areas'.

Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings in accordance with NPPF policy CC2. Care should be taken to ensure that such measures are achieved sensitively and with due regard for the Adderbury Conservation Area.

Any new housing development located within the defined Adderbury settlement boundary should be designed with due regard for the recommendations of the Adderbury Housing Needs Assessment (HNA) produced by AECOM.

8.1 - Managing Design in the Conservation Area and its Setting: The Church Quarter

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

- I. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;
- II. The facing or cladding materials include the use of squared and ashlar ironstone or coursed (rubble) ironstone
- III. The use of red brick for chimneys;
- IV. Proposals retain or re-provide as necessary boundary walls, railings and front gardens to match the existing arrangement on the same alignment;
- V. Proposals do not significantly harm the views to the open countryside from the western end of Mill Lane; and
- VI. Proposals on fronting on to Mill Lane continue to comprise grass verges to the highway and do not include new footways.
- VII. Any development proposals in the open countryside beyond the defined Adderbury Settlement Boundary, located between Banbury Road and the Parish Boundary to the west, that are considered to harm views from the A4260 Banbury Road to the Church Quarter Character Area and village centre will not be supported.

- VIII. Likewise any development that negatively impacts on open spaces or green corridors will not be supported.
- IX. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.1.1 This policy manages design quality in the Church Quarter of the Adderbury Conservation Area. In doing so, it refines the saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development. Note that proposals for new housing development beyond the defined Adderbury Settlement Boundary will not be supported except specifically within the Proposed Site(s) for New Development defined by this ANP.

8.1.2 The Church of St Mary is a grade I listed building and forms the centre piece to this character area. The church is located just outside the central commercial area, along Church Lane, which filters off the High street. The village library is located in Church House, a grade II listed former school nearby. The church quarter is quiet and peaceful. There is no formal footpath along a significant portion of the lane. Church Lane begins with a wide entrance from the High Street and funnels into a narrow road, which sweeps around the edge of the churchyard and then narrows further (towards the Mill) at the end where it suddenly opens up to expansive views of the Sor Valley.

8.1.3 The policy also identifies the specific significance of the open land to the north of the Conservation Area in the enjoyment of views to the Church and surrounding buildings as well as the wider village centre. This is evidenced by the Conservation Area Appraisal and by Historic England in its comments on a previous planning application (15/00317/OUT) in that area. This policy requires that such proposals avoid obstructing the views to the Character Area from the north.

8.2 - Managing Design in the Conservation Area: The Green

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

- I. To the North and East of the Green, proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;
- II. To the South, proposals must not impact on the distinctive density and layout of the area including the looser building line;
- III. The facing or cladding materials include the use of squared and ashlar ironstone or coursed (rubble) ironstone
- IV. Roofing materials include slate or tile roofs;
- V. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and
- VI. Proposals retain or re-provide as necessary natural verges to the highway where possible.
- VII. Demolition of existing buildings will be resisted. These should be carefully retrofitted or repurposed.
- VIII. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- IX. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.2.1 This policy manages design quality in the Green character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development.

8.2.2 Adderbury was once called “Adderbury on the Green” and it is clearly evident why. The scale of The Green and the trees on its border are a magnificent feature. There is a significant contrast between The Green and the adjoining areas, which become more linear and densely built. Today, this is an important gateway to Adderbury Conservation Area. The area suddenly appears to visitors approaching the village from the south, where the Oxford Road narrows on approach before opening out and revealing the extensive Green around the corner.

8.3 - Managing Design in the Conservation Area: The Manors

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

- I. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;
- II. The facing or cladding materials include the use of squared and ashlar ironstone or coursed (rubble) ironstone
- III. Roofing materials include slate or tile roofs;
- IV. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment;
- V. Proposals retain or re-provide as necessary natural verges to the highway where possible.
- VI. Development that negatively impacts on open spaces or green corridors will not be supported.
- VII. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.3.1 This policy manages design quality in the Manors character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced.

8.3.2 There is a high concentration of historic Manor houses, along Manor Road (as the name suggests), and also toward the east end of Adderbury, south of The Green, including Adderbury House. The areas are located in distinguished positions, just off the main Village Green.

8.4 - Managing Design in the Conservation Area: The Streets

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

- I. Proposals maintain the existing plot ratio, the strong building line to the frontage and building height and form;

- II. The facing or cladding materials include the use of squared and ashlar ironstone or coursed (rubble) ironstone
 - III. Roofing materials include slate, tile or thatched roofs;
 - IV. Proposals retain or re-provide as necessary boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and
 - V. Proposals retain or re-provide as necessary stone walls or where possible natural verges to the highway to match the existing arrangement.
 - VI. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- 8.4.1 This policy manages design quality in The Streets character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development.
- 8.4.2 The 'Streets' consist of the High Street, Cross Hill Road/ Water Lane, Horn Hill Road and Tanners Lane/ The Leys/ Round Close Road/ Dog Close. All share similar characteristics in that they are strong linear streets which retain strong building lines.

8.5 - Managing Design in the Conservation Area: The Lanes

Development proposals in The Lanes Character Area, as shown on Policies Map H, 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. The facing or cladding materials include the use of course rubble/ square ironstone;
 - III. The use of red brick for chimneys;
 - IV. Roofing materials include slate, thatch and plain tiles to match nearby roofs;
 - V. Proposals to retain or re-provide vernacular features such as casement windows, timber lintels and a mix of roof types;
 - VI. Proposals retain or re-provide as necessary boundary walls and timber fencing where appropriate and do not use feather board or larch lap or similar fencing;
 - VII. Proposals do not significantly harm 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
 - VIII. Proposals do not significantly harm the view of the Church of St Mary at the southern end of Church Lane.
 - IX. Development that negatively impacts on open spaces or green corridors will not be supported.
- 8.5.1 This policy manages design quality in The Lanes character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development.
- 8.5.2 Chapel Lane and Church lane consist of minor routes that filter off the main central spine. The lanes are narrow, informal routes without footways and where dwellings abut the main thoroughfare.

- 8.5.3 Chapel Lane is a small residential area off High Street with tennis courts sunken into the landscape at the end. As the name suggests, the lane has supported two chapels. It is a quiet, narrow lane with no formal footway along the initial part. The road filters from High Street, where the historic buildings are concentrated around the entrance; further down, the character changes and becomes more suburban with a collection of post war dwellings at the end. The road meanders round and falls steeply at the northern end, allowing for extensive views of the Sor Valley beyond.
- 8.5.4 The western part of Church Lane is a narrow residential street leading from the High Street with no formal footways, the cottages are small and modest, the doorways and windows appear slightly dwarfed, creating a pleasant, enchanting character. This lane narrows further at the end and then curves into a very narrow alley, bounded by ironstone walls/buildings, which guides the eye to a framed view of the Church of St Mary.
- 8.5.5 Mill Lane is a narrow lane from the south end of Church Lane (by the Church entrance) to the Mill on Sor Brook. It is a row of small cottages to the east side and some large properties on the west. From the east side, as it nears the Mill, it offers extensive views of the Sor Valley.

8.6 - Managing Design in the Conservation Area: The Valley

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

- I. Proposals do not significantly harm the views to the open countryside of the Sor Brook Valley; and
- II. Proposals maintain the existing pastoral quality of the eastern end of Adderbury, along with the Oxford Road, and to the rear of properties throughout the village that follow the Sor Brook Valley.
- III. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- IV. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.
- V. Proposals must not negatively impact existing woodland nor negatively impact upon established trees.
- VI. Proposals must not appear to visually expand the village to the south or create a joining effect with the Twyford Mill industrial estate or existing housing on Berry Hill Lane.

- 8.6.1 This policy manages design quality in the Valley character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development.
- 8.6.2 The Valley Landscape is that of the Sor Brook. It is heavily tree-lined, and its natural topography emphasises the perceived visual separation of the village from east to west.
- 8.6.3 The Character area features along the length of the conservation area and although a dominant landscape feature, the inward-looking central spine of the village restricts views of this valuable landscape to the perimeter, with views often found at the end of

secondary streets and lanes. The Valley Landscape includes areas with a pastoral quality, where livestock roam the fields, including in the east of Adderbury along the Oxford Road, and at the west end of Adderbury to the rear of properties such as White House on Manor Road.

- 8.6.4 The Valley Landscape is an important open space and visual gap wrapping around the south of the village, from east to west, and development must not be seen to have an infilling effect. Refer to Policy AD6 Strategic Open Spaces Outside the Settlement Boundary.

8.7 - Managing Design in the Conservation Area and its Setting: Former Farm Groups

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

- I. Proposals maintain the existing informal plot layout (usually L-shaped) with individual lanes and gravel tracks for access;
- II. The facing or cladding materials include the use of coursed rubble or square cut ironstone
- III. Roofing materials include slate and plain tiles to match nearby roofs;
- IV. Proposals retain or re-provide vernacular features such as casement windows, timber lintels and timber plank doors to match the existing emphasis on the rural connection;
- V. Proposals retain or re-provide as necessary boundary walls of varying heights, railings and timber fences to match the existing arrangement on the same alignment; and
- VI. Proposals retain or re-provide as necessary the informal green open spaces where possible and large grass verges to continue to enhance the pastoral character which links with the nearby agricultural fields.
- VII. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- VIII. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.7.1 Development proposals in the open countryside beyond the defined Adderbury Settlement Boundary between Banbury Road and the Parish Boundary to the west will only be supported if they avoid any obstruction of the views from Banbury Road to the Former Farm Groups Character Area. Note that proposals for new housing development beyond the defined Adderbury Settlement Boundary will not be supported except specifically within the Proposed Site(s) for New Development defined by this ANP.

8.7.2 This policy manages design quality in The Former Farm Groups character area of the Adderbury Conservation Area. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development.

8.7.3 This character area includes two areas at the eastern end of Adderbury (consisting of Fleet Farm, Sydenham Farm, Stud Farm and Home Farm) and a small area north of The Green (Croft Farm). The core characteristics include a rural/pastoral character on the edge of the village, adjacent to open grazing fields. The topography sits on lower land to the wider and modern built up areas of Adderbury to the north. The

pastoral character is further enhanced by the various areas of informal green spaces between the buildings. For example, east of The Pickled Ploughman public house is an informal green space which is left to naturally overgrow, creating a naturalistic rural environment. Agricultural activity still exists in the surrounding fields including grazing land to the north of Aynho Road and arable land west of the Banbury Road.

- 8.7.4 The policy also identifies the specific significance of the open land to the north of the Conservation Area in the enjoyment of the setting to the historic village boundary of this Character Area. This is evidenced by the Conservation Area Appraisal and by Historic England in its comments on a previous planning application (15/00317/OUT) in that area. This policy requires that such proposals avoid obstructing the views to the Character Area from the north. Note that proposals for new housing development beyond the defined Adderbury Settlement Boundary will not be supported except specifically within the Proposed Site(s) for New Development defined by this ANP.

8.8 - Managing Design in The Crescent

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

- I. Proposals to retain or re-provide as necessary front gardens and an 'open plan' feel to the frontage;
- II. The facing or cladding materials include the use of brick
- III. Roofing materials include red pantiles to match nearby roofs; and
- IV. Proposals retain or re-provide design features such as casement windows and small porches with pantiled roofs.
- V. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- VI. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

- 8.8.1 This policy manages design quality in The Crescent character area of the village. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development. As it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

- 8.8.2 The Crescent is a 1918 design of semi-detached properties, having particular architectural features, such as porches and specific building materials. At the end of 1918 the Banbury Rural District Council attempted to devise a housing scheme to meet the need of housing for soldiers returning from WW1. 20 houses were planned but only 12 houses were built, in The Crescent just off the Banbury Road, and were ready for occupation in the autumn of 1922. The setting was described as on an elevated position away from the road. The houses are arranged in a semi-circle around a small green space, which were originally allotments. The Crescent lies to the east of the Banbury Road and north of the Adderbury Conservation area.

8.9 - Managing Design in Banbury Road

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

- I. Proposals retain or re-provide as necessary boundary hedges and timber fences where appropriate;
- II. Proposals retain or re-provide as necessary front gardens where possible and roadside verges;
- III. The facing or cladding materials include the use of render and red brick;
- IV. Roofing materials include red tiles to match nearby roofs.
- V. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- VI. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.9.1 This policy manages design quality in the Banbury Road character area of the village. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development. Again, as it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important of design features of this character area.

8.9.2 Banbury Road is a main traffic route (A4260) lined with residential properties to the east and open fields to the west. It includes detached properties with large front gardens and wide roadside verges. These are mainly 1930s houses, although the previous Twyford Tea Gardens is earlier and opened in late 1912/early 1913.

8.9.3 Although there is a mixture of design, these houses have used the same building materials and have retained their large front gardens with mature planting that make a positive contribution to the character and distinctiveness of the area.

8.10 - Managing Design in the Twyford Estate area of Adderbury

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

- I. Proposals retain or re-provide as necessary front gardens where possible and roadside verges;
- II. Proposals retain or re-provide as necessary boundary hedges (as in The Rise) and low walls (as in Walton Avenue and Rochester Way) where appropriate; and
- III. In those parts of the Estate characterised by open plan front gardens, proposals retain or re-provide as necessary (such as Deene Close) gardens in that form and do not add boundary features like walls and hedges
- IV. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- V. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260.

8.10.1 This policy manages design quality in the Twyford Estate Character area of the village. It refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic

settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development. Once again, as it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important design features of this character area.

8.10.2 The area lies to the north of the Conservation Area and includes the main approaches to the village from the north and east. The Twyford Estate was built largely in the 1960s and is a mixed development including detached/semi-detached two-storey houses and bungalows. The estate is east of the Banbury Road and is bordered on the north (Twyford Road) and east (Walton Avenue) sides by open countryside. There are a number of features worthy of retaining or enhancing.

8.11 - Managing Design in Berry Hill Road and St. Mary's Road

Development proposals in the Berry Hill Road and St. Mary's Road Character Area, as shown on Policies Map H, will be supported, provided they have full regard to the following design principles:

- I. Proposals retain or re-provide as necessary front gardens where possible and roadside verges; and
- II. Proposals retain or re-provide as necessary boundary hedges (as in St. Mary's Road) and low walls (as in Norris Close) where appropriate.
- III. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
- IV. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260 and Berry Hill Road.

8.11.1 This policy manages design quality in the St. Mary's / Berry Hill Road Character Area of the village. In doing so, it refines saved CDLP policies C27 and COM14 and NPPF policies HE2 and HE9 in respect of requiring the design of development proposals to reflect the historic settlement pattern of the village of Adderbury. It is also in line with CDLP Policies COM 26-28 in ensuring the character of the built and historic environment is sustained and enhanced and with CDLP policy SP1 in allowing for appropriate infill housing development. As it lies outside the Conservation Area, and so was not included in the Appraisal, an analysis has been undertaken to identify the most important design features of this character area.

8.11.2 The area lies to the south of the Conservation Area and includes the main approaches to the village from the south and southwest. There are two particular areas within this larger area, which are worthy of consideration. The Berry Hill Road and St. Mary's Road/ Norris Close. Both areas comprise 20th century housing. Berry Hill Road is characterised by substantial properties set well back from the road with extensive grass verges in front and large front gardens. St. Mary's Road and Norris Close have mixed development of detached/semi-detached two storey houses and bungalows. They are characterised by large front gardens enclosed for the most part with low walls, and grass verges along the roadside.

8.11.3 A new development has recently (2024/2025) been built to the south eastern end of Berry Hill Road. Further development to the south, west or north of this site will not be supported in order to protect The Valley character area and avoid an infilling effect to the south of the village. Refer to Policy AD6 Strategic Open Spaces Outside the Settlement Boundary.

8.12 - Managing Design in Modern Infill Areas within the Adderbury Settlement Boundary

Development proposals in areas defined by the Conservation Area Appraisal as 'Modern Infill Areas', as shown on Policies Map H, will be supported, provided they have full regard to the following design principles:

- I. Development in these locations should pay special attention to the wider characteristics of Adderbury provided in the Adderbury Conservation Area Appraisal (2012) in order to reinforce the characteristics of the village. Special attention should be paid to the nearest and most relevant character areas to the development site.
 - II. Development should enhance and not detract from the built environment of Adderbury.
 - III. Design should not be a pastiche of generic historic architecture but should be a carefully considered response to the existing architectural language of the village and reinforce the predominant external materials used.
 - IV. Development that negatively impacts on open spaces, green spaces or green corridors will not be supported.
 - V. Proposals must be designed to avoid negatively impacting or increasing vehicle traffic levels on the Banbury/Oxford Road A4260 and Berry Hill Road.
- 8.12.1 With regard to development in Modern Infill Areas within the Adderbury Settlement Boundary but outside of the Conservation Area, the above principles are expected to still apply. External materials used for the refurbishment, renovation or extension works to buildings identified in these areas must be approved by the local authority and should be sympathetic to those used in the host building and its context. Where unsympathetic works have been undertaken in the past, these should not serve as an acceptable precedent. Where works fall under Permitted Development, homeowners and developers are reminded of the obligation to use matching materials.

Policy AD9 - Managing Design of New Housing

Proposals for new housing development beyond the defined Adderbury Settlement Boundary will not be supported except specifically within the Proposed Site(s) for New Development defined by this ANP. Any other such sites are considered inappropriate for development.

Policy AD9 sets out the requirements with regard to management of design of new housing and provides a Design Code which must be referenced accordingly.

Any new housing development should be designed with due regard for the recommendations of the Adderbury Housing Needs Assessment (HNA) produced by AECOM.

Policy AD9 is pursuant to NPPF policies PM5, PM8, PM13, S1, S4, S5, CC1, CC2, HO5, L1, and DP2.

Design Code for New Homes

9.1 - Overall Aims

1. The aim of this Design Code for New Homes in Adderbury, is to ensure that new homes achieve a high standard of design, are not generic, are place specific and represent the local distinctiveness of Adderbury and its surroundings.
2. The ANP is clear that Adderbury recognises its need to take its fair share of new homes, but must not be made to take an excessive amount if other villages or settlements within the borough fail to achieve their quota.
3. Adderbury demands a high standard of new homes moving forward. The new Design Code represents an opportunity to bring good design, and place specific design, right to the forefront of discussion around new homes in and around the village. The Design Code aims to prioritise a design led approach, and make sure developers deliver a high quality product for the village.
4. The Design Code sets out a clear requirement for new development to be less land-hungry, not dominated by cars and to be more affordable.

9.2 - Scale, Massing & Form

1. New homes should be primarily no more than two storeys. Three storey homes are considered to be too visually prominent, out of proportion with the existing scale of the village, and therefore are to be avoided.
2. Design of new homes is to be driven by careful analysis and understanding context and sense of place, by designers and developers.
3. Homes should be low-lying to minimise their impact in the landscape.
4. Asymmetric, low sweeping roofs are preferable over tall and over prominent roof forms. These are also to be considered more reflective of the specific built form of Adderbury.
5. In order for homes to be low-lying within the landscape, this means developments may need to be lower density and will need to consider more creative site layout arrangements than de-facto standard cul-de-sac type developments which might ordinarily prioritise vehicle movements over people and other landscape considerations.
6. New developments must maintain the existing visual gaps that separate the village from other nearby settlements, the existing character areas that make a significant

contribution to the quality of Adderbury, as well as not detract from the appearance of the village when approaching it from elsewhere.

7. These are considered to be important considerations with regard to future development in and around Adderbury.

9.3 - Street Pattern, Access, Parking, Pedestrian & Cycle Movement

1. Shared surface landscapes should be strongly encouraged in order to reduce the visual prominence of cars, prioritise pedestrian movements, and foster a better sense of community through communal use of external shared surfaces for social interaction or play.
2. New developments should avoid cul-de-sacs, except where well designed, generous, clear pedestrian access routes through the development and beyond, can be demonstrated to a very high standard.
3. Pedestrian routes should comprise clear primary and secondary routes and designs should consider pedestrian only areas away from vehicles for reasons of safety and to foster a better sense of community.
4. Development proposals should take into account the recommendations of Secured by Design from the outset and should be designed to minimise opportunities for crime or vandalism over the lifetime of the development.
5. Safety of residents and visitors should be paramount in all aspects of the landscape design.
6. Developments should not only maintain existing connections to wider footpath and cycle routes but should seek to provide a demonstrable enhancement.
7. Parking to be screened and cars should not dominate the landscape.
8. Road layouts should avoid dead-end roads included only to facilitate ongoing future development.
9. The design and siting of play space should consider noise disturbance to nearby residents. Types of play equipment should also be considered to avoid disturbance and opportunities for vandalism. Designs that incorporate natural play are to be encouraged. Play space should be well integrated into the wider landscape and planting design.

9.4 - Tenure, Mix & Adaptability, Accessibility

Developers and designers should make reference to the Adderbury Housing Needs Assessment (HNA) produced by AECOM, which accompanies this document, as well as ANP2 policy AD2.

1. New housing should include a provision of genuinely affordable housing of at least 35% total by unit number as a minimum. Adderbury should target in excess of Cherwell minimum requirements for affordable homes. Viability assessments should be provided to the parish council as an important consultee as part of any application proposing multiple new homes (i.e. more than one).
2. Housing developments should be designed to be tenure blind, i.e. the design and quality of materials and detailing should be consistent across all homes within the development, regardless of tenure or affordability.
3. A mix of housing types is strictly required, not only large 4-5 bed homes. The social and economic viability of the village relies on a mix of people of all ages and backgrounds being able to call Adderbury home, and developers must recognise their social responsibility to deliver a suitable mix of homes for the village. The Adderbury Housing Needs Assessment (HNA) produced by AECOM states that "Adderbury is dominated by detached and larger (4+ bedroom) homes" and that this "presents a barrier to entry for households with lower incomes or wealth".

4. In accordance with the findings of the Adderbury Housing Needs Assessment (HNA) produced by AECOM, new homes should seek to contribute social renting and, especially, private renting, to the housing stock in Adderbury. The lack of alternatives to ownership are likely to present a challenge for those on the lowest incomes seeking to remain in the Parish.
5. **A key outcome of the Adderbury Housing Needs Assessment (HNA) produced by AECOM is that “New development should be focused on smaller and mid-sized homes (primarily with 3 bedrooms), with few larger properties likely to be needed. This could help to achieve three key outcomes: improving affordability, meeting the needs suggested by demographic trends (notably ageing and maintaining the modest growth in younger families), and diversification away from the high proportion of 4+ bedroom homes in the current stock”.**
6. Further to this, 2 bedroom homes with private amenity garden space, are considered a useful and important typology as these offer flexibility for young people looking to get onto the ladder, for young families, for people working from home, for divorcees, for older residents looking to downsize to a more manageable property, offering flexibility throughout different stages of life.
7. In essence the goal is diversification away from a relatively skewed current mix and recent development profile, with a need for mid-sized and smaller options, and limited need for the largest properties.
8. Design that encourages adaptability should be encouraged. Homes should be changeable to suit later living, and the different requirements of couples, family living and co-living.
9. Co-housing and other development models should be considered.
10. New housing developments should include at least 10% single storey, step free homes for the older generation or those with specific accessibility requirements (or a greater provision if dictated by Cherwell planning policy). These should be designed to comply with Approved Document Part M Cat 3.

9.5 - Materials, Architectural Language & Details

1. Natural local ironstone is the prevailing local material and should form the basis of new development. This should be used on all elevations of new homes, not just the front elevation or elevation facing the street. Secondary building volumes could consist of brick or timber, but not side or rear elevations of the main property.
2. New homes must not be a pastiche copy of historic building or driven by pre-conceived notions of ‘style’ (i.e. ‘Victorian’, ‘Georgian’, ‘Queen Anne style’) as these lead to poor quality developments and only serve to exacerbate their generic quality.
3. Design discourse around new homes should not focus on generic ideas of ‘style’ i.e. not be mock-Georgian or mock-Victorian as this invariably leads to poor quality outcomes that are not ‘place’ specific. Developers and designers should carefully analyse the existing built context of Adderbury and respond with contemporary design that is attractive, appropriate and sensitive without being a pastiche.
4. With this in mind, the Design Code seeks to support innovative contemporary design that is respectful of context and borne out of a genuine understanding and careful analysis of the particular built form, character, scale and architectural language of the village, interpreted for twenty-first century homes.
5. High quality details and materials are actively encouraged.

6. uPVC windows should be discouraged in favour of higher quality solutions, particularly where these are triple glazed.
7. Volume housing copy-paste homes should be strongly discouraged, in favour of place specific, designer led development. Houses delivered to the same recipe as everywhere else with minor vernacular details or patches of ironstone added, will no longer be considered satisfactory.

9.6 - Landscape & Amenity Space

1. Developments should be landscape led, taking into account biodiversity net gain targets and recognising the importance of landscape in creating amenity spaces that benefit communities.
2. Landscape should promote social activity and use and not just be passive or formal or visual in nature.
3. Opportunities for nature-based play and community growing should be explored.
4. New developments will need to be set back from key roads or viewpoints to maintain gaps or building lines, likewise landscape or tree buffers will be important. Generous greenspaces should be provided at the front of development sites to soften their impact and avoid new development being excessively imposing.
5. External lighting should be strongly considered to ensure new developments are safe, secure and welcoming. Likewise the approach to the development, and routes connecting it to other parts of the village, must be given due consideration.
6. With regard to private amenity space, all developments MUST provide private amenity space. To encourage flexibility of use, gardens with direct access from homes, are considered preferable over balconies.

9.7 - Boundaries & Development Edges

1. The fact that development has in recent years tended to be sited at the edge of the village means that in design terms developments often don't address anything beyond their immediate boundary. The result is that these appear isolated and are not well integrated. The sides and back of new housing development tend to get very little attention and end up being poorly executed with very little design thought. Developments consequently become impermeable and the cul-de-sac effect is exacerbated.
2. The Design Code places an onus on designers and developers to consider the integration of new developments into the rest of the village from both an experiential and visual perspective.
3. High quality boundary treatments, considered in the context of wider landscape design, are important. Development that responds to the existing built fabric and grain of the village, as well as character areas, is likely to lead to better design outcomes in this regard.
4. Existing hedgerows must be carefully maintained during site works and thereafter. Provision of new hedgerows for screening and biodiversity purposes is to be strongly encouraged.

9.8 - Sustainability

1. The ANP should target the very highest standards of sustainability. New homes should be encouraged to target Passivhaus standards.
2. Surface water drainage. Notwithstanding the fact that sustainable urban drainage will be required by wider planning policy, the Design Code aims for new

- development to strive to be an exemplar in terms of integrating flood mitigation measures e.g. attenuation, swales, rain gardens etc.
3. Any new housing development must include sustainable drainage systems to manage surface water flow rates and reduce volumes of runoff in accordance with NPPF policy F8.
 4. Run off from new developments must not exacerbate any wider flooding issues and clear evidence must be included with any planning application to demonstrate this has been carefully designed. Developers are encouraged to work proactively with the parish council prior to application in order to satisfy this requirement.
 5. New housing developments should successfully integrate surface and fluvial water management into the landscape design proposals if required, and designers must consider how these can be utilised to provide a positive amenity offering.
 6. New housing must use design approaches which minimise risks from overheating in accordance with NPPF policy DP3(1)(c), and include green infrastructure and suitable tree planting in accordance with NPPF policies DP3(1)(d) and N3

9.9 - Contributions

The ANP expects that all Section 106 or CIL monies are directed specifically to community improvements within the village and not elsewhere within Cherwell, in line with policies AD2 and AD14. Any such contributions should be discussed with the Parish Council prior to application.

Policy AD10: Buildings and Structures of Local Importance

Changes from ANP1 - Minor

Proposals affecting the significance of the following locally important buildings and structures will be assessed having regard to the scale of any harm or loss and the significance of the locally important building or structure:

- A. The Crescent, Twyford***
- B. The Pump House Garage***
- C. The Walled Lambing Paddock, Aynho Road***
- D. The Pound, Hornhill Road***
- E. The Ice House, Adderbury Lakes***
- F. The Long Wall, Long Wall Path***
- G. Twyford Tea Gardens, Banbury Road***
- H. The Friends Meeting House, Hornhill Road***
- I. The Well, Hornhill Road***
- J. The Canal Bridge, Twyford Road***

This policy identifies buildings and structures of local architectural and/or historic interest to Adderbury for the application of CDLP Policies COM 26-28. It also defines 'non-designated heritage assets' in accordance with policy HE1 of the NPPF and manages proposals for their extension, alteration and change of use.

In line with the Historic England guidance on 'Local Heritage Listing' (2012), an identified building or structure is considered by the local community to exhibit attributes of one or more of the following:

- It is directly associated with a significant period in the history of Adderbury
- It is directly associated with the social history of Adderbury
- It is a notable example of planned development, or of incidental development in Adderbury, for example forming part of an original street plan or having some rarity value in its architectural design for this area (though its type may be common elsewhere)
- It is directly associated with a notable figure of local importance

The Parish Council used as its primary source material, the Conservation Area Appraisal document of April 2012, which identified 'locally listed buildings'.

External materials used for the refurbishment, renovation or extension works to buildings identified in this section must be approved by the local authority, and should be sympathetic to those used in the host building and its context. Where unsympathetic works have been undertaken in the past, these should not serve as an acceptable precedent. Where works fall under Permitted Development, homeowners and developers are reminded of the obligation to use matching materials.

Policy AD11: New Community Facilities

Changes from ANP1 - minor

The Neighbourhood Plan allocates land off Milton Road, Adderbury, as shown on Policies Map H, for sports pitches and a community facility.

Proposals for these uses of the land will be supported, provided:

- i. Any buildings are ancillary to the operation of the uses and are located within the site and are designed in such a way that has regard to the countryside location of the site;***
- ii. Vehicular access is made from Milton Road, with a minimum loss of the existing site boundary hedgerow, and sufficient car parking spaces are provided;***
- iii. Safe pedestrian and cycle access is provided to the site;***
- iv. The scheme will result in a biodiversity net gain; and***
- v. The layout and any lighting have regard to the proximity of the adjoining***
- vi. residential and employment uses.***

Proposals for the improvement of the community facilities at Lucy Plackett Fields, as shown on Policies Map C and D, will be supported, provided they do not undermine the visual integrity of the Local Green Space.

This policy acknowledges the progress made by the Parish Council in achieving full Planning permission now established in perpetuity, including the discharge of all pre-commencement conditions. It allocates the land in line with the restrictive covenant placed on this land. It also supports improvements to the existing facilities at the Lucy Plackett Field within the village. In both cases, the policy is responding to the increase in demand for such uses as the village has grown in recent years. It follows a number of surveys and two Parish Polls undertaken in the local community to understand their preferences for future provision in the village.

Although the Milton Road site is not central to the village, its size, shape and topography are suited to these uses and, given its public ownership, it provides a suitable location. Provided any buildings (e.g. a community hall) are well designed and located, these uses are not incompatible with the location of the land in the countryside beyond the Settlement Boundary.

The policy also provides an opportunity to deliver an improvement to the local green infrastructure network of Neighbourhood Plan Policy AD3, as it requires the landscape scheme to incorporate an appropriate means of improving the ecological connectivity between the hedgerows of Milton Road to adjoining Local Green Space, thus meeting its obligation to deliver a net biodiversity gain.

The Permitted proposals for buildings and any floodlighting have minimised their impacts on the established amenities enjoyed by the neighbouring residential and employment properties. A previous leisure survey of Adderbury households identified multiple uses with preference being given for a large community centre, football pitches and a MUGA on the site.

Following the previous Neighbourhood Plan the Parish Council has brought forward proposals and is currently working towards their financing. New housing in Adderbury is expected to make an appropriate contribution to the Community & Sports Project in accordance with policies AD2 and AD14.

Policy AD12: Community Assets & Local Services

Changes from ANP1 – Minor. A number of services have changed since ANP1, so this list has been modified.

Proposals to improve the viability of established community use for the following buildings and facilities (by way of the extension or partial redevelopment of existing buildings) will be supported, provided that the scheme does not have a harmful impact on the street scene, and that any resulting increase in use will not harm the amenity of neighbouring properties and residents, including excessive noise disturbance or excessive parking:

- 1. Adderbury Bowls Club**
- 2. Adderbury Post Office**
- 3. Adderbury Stores**
- 4. Banbury West End Tennis and Squash Club**
- 5. Beehive Veterinary Surgery**
- 6. Dovecote Barn (Bo-Peep Farm)**
- 7. Katharine House Hospice**
- 8. Lake House Care Home**
- 9. Lucy Plckett Activity Centre**
- 10. Pump House Garage (now closed)**
- 11. APFC Building (Lucy Plckett)**
- 12. Squires Hairdressers**
- 13. Step Ahead Hairdressers**
- 14. The Bell Inn**
- 15. The Friends Meeting House**
- 16. The Church House**
- 17. The Coach & Horses**
- 18. The Institute**
- 19. The Pickled Ploughman**
- 20. The Pig Place**
- 21. The Red Lion**
- 22. Twilite Leisure Park**
- 23. Secombe Court Care Home**
- 24. The Burrows Café**

Proposals that will result in either the loss of, or significant harm to, facilities listed above, will be resisted, unless it can be clearly demonstrated that:

- i. the operation of the facility, or on-going delivery of the community value of the facility, is no longer financially viable; or***
- ii. it is more appropriate to replace it with a facility of equivalent or better value to the community in an equally convenient location for residents of the Parish.***

Where community assets or local services have closed since the last iteration of the ANP and are no longer open to the public, development proposals to reopen or repurpose those assets for community benefit will be supported.

Development proposals to expand existing shops or commercial premises as well as to create new local shops or commercial uses will be supported, as long as any resulting increase in use will not harm the amenity of neighbouring properties and residents, including excessive noise disturbance or excessive parking.

Development proposals to change the use of shops or commercial units will be resisted, unless it can be demonstrated that their continued use is no longer viable.

This policy identifies a number of buildings and their land in the Parish for protection from harmful development, and to allow for their improvement to maintain their on-going viability, in line with CDLP policies COM 23 and COM 24. The justification for why each facility is included in the policy is provided in the separate 'Community Assets' report in the evidence base.

Each building plays an important part in sustaining the healthy life of the village and together they help justify the status of Adderbury as one of the larger villages in the District. The unnecessary loss of building will therefore have a harmful impact on the viability of the village as a 'Category A Village' and on local community life and will be resisted unless it can be clearly demonstrated by an applicant that the building and its location can no longer sustain a viable community purpose.

In addition, the policy is encouraging of the appropriate improvement of these facilities in order that they can remain viable in the longer term. This encouragement is subject to the proposals being well designed to be appropriate to their location having regard to the relevant character area design policy of the Neighbourhood Plan for example – and to them avoiding harming local residential amenity by way of additional noise or traffic movements for example.

More generally, the policy encourages the retention, improvement and creation of new local facilities and shops in the village. With a growing population, there may be an increased demand for such local services to be provided within the village. The CDLP policy LEC 10 allows for such retail development to meet local needs.

Policy AD13 - Promoting New Employment and Tourism

Changes from ANP1 - minor

Proposals for new employment and tourism uses will be supported in Adderbury provided there is no harm to the amenities of nearby residents or to other land users by way of noise, air or light pollution.

Proposals to intensify employment uses within the defined area of an established employment site in the Parish will be supported, provided the height and scale of any new buildings do not harm the overall open character of the surrounding landscape.

Proposals for tourism and leisure development along the Oxford Canal, as shown on Policies Map A, will be supported, provided:

- I. They will sustain and enhance the special character and appearance of the Conservation Area;***
- ii. The height and scale of any new buildings do not harm the overall open character of the surrounding landscape;***
- iii. They will not harm the linear biodiversity value of the canal; and***
- iv. They will not undermine the navigational and safe operation of the canal.***
- V. They will enhance access and use of the canal towpath for walking, cycling and other recreation and leisure pursuits.***
- Vi. New facilities for canal users, other than appropriately located small scale car parks and picnic facilities, should be located within or immediately adjacent to settlements***

Proposals requiring planning consent or prior approval for the change of use of land or buildings in established business use will only be supported if it can clearly be demonstrated that the land is no longer viable for a business use and subject to general conformity with the criteria set out in Strategic Policies LEC 1-4.

This policy seeks to encourage appropriate employment opportunities and tourism within the Parish in keeping with the needs and character of a rural village. It refines CDLP policies LEC 1-4 in using the Settlement Boundary to define where employment development should be located in this village.

For clarity, Policy AD13 seeks to support new employment uses within the defined settlement boundary. Where there are established business uses there is a requirement to be in general conformity with CDLP policies LEC 1-4.

The policy also refines LP1 Policy LEC9 in defining, what are the 'sustainable locations' within the Parish for tourism development, i.e. within the Settlement Boundary and along the Oxford Canal. The Canal is designated a Conservation Area and the policy requires that proposals pay special attention to understanding and reflecting its distinct character in their design. As a working canal, and an important leisure and tourism asset for the Parish, the policy complements CDLP Policy COM30 (and CDLP Policy COM14) and recognises that some new development may be appropriate to maintain the attractiveness of the canal to users.

An analysis was previous undertaken of current employment areas in the Parish to ascertain their success as competitive locations for business by looking at vacancy rates and the opportunities for further intensification. There was also a survey of businesses to understand their needs and value to the Parish as local employers. The conclusion was that the variety of established business locations remained competitive for the current types of occupiers and that the Plan should focus future economic development at those locations, rather than to allocate new land.

Policy AD14 - Community Infrastructure Levy / S106 Community Funds

Changes from ANP1– The village facilities are an important area for the community, so this policy has been re-written

This policy sets out the requirements for Community Infrastructure Levy / S106 Community Funds as follows:

- i. To obtain funding for completion of the new Community and Sports facility on Milton Road, as described in AD2 and AD11. Development proposals for new housing on the site allocated under policy AD2 will be required to meet the requirement for an appropriate financial contribution to the Parish Council's Community & Sports Centre Project, which is located directly opposite the allocated site for housing. The contribution is needed to achieve the delivery of the Community and Sports facility and therefore realise the aim of ANP2 to upgrade community infrastructure following the expansion of Adderbury's population since 2014. The specific requirements of the financial contribution are described in policy AD2.***
- ii. Maintaining heritage assets, in particular the listed Grade 2* Friends Meeting House on Horn Hill Road***
- iii. Maintaining the Local Nature Reserve, Adderbury Lakes***
- iv. Improvement and maintenance of Adderbury Library services***
- v. Lucy Plackett Play Equipment***
- vi. Cycle Safety and Pavement improvements***

This NP expects that S106 money or other contributions is allocated directly to Adderbury. In particular, it is expected that contributions resulting from the delivery of new housing under policy AD2 provides enough funding to achieve delivery of the Community and Sports Centre project on Milton Road, as referenced in policy AD11, in line with the wider aims of ANP2 to improve community infrastructure. The specific requirements of the financial contribution are described in policy AD2.

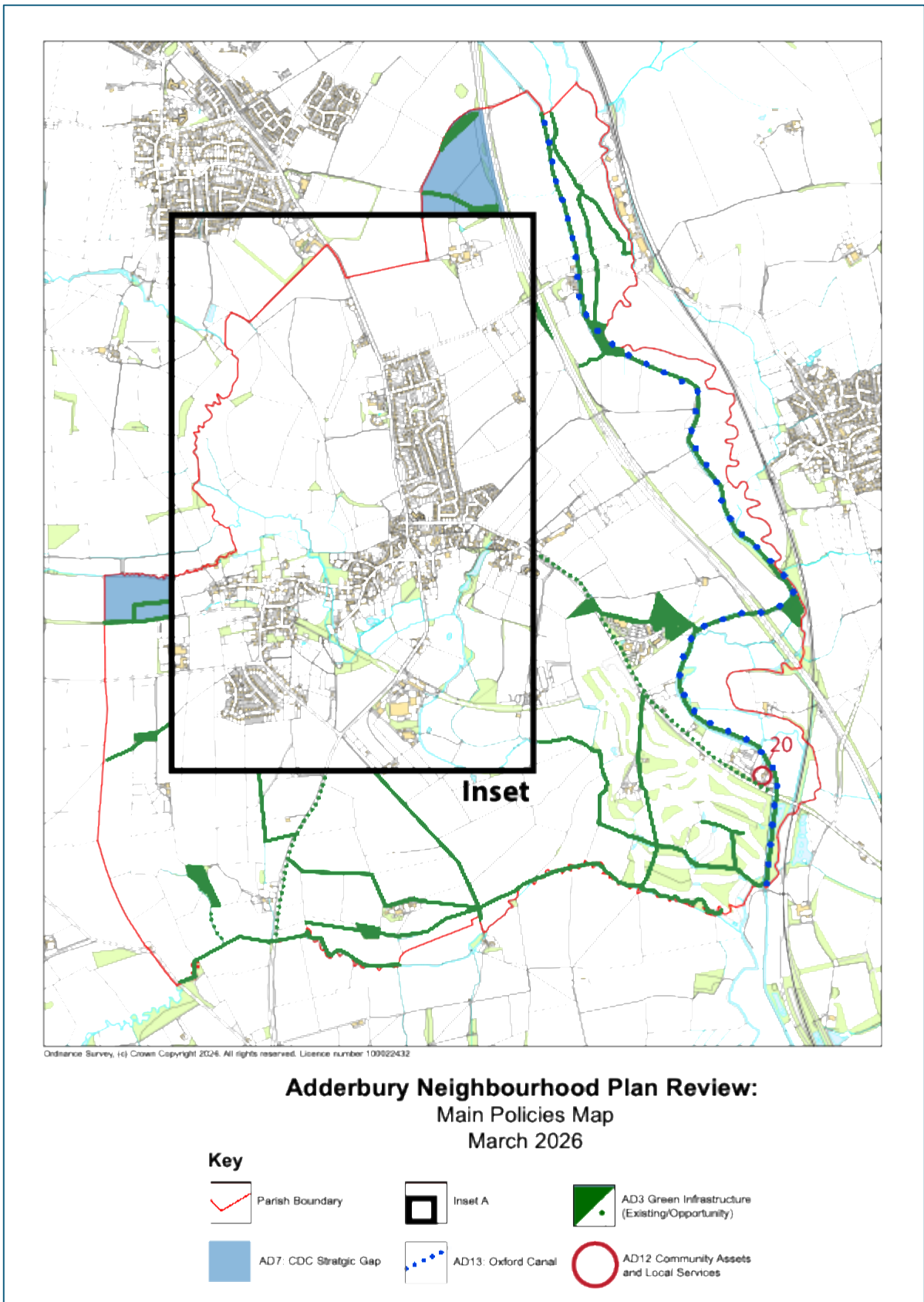
The Community and Sports facility was brought forward following village referendum in support of new community amenities. The project benefits from an extant Planning Permission (25/03084/F). Although fundraising efforts and grants have raised some of the necessary funding to deliver the facility, there remains a funding shortfall, particularly as a result of a national rise in construction costs.

This policy also identifies a number of other priority projects for the investment of the Parish proportion of the Levy charges more generally in the area, in line with LP1 Policy INF1 and to guide allocation of S106 funds aimed at Community benefit specifically within Adderbury.

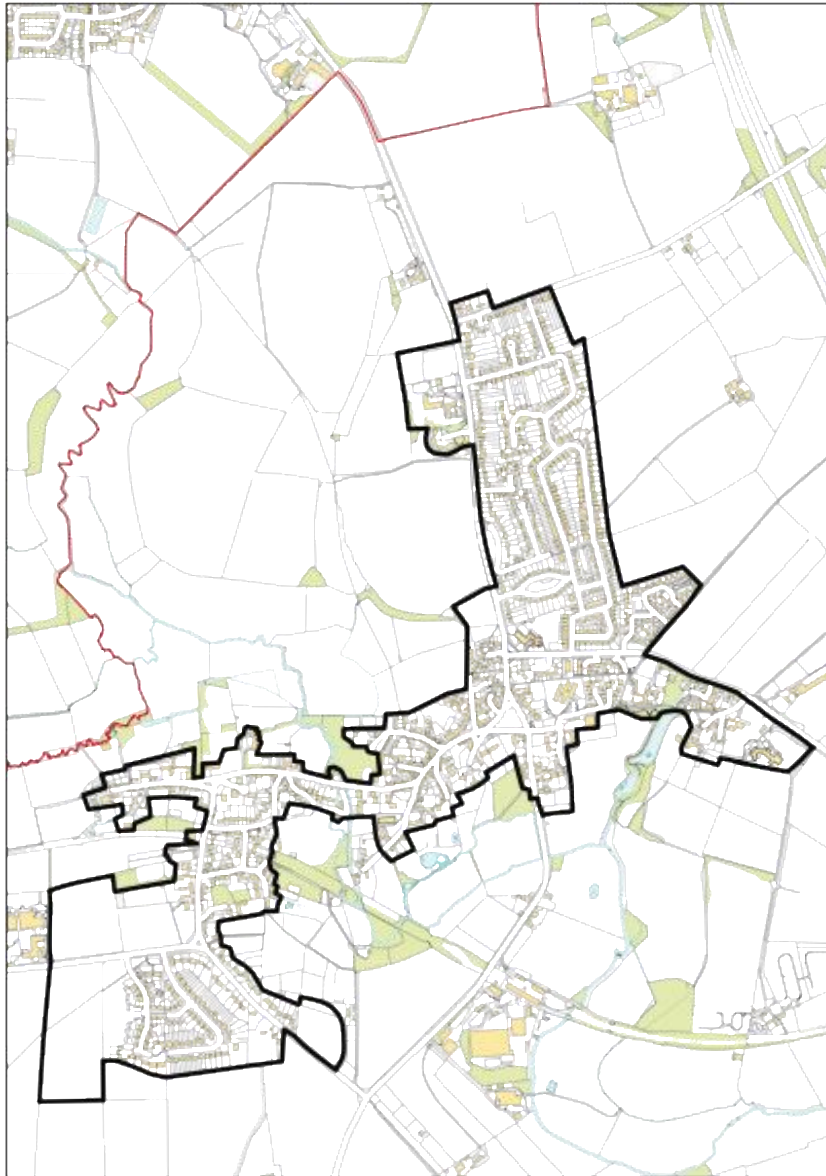
It is derived from a review of community surveys in the past that have identified projects for the Parish Council to support.

The list of other projects may change over the lifetime of the Neighbourhood Plan but gives a current view on how the Levy or Community 106 should be invested to meet local needs. As a policy in the Plan, it provides the local community with the opportunity to understand the benefits of development in the Parish in the coming years.

Policies Maps



Map A: ANP2 Main Policies Map, March 2026



Adderbury Neighbourhood Plan Review:
Policy AD1: Adderbury Parish Settlement Boundary
March 2026

Key

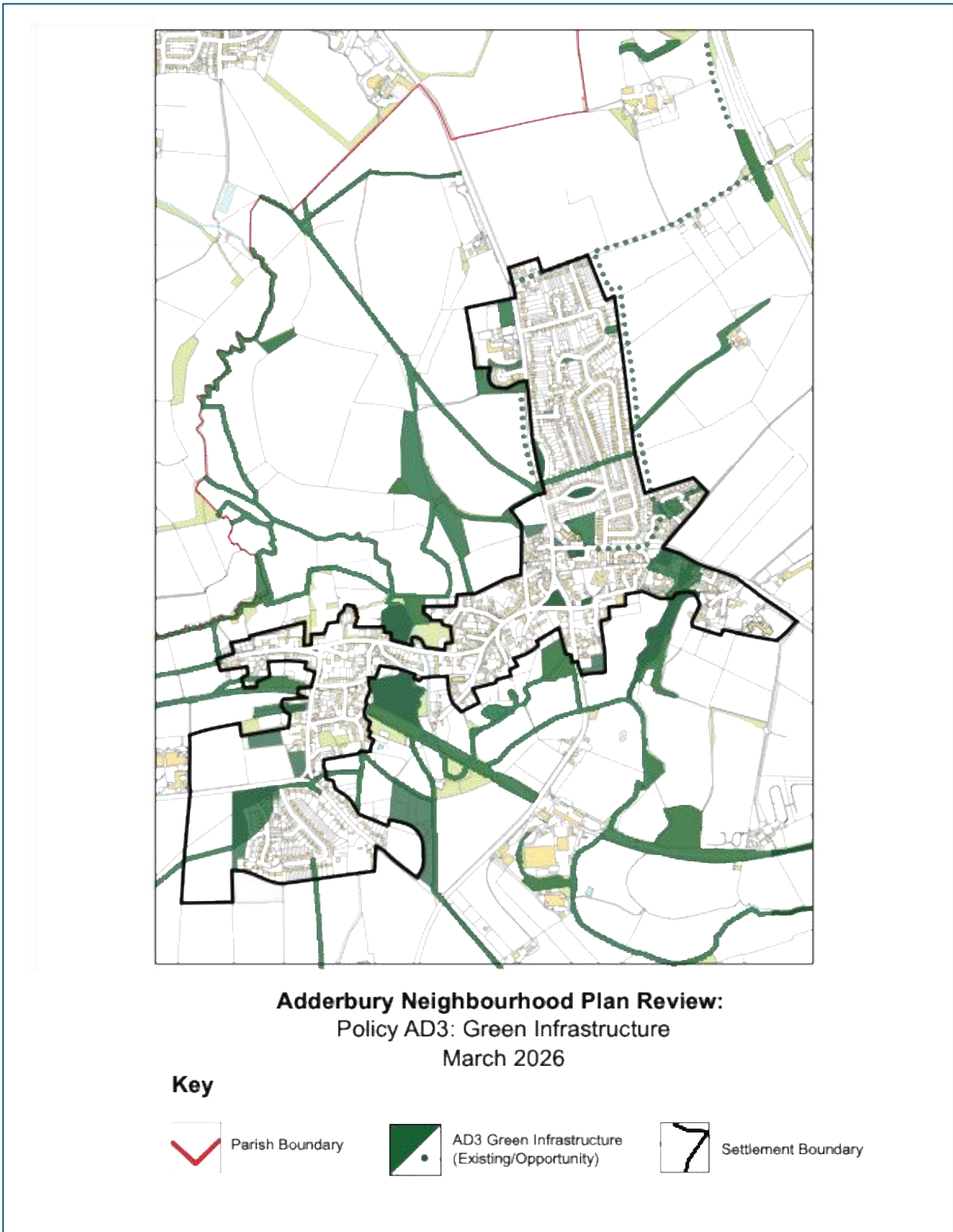


Parish Boundary

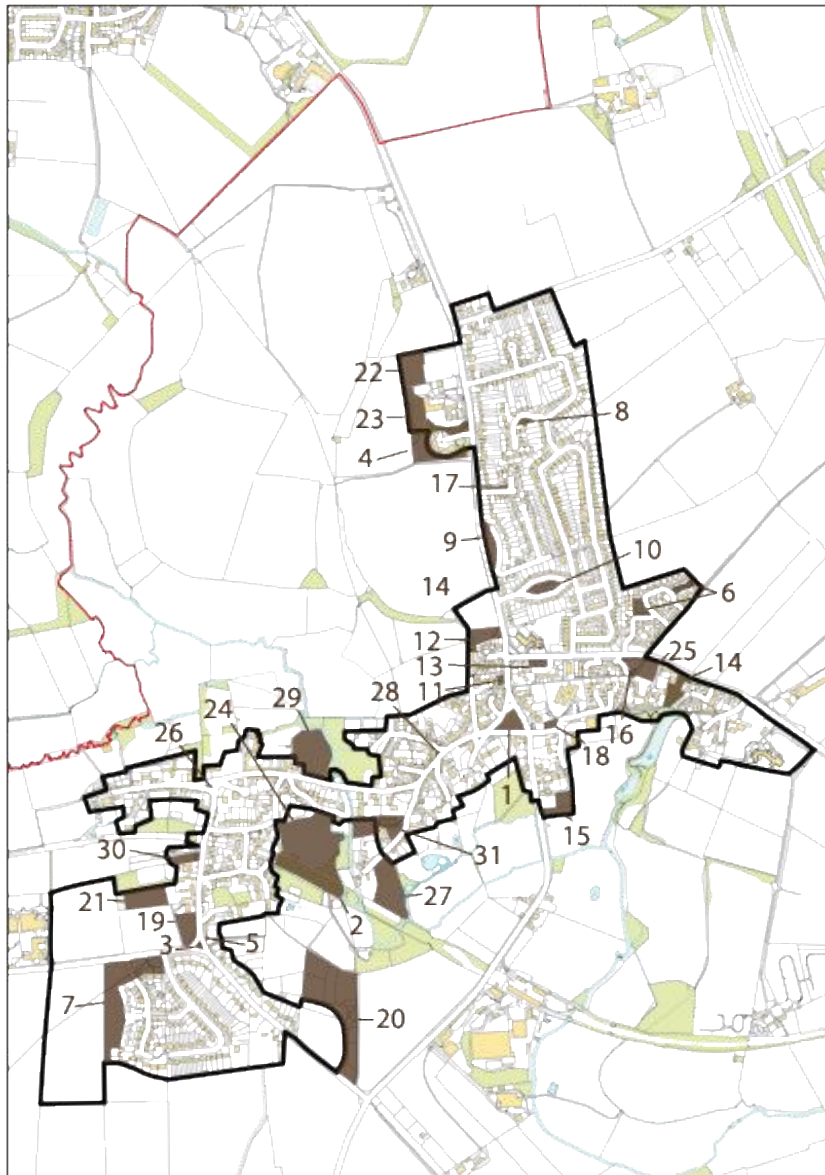


Settlement Boundary

Map B: Adderbury Settlement Boundary Map, March 2026



Map C: Green Infrastructure Map, March 2026



Adderbury Neighbourhood Plan Review:
 Policy AD4: Key Open Spaces
 March 2026

Key



Parish Boundary

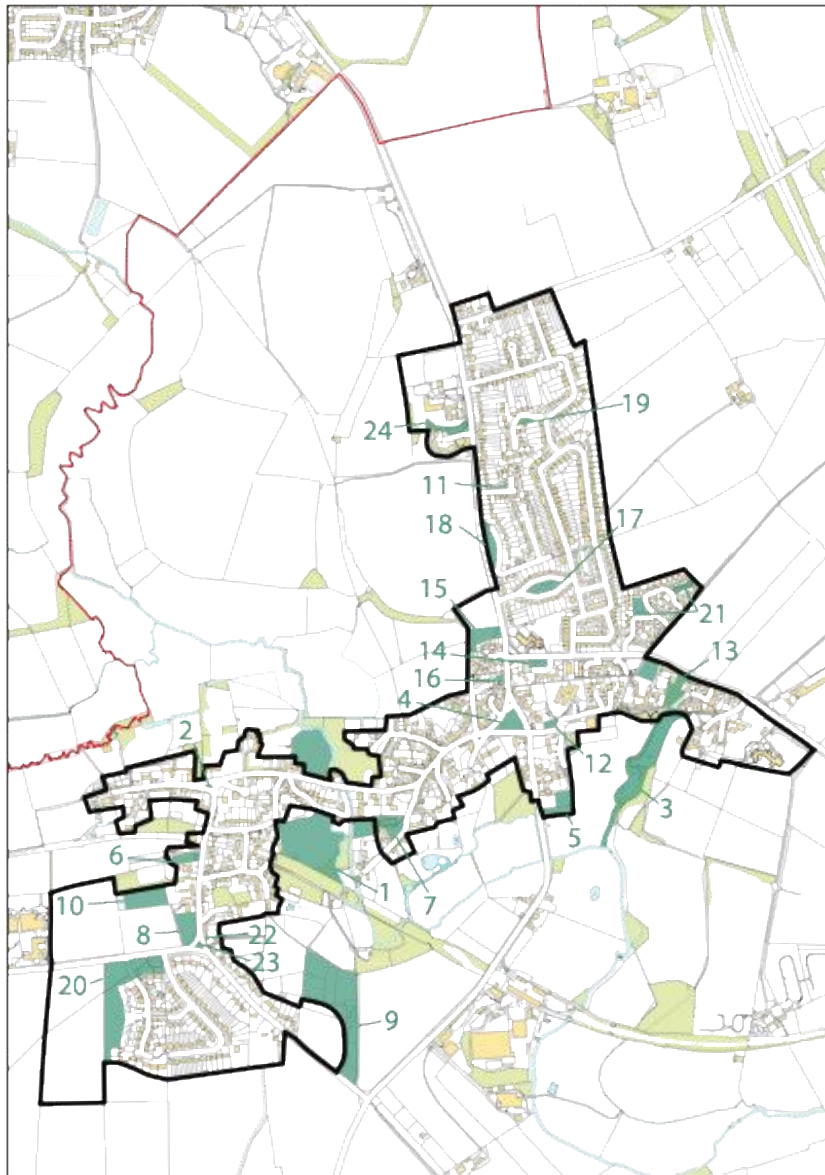


AD4 Key Open Spaces





Settlement Boundary

Map D: Key Open Spaces Map, March 2026

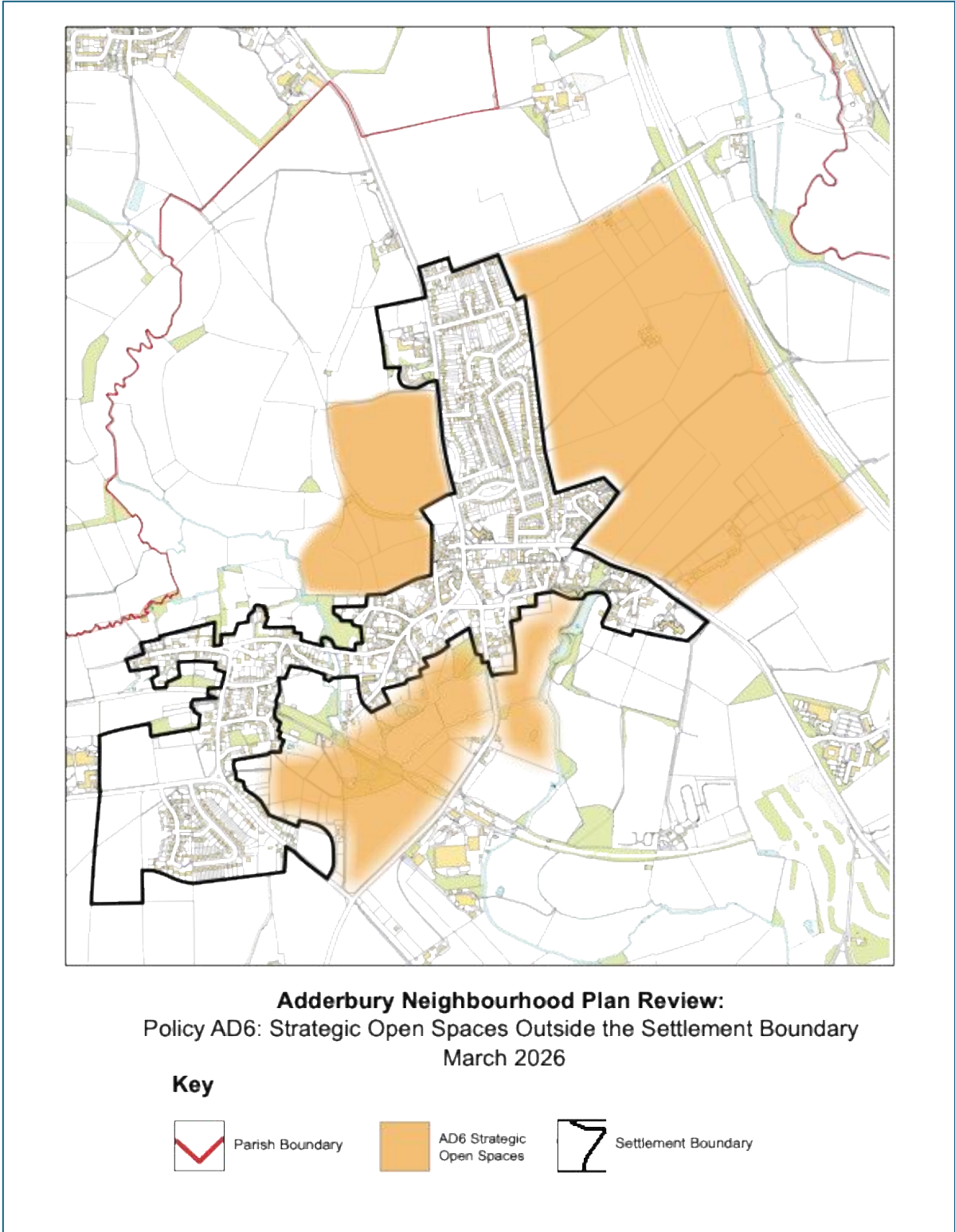


Adderbury Neighbourhood Plan Review:
Policy AD5: Local Green Spaces
 March 2026

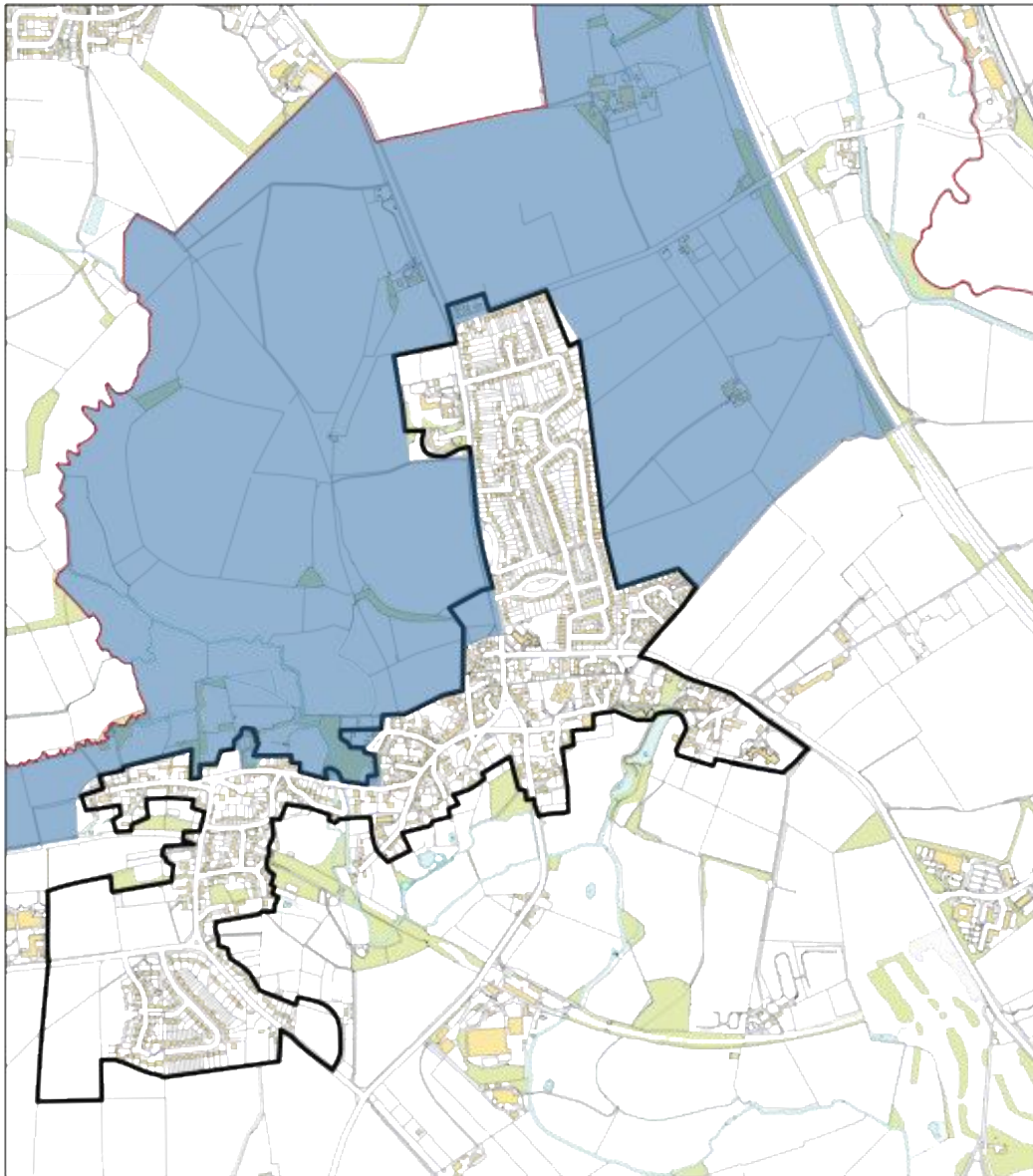
Key

-  Parish Boundary
-  AD5 Local Green Spaces
-  Settlement Boundary

Map E: Local Green Spaces Map, March 2026



Map F: Strategic Open Spaces Outside the Settlement Boundary Map, March 2026



Adderbury Neighbourhood Plan Review:
 Policy AD7 Strategic Gaps
 March 2026

Key



Parish Boundary

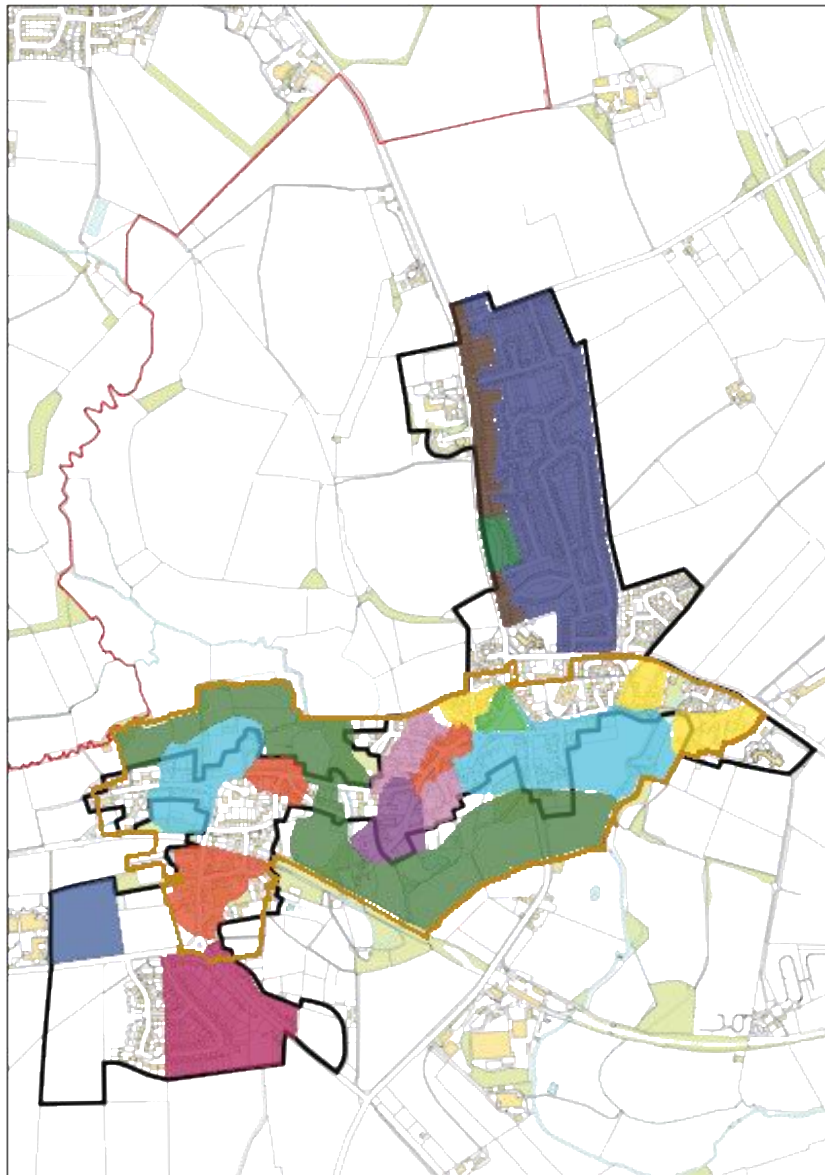


AD7 CDC Strategic Gap




Settlement Boundary

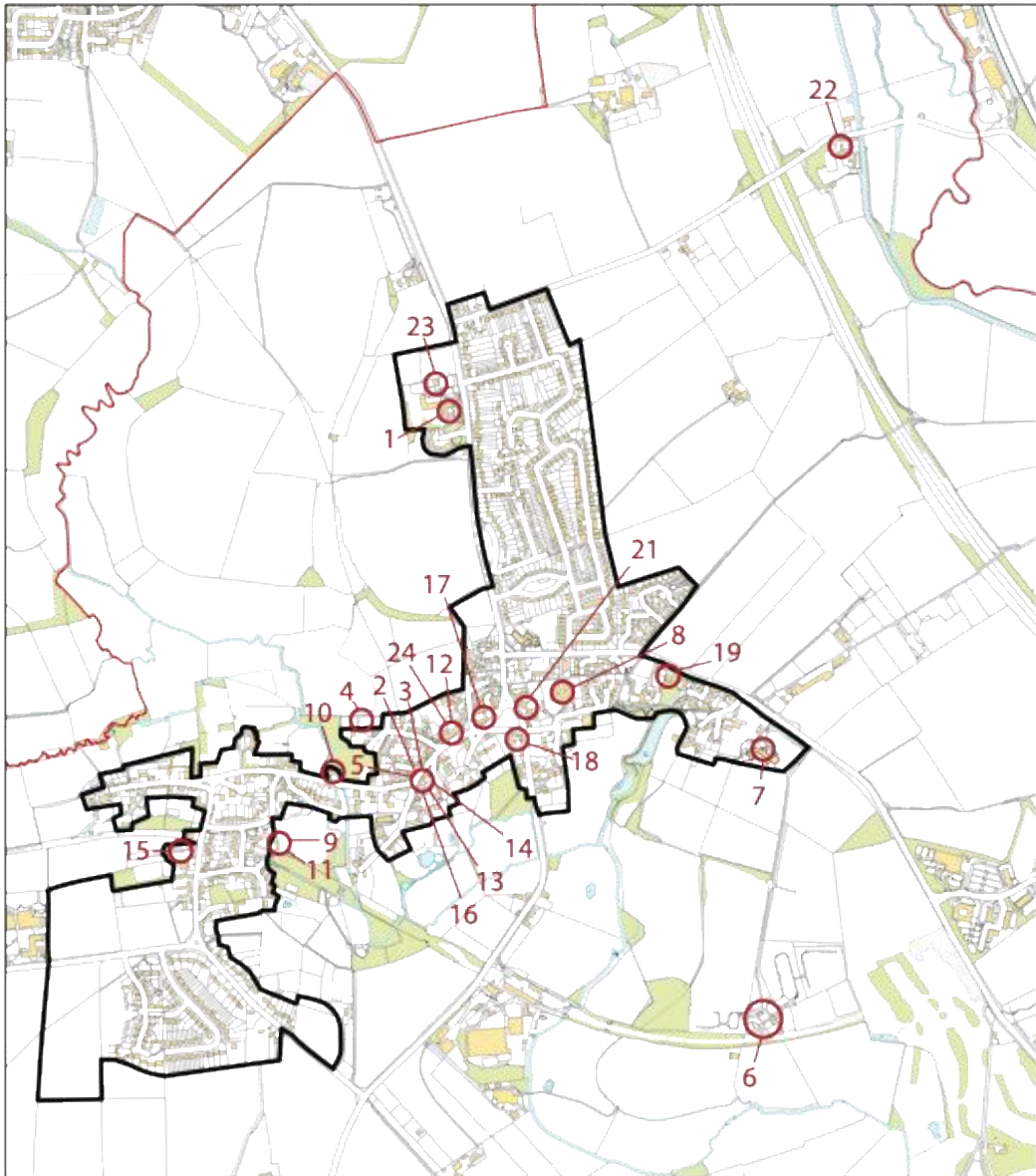
Map G: Strategic Gaps Map, March 2026



Adderbury Neighbourhood Plan Review:
Policy AD8: Managing Design Within the Defined Settlement Boundary
March 2026

Key			
	AD8 Church Quarter		AD8 The Green
	AD8 the Manors		AD8 The Streets
	AD8 The Lanes		AD8 Former Farm Groups
	AD8 The Valley		AD8 Managing Design in The Crescent
	AD8 Managing Design in Banbury Road		AD8 Managing Design in the Tyxford Estate
	AD11 New Community Facilities		AD8 Managing Design in Berry Hill Road and St.Mary's
	Conservation Area Boundary		Parish Boundary
	Settlement Boundary		

Map H: Managing Design Within the Defined Settlement Boundary Map, March 2026



Adderbury Neighbourhood Plan Review:
Policy AD12: Community Assets and Local Services
 March 2026

Key



Parish Boundary



AD12 Community Assets and Local Services



Settlement Boundary

Map I: Community Assets and Local Services Map, March 2026

Appendices

Appendix A: Modification Statement

Appendix B: Site Assessment and Selection Summary

Appendix C: Summary of evidence for AD6 - Strategic Open Spaces Outside the Settlement Boundary

Appendix D: Schedule of Evidence

Appendix D: Abbreviations Used/Glossary

Appendix A: Modification Statement

The Parish Council considers that its proposed modifications change the nature of the made Adderbury Neighbourhood Plan. The modifications are summarised in the table below, along with their outcome in terms of whether or not they are considered to change the nature of the plan.

Made Policy	Draft Modified Policy	Subject	Modification Type & Outcome
AD1	AD1	Settlement Boundary	Type: Minor updates in response to changes to LP. Outcome: does not change the nature of the plan.
AD2	AD3	Green Infrastructure	Type: Minor changes related to changes in green infrastructure since ANP1, the number of this policy has changed. Outcome: does not change the nature of the plan.
AD3	AD5	Local Green Spaces	Type: Minor, additional green spaces added, the number of this policy has changed. Outcome: does not change the nature of the plan.
AD4	AD4	Key Open Spaces	Type: Minor. Outcome: does not change the nature of the plan.
AD5	AD7	Strategic Gaps	Type: Minor, but the number of this policy has changed. Outcome: changes the nature of the plan.
AD6 – AD16	AD8 and AD9	Managing Design	Type: These policies replace previous policies AD6-AD16. Outcome: does not change the nature of the plan.
AD17	AD10	Buildings and Structures of Local Importance	Type: Minor, but the number of this policy has changed. Outcome: does not change the nature of the plan.
AD18	AD11	New Community Facilities	Type: Minor, but the number of this policy has changed.

			Outcome: does not change the nature of the plan.
AD19	AD12	Community Assets & Local Services	Type: Minor. A number of services have changed since ANP1, so this list has been modified. The number of this policy has changed. Outcome: does not change the nature of the plan.
AD20	AD13	Promoting New Employment and Tourism	Type: Minor. The number of this policy has changed. Outcome: does not change the nature of the plan.
AD21	AD14	Community Infrastructure Levy / S106 Funds	Type: The village facilities are an important area for the community, so this policy has been re-written. The number of this policy has changed. Outcome: does not change the nature of the plan.
-	AD2	Housing Site Allocations	Type: New. Outcome: changes the nature of the plan.
-	AD6	Strategic Open Spaces	Type: New. Outcome: changes the nature of the plan.

Appendix B: Site Assessment and Selection Summary

Introduction

1. This note summarises the process followed by the Parish Council in assessing and selecting sites for allocation in the Modified Adderbury Neighbourhood Plan (ANP2), and its integration with the parallel Strategic Environmental Assessment (SEA) process (see Fig 1 below).

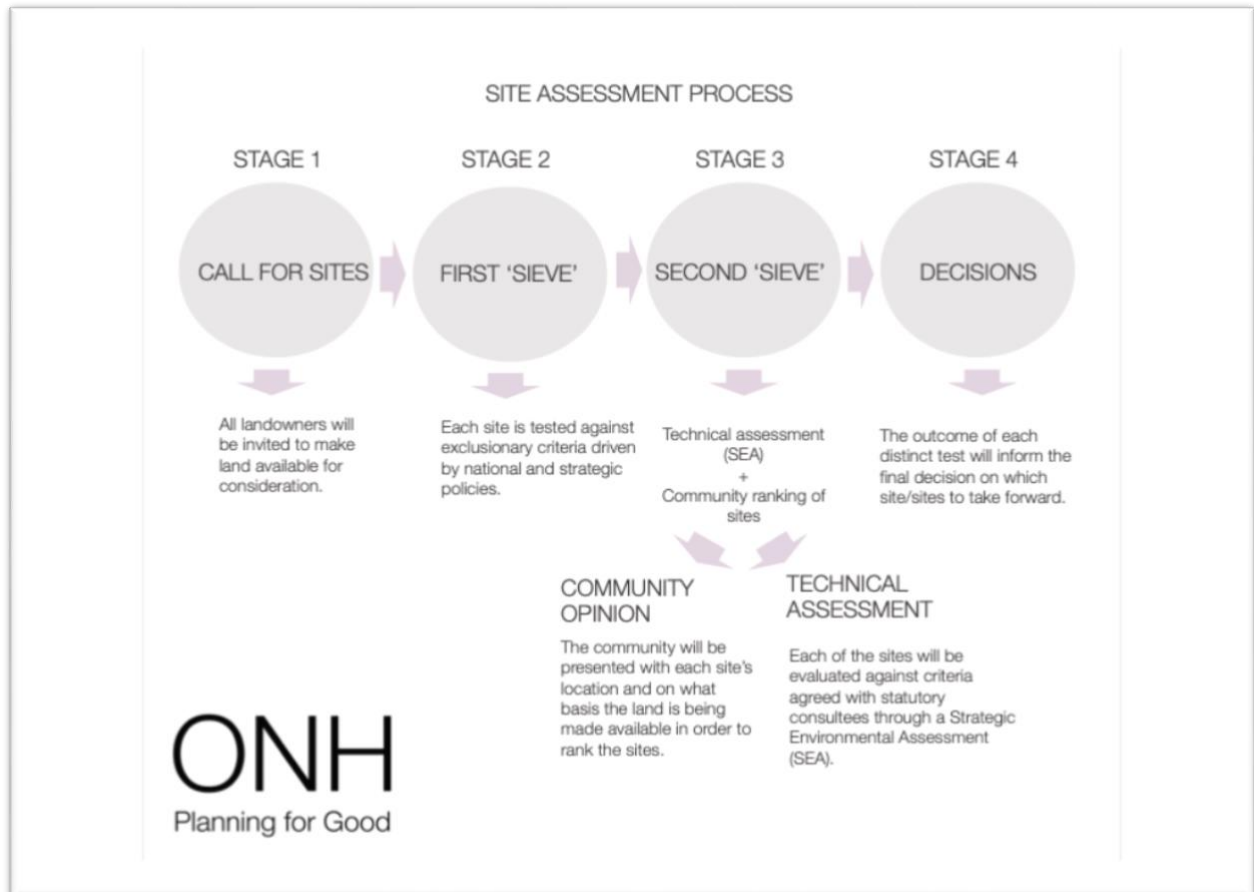
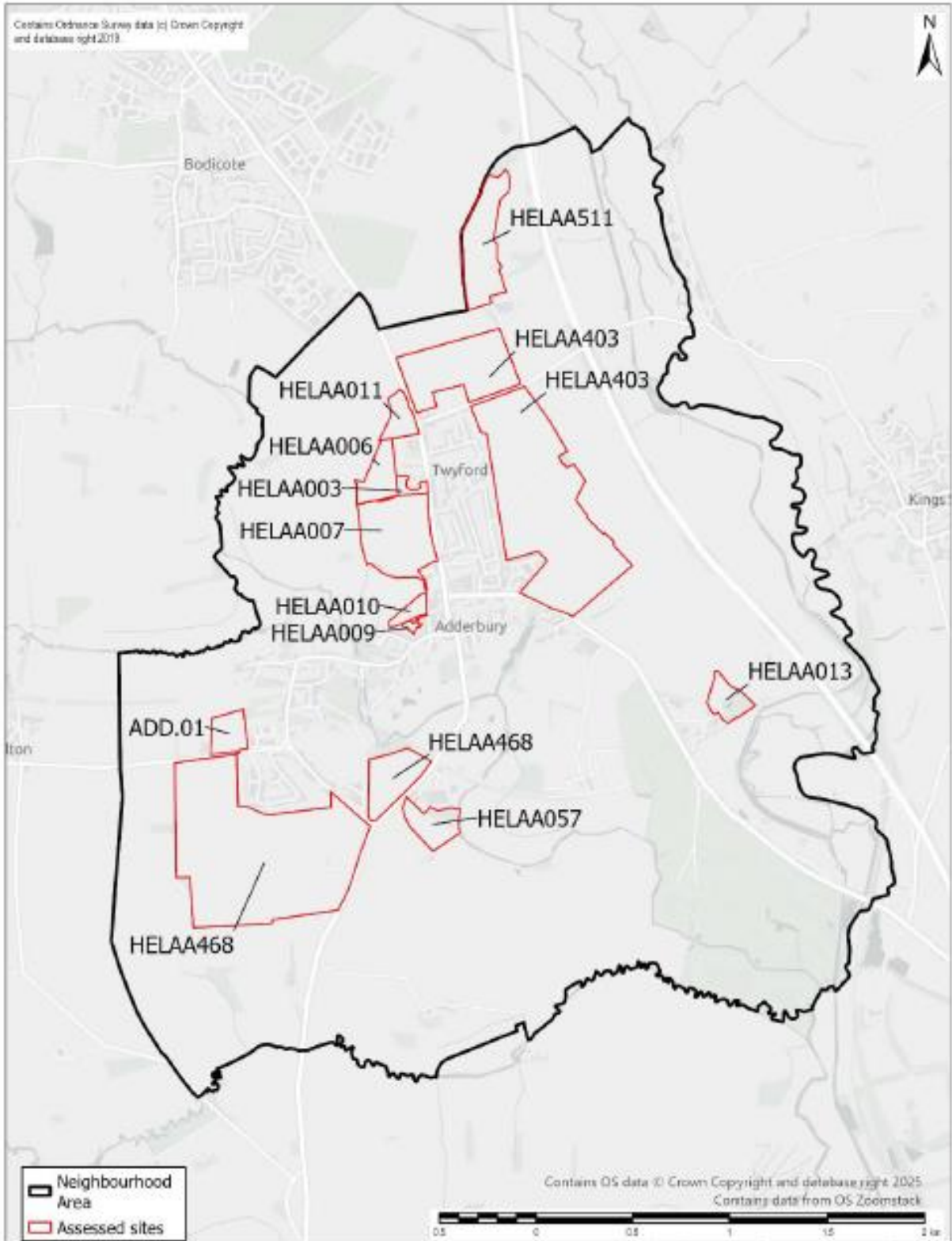


Fig 1: Site Assessment Process Overview

Site Assessment

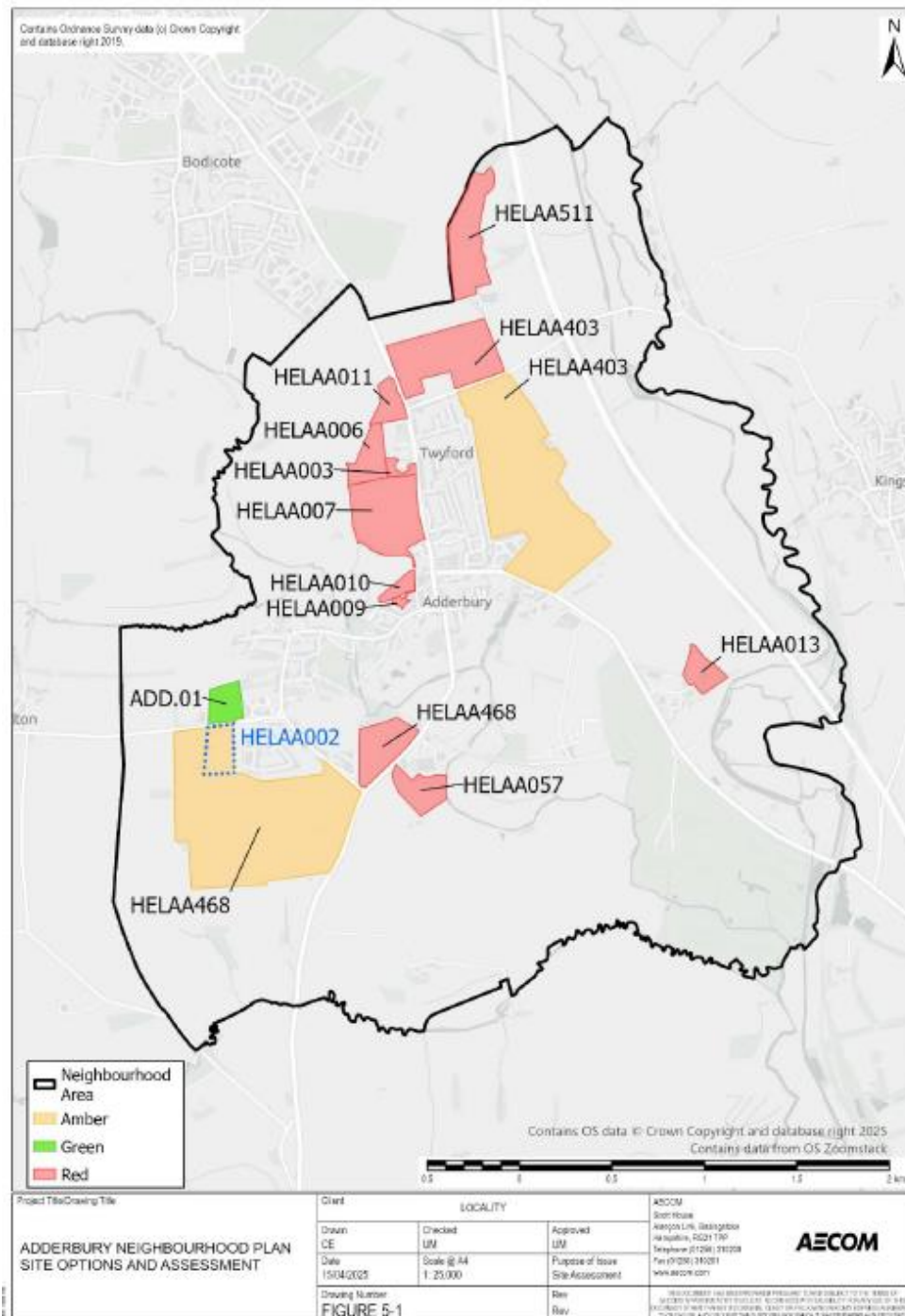
2. The assessment process began at Stage 2 in autumn 2025 and comprised firstly using the 2024 HELAA output from Cherwell District Council (CDC) to generate a long list of 11 potential sites in the Parish. The sites are shown on Plan A below with their HELAA site numbers. There was no need for a new 'call for sites' (Stage 1) as the CDC data was considered sufficiently up to date and comprehensive in its coverage. Where some HELAA site boundaries overlapped they have been simplified into a single site.



Project Title/Drawing Title ADDERBURY NEIGHBOURHOOD PLAN SITE OPTIONS AND ASSESSMENT	Client			AECOM Site House Fenner Way, Basingstoke Hampshire, RG24 7TF Telephone: 01256 210000 Fax: 01256 210000 www.aecom.com	
	Drawn DE	LOCALITY			
	Date 10/12/2025	Checked UM	Approved UM		
	Scale @ A4 1:25,000	Purpose of Issue Site Assessment			
Drawing Number FIGURE 4-1	Rev	Rev	<small>THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF AECOM AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF AECOM. AECOM AND ITS CONSULTANTS SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.</small>		

Plan A: Long List of Sites for Assessment (SOA Report, AECOM)

3. The list of sites was sent to consultants AECOM to carry out a 'site options assessment' (SOA) as the precursor to the SEA in Stage 3. The SOA method follows much the same assessment framework as the SEA and it concluded that *parts* of two much larger parcels (403 and 468) were potentially suitable for allocation and a third was suited to a community leisure use (ADD01) (see Plan B below).



Plan B: Site Assessment Overview (SOA Report, AECOM)

4. The project team sought to subdivide the two sites to define smaller boundaries within which housing schemes of 75 homes could be delivered, per the emerging Local Plan indicative housing target. This resulted in four sites being identified (A – D), A being a much smaller part of 468 adjoining the settlement boundary at Milton Road and B – D being three much smaller parts of 403 adjoining the settlement boundary to the north east of the village (see Plan C).



*Plan C: Final Site Short List
(2026 Community Engagement Survey, Adderbury Parish Council)*

5. The Parish Council invited the land interests of all four sites to submit any further information on their site development proposals to inform the next community engagement exercise and the SEA. All four did so and the exercise was carried out in January 2026 using a survey and public meeting to invite local residents on the electoral role to provide comments on which sites to allocate. Although not a scientific exercise this informal engagement activity was considered important in understanding where a majority of community opinion might lie based on the site information published.

6. More than 300 preferences were expressed – about 15% of the electorate – which was considered a strong enough response to give the Parish Council the confidence to use the outcome to inform its site selection decision. In measuring the outcome of the informal village consultation using the first preference expressed in each response, the community expressed a clear preference of 49% for Site A, 17% for Site B, 19% for Site C and 16% for Site D. Further details on the exercise will be contained in the separate Consultation Statement for submission at Regulation 15 stage.

7. At the same time the project team analysed the SOA report to note the key effects of the four sites. Its overview of the SOA findings is shown in the table below (positive effects in green; adverse effects in amber; and neutral effects in yellow, all assuming no mitigation measures):

SOA THEME	SITES			
	A	B	C	D
Biodiversity	Yellow	Amber	Amber	Yellow
Heritage	Yellow	Yellow	Yellow	Amber
Air Quality	Yellow	Yellow	Yellow	Yellow
Climate change/flooding	Yellow	Yellow	Yellow	Yellow
Community Well Being	Green	Green	Green	Green
Land, Soil & Water	Yellow	Yellow	Yellow	Yellow
Landscape/Spatial*	Amber	Amber	Amber	Yellow
Transportation	Yellow	Yellow	Yellow	Yellow

** comprises SOA landscape character assessment with the proposed spatial designation of Strategic Gap in draft Local Plan*

Fig 2: Site Options Assessment Summary

Site Selection

8. The Stage 4 site selection process comprised the comparison of the community engagement and technical (SOA) outcomes. The project team noted a clear community preference for Site A but needed to understand if there were compelling technical reasons in the SOA, or that could be expected in the SEA once mitigation measures are taken into account, to reject that site in favour of another site.

9. It concluded that there is no compelling reason. The incursion of Site A into the designated Milton Local Gap (under ANP1) was considered to be insignificant and the project team noted that the emerging Local Plan proposes not to designate the land south of Milton Road as a strategic gap. Conversely, it noted that both sites B and C are located in the proposed new strategic gap north east of the village.

10. The project team considered that the longer walking distance from Site A to the village centre (the Church and shop) is not significantly greater than from Site D and would not undermine its active travel potential. Site A is also very close to the new community sports hub. The potential for any adverse surface water flood risk has been addressed by the Lead Flood Authority in its advice to the project team and can be managed in the final scheme design.

11. The project team therefore selected Site A as its preferred site and prepared the site allocation policy to agree with the land interest as the basis of a suitable, deliverable and achievable site allocation in the neighbourhood plan. The policy has been subjected to SEA to ensure its proposed mitigation measures will result in it not having the potential for significant adverse environmental harm.

Appendix C: Summary of Evidence for AD6 - Strategic Open Spaces Outside the Settlement Boundary

The importance of the Strategic Open Spaces Outside the Settlement Boundary described under policy AD6 is described in the context of relevant supporting evidence, as follows.

1. Open field west of Banbury Road (opposite The Crescent), as well as open fields located between that and the village centre

The Church of St Mary is a Grade I listed building and forms the centre piece to the village. Views into the village from the Banbury Road, of the church and village centre, are considered spatially important. Likewise views from the village centre northward, across open fields and trees, are considered important to the setting of the village within the landscape.

These views, as well as the open character of this space, are considered important to the quality of the approach to the village from the north on Banbury Road but have been eroded by previous development and there is an ambition to avoid further development causing the remaining spatial character to be lost.

Although located outside the Conservation Area, Figure 14 'Visual Analysis' within the Adderbury Conservation Area Appraisal describes views from Banbury Road across the Strategic Open Space toward the village as being an important 'positive vista'. The specific significance of the open land to the north of the Conservation Area in the enjoyment of views to the Church and surrounding buildings, as well as the wider village centre, is evidenced by the Conservation Area Appraisal and by Historic England in its comments on a previous planning application (15/00317/OUT) in that area.

This area is also located close to a Biodiversity Action Plan (BAP) priority habitat, which is a threatened semi-natural habitat identified as requiring urgent conservation action.

It is therefore clear that this Strategic Open Space is fundamental to the spatial character and setting of the village and development in this location would only be supported if it could be demonstrated that such development would have no discernible impact upon views into or out of the village in this location.

2 & 3. Valley of the Sor Brook watercourse, including fields on both sides; and Fields and grounds to Adderbury House, which extend around the Walled Allotments

The Oxfordshire Wildlife & Landscape Study (OWLS) is the current landscape character assessment for all of Oxfordshire. The OWLS analysis of landscape character within this area of Adderbury describes the Sor Brook valley and the "area of parkland to the east of the village (Adderbury House and Lakes), with its associated mature trees and lakes" as collectively being a "locally important habitat". Of particular importance is the role of the Sor Brook in creating an open, low-lying area and supporting a rich and diverse mix of landscape character areas and habitats. The OWLS analysis states that: "The valley bottom of the Sor Brook is characterised by small fields of permanent pasture, including wet and some semi-improved grassland, used for pony and sheep grazing. There are also a few arable fields. The fields are enclosed by intact hawthorn hedges and some scattered trees. The most prominent landscape feature is a continuous corridor of trees bordering the stream. It includes ash, willows and alder, with the willows being frequently pollarded. There are a number of small mixed plantations around Adderbury. The disused railway is also dominated by tree cover." It goes on to describe it as a "Flat, low-lying topography with seasonally flooded alluvial floodplains".

The OWLS analysis describes the north side of the Sor Brook valley as “A landscape type with prominent slopes within broader valleys. It is occupied by a mixed pattern of pasture and arable land. Long distance views across the valley are characteristic.” It is noted that a SSSI woodland is also located just north of the Sor Brook, adjacent to the Oxford Road.

The Cherwell Landscape Character Assessment 2024 (CLCA) provides a current and updated landscape evidence base to inform preparation of the new CDLP. In summary, the document can be used as a reference for landscape character including opportunities for conserving existing character as well as strengthening and enhancing character. With regard to the valley of the Sor Brook and the landscape that surrounds it, the CLCA describes the gently sloping Sor Brook valley as having “a rich flora that survives in many of the wet pastures on the valley floor. Willow trees mark the course of the river, some of which are old pollards, while trees and scrub growing on land nearby provide valuable wildlife habitats. Semi-natural habitats include extensive floodplain grazing marsh along the brook corridor, good quality semi-improved grassland, with deciduous woodlands on the higher ground and small areas of traditional orchards nearby.” The CLCA also goes on to state that “The Sor Brook and its tributaries are a distinctive open landscape feature which gives the area a sense of place. Vegetation surrounding the watercourse provides variation in an otherwise open, rural landscape.”

The open space of the Sor Brook valley is also considered important to the setting of the Grade II listed Adderbury House (which has already been reduced by development to the north and south of the present Conservation area), and the walls of the Allotment Gardens which are also listed and an important Local Green Space. This strategic open space also contributes significantly to the attractive visual quality of a key approach to the village, when approaching from the south on the Oxford Road, allowing the composition of the Sor Brook, the walled allotments and the historic built form of Adderbury to be appreciated, and is therefore considered important to the setting of the village.

The Valley Landscape is included within the Conservation Area and described as a distinct character area within the Conservation Area Appraisal. Figure 14 ‘Visual Analysis’ within the Adderbury Conservation Area Appraisal describes several vantage points into and out of the Sor Brook valley and the open land around Adderbury House as being important ‘positive vistas’ to be protected.

It is also important to note that the Adderbury Lakes, located within this area and feeding into the Sor Brook, is a designated Local Nature Reserve.

It is therefore clear that the Valley of the Sor Brook watercourse, including fields on both sides; and Fields and grounds to Adderbury House, which extend around the Walled Allotments collectively form an important Strategic Open Space that is fundamental to the spatial character and setting of the village. Development in this location would only be supported if it could be demonstrated that such development would have no discernible impact upon the open-ness and rich landscape character of the Sor Brook watercourse and its setting.

4. Land to the north-east of Aynho Road, to constrain development sprawl and avoid excessive infilling between Adderbury and the M40.

The open character of this area contributes to the spatial character of the east part of Adderbury, and the setting of various historic and listed buildings on Aynho Road, in accordance with NPPF policy HE1: ‘Planning for the historic environment’. The open character of this space is considered important to the quality of the approach to the village from the east on Aynho Road, and there is an ambition to avoid the siting of development between the Aynho Road and the M40 to cause the remaining spatial character to be lost.

Land to the north-east of Adderbury provides valuable physical separation from the M40 motorway and its effects, including noise. Part of this area sits within a Strategic Gap proposed within the emerging CDLP, although not all of it.

The OWLS analysis describes this landscape as “defined by regularly shaped, arable fields enclosed by a well-defined hedgerow pattern with characteristic hedgerow trees.” This supports a rich habitat of birds and small mammals. Development in this location would likely overlap with the identified green infrastructure network identified in policy AD3.

Although located outside the Conservation Area, Figure 14 ‘Visual Analysis’ within the Adderbury Conservation Area Appraisal describes views from Aynho Road across the Strategic Open Space out of the village and across open fields as being an important ‘positive vista’ to be maintained.

The purpose of this Strategic Open Space is to prevent development that would lose the open character of this part of the village, including its approach, or cause the village to expand too close to the M40 motorway, as this would be considered detrimental to the character, setting and spatial quality of the village. Development in this location would only be supported if it could be demonstrated that such development would have no discernible impact upon the open-ness and rich landscape character of the area located between the Aynho Road and the M40 motorway.

Appendix D: Schedule of Evidence

- The National Planning Policy Framework (December 2025)
- The emerging Cherwell Local Plan Review 2024
- The Cherwell Local Plan 2011 – 2031 Part 1
- Adderbury Conservation Area Appraisal (2012)
- Oxfordshire Wildlife & Landscape Study (2015)
- Cherwell Landscape Character Assessment (2024)

Appendix E - Abbreviations Used/Glossary

ANP – Adderbury Neighbourhood Plan.

ANP1 – The previous Adderbury Neighbourhood Plan 2018, to be superseded by this one.

ANP2 – This modified Adderbury Neighbourhood Plan.

APC – Adderbury Parish Council.

APS – Adderbury Primary School. Full name: Christopher Rawlins Church of England Voluntary Aided Primary School.

AVA – Adderbury Village Appraisal. Survey and consultation carried out in 1994 and 2004.

BAP – Biodiversity Action Plan

CDC – Cherwell District Council, the local planning authority responsible for development plans, determining of planning applications, etc.

CDLP and CDP– Cherwell District Local Plan/Cherwell District Plan.

CIL – Cherwell District Community Infrastructure Levy

CLCA - Cherwell Landscape Character Assessment

HNA – Housing Need Assessment

NPPF – National Planning Policy Framework (December 2025)

OCC – Oxfordshire County Council. Responsible for education, roads, adult social care, etc.
– Funded by the Council Tax.

OWLS – Oxfordshire Wildlife & Landscape Study

PPG – Planning Practice Guidance issued by Government. Guides to support NPPF.

S106 – Section 106 Agreement

SEA – Strategic Environment Assessment

SOA – Site Options Appraisal