

Adderbury Annual Parish Meeting

At the Annual Parish Meeting held on 21 April 2026, there were a number of issues on which the Parish Council agreed to provide further information.

The Community and Sports Centre Project - The Parish Council confirms its commitment to this project and continues to work towards completion as soon as possible. A question was asked at the APM regarding the availability of a Business Plan for the proposed project.

Whilst a Business Plan was prepared approximately 7-8 years ago, this is now clearly out of date and will need to be refreshed. The Parish Council believe that the best time to do this will be when planning consent for the revised building has been received and the Parish Council is closer to securing the funds needed to commit to the development.

The original Business Plan took account of the potential income that the new Community and Sports Centre would generate, as well as the likely expenditure for its running costs. At the time of the original Plan, this modelling indicated that the Centre could be operated on a viable basis.

To prepare an updated Business Plan, the Parish Council will contact those organisations who previously indicated that they would use the Centre, and ask them to confirm that their interest remains the same. It will also be necessary to update the likely running costs to take account of any changes.

The Leys - A request was made at the APM for more information regarding the payment of £50,000, the legal costs incurred and the resulting net receipt. The Parish Council was also asked to confirm how this net receipt had been spent.

As residents are aware, planning consent has been granted for the development of two large, detached houses in the garden of the old house, The Leys, with access off the concrete track.

As a result of a transfer from British Railways many years ago, the Parish Council owns all of the redundant railway embankment to the north side of the concrete track, a private road. The title plan on the conveyance from British Railways also indicated that the Parish Council owned the concrete track. As the land owned by The Leys did not have access to the concrete track, the Parish Council felt that any development would require the Parish Council to grant access rights.

This was contested by the owners of the development land and a legal case ensued. This became complicated and protracted because the owners of The Leys and the development land had in recent years, registered their title to include the concrete track.

Ultimately, further historical agreement came to light which indicated that the original conveyance plan from British Railways wrongly included the concrete track in the Parish Council's title.

Nevertheless, the owners of The Leys and the development land agreed to make a contribution to the Parish Council in order that an agreement between the parties could be recorded and their rights made absolutely clear.

Unfortunately, over the period of these negotiations and claims, the Parish Council's legal costs significantly increased due to the nature of the litigation. However these costs were necessary to protect the interests of the Parish Council and its position.

The total for the legal costs, which also included the costs of a third party was £28,649.50. The net amount of £21,350 was added to the Council's reserves and then allocated as follows during 2025/2026: £8850 for the Adderbury Neighbourhood Plan and £12,500 for wall repairs and is called Future Projects in the accounts.

Flooding Issues - The Parish Council obtained a grant from the Local Lead Flood Authority, Oxfordshire County Council, towards actions aimed at mitigating the effects of flood events in the future. This followed the County Council's Section 19 Report.

This grant fund is strictly controlled and allocated only to the projects agreed as below:

1. Removing and replacing the fencing along the section of the Sor Brook down stream of the footbridge, including removal of considerable vegetation overgrowth.
2. Inspecting and clearing the pipe between the Cemetery ditch to the road drainage network in Hornhill Road.
3. Removing the concrete block on the spillway from the Mill Stream.
4. Removing debris and other obstructions from Sor Brook downstream of Dog Close.

Items 1 and 2 have been completed (although item 2 needs some follow up work). Items 3 and 4 will be completed this year, when water levels and nesting season allows. The Parish Council has received grant funding for this work of £7300.

Clarification has been sought regarding the drainage in Hornhill Road and a possible collapsed chamber and interested residents and the County Council have confirmed there are no further issues in that part of the drainage network.

Parish Council Financial Information -- Information on the Parish Council reserves is published and available on the Council's website in readiness for every meeting, to ensure Councillors and the community have an up to date picture of the finances.

Residents asked for clarification on two items within the Statements of Accounts for 2025/2026 and they are as follows:

Major Projects - £6423.50 – This was spent at Adderbury Lakes on the balance for the wall repairs at Adderbury Lakes (£6000), bird boxes (£110.99) and Hydra Lake Clear (£312.50).

Future Projects – This is detailed above in the matter above relating to The Leys.

Parish Institute – An update on the repairs at Adderbury Parish Institute has been requested, but not yet received.

Adderbury Neighbourhood Plan – There were a number of questions regarding the review of the Adderbury Neighbourhood Plan, however residents were advised that all comments and questions should be submitted via the Regulation 14 consultation. The Parish Council could not answer specific questions now that this legal process had commenced.