

## **Cherwell Local Plan Review 2040 – comments from Adderbury Parish Council**

Adderbury Parish Council (APC) is responding to your request for comments upon the consultation draft of the proposed Local Plan (LP) in order to assist you in developing this to the next stage which will be published for comment next year.

### **Rural Areas Vision 2040**

APC supports the development of a new Local Plan (LP), as described in CDC's vision and objectives, although we would like to comment specifically upon the Rural Areas Vision 2040.

Adderbury has been identified as one of the 11 large villages in the district where, by 2040, CDC proposes to have directed most development, as they are the larger and best served villages. The hierarchy of villages has been materially altered from your current Plan whereby there were 23 villages identified as Category A.

CDC has a vision whereby housing and employment growth will have been managed to protect the character, appearance, heritage and identity of our villages. Whilst APC thoroughly endorses this statement, we refer you to our comments below as we have concerns regarding CDC's emerging policies designed to achieve that vision.

Core Policy 34 states that, over the period 2020 to 2040, 1390 new homes will be accommodated in rural areas. However, many of these have already been delivered or are in the planning system already. Once these are taken into account, a remaining balance of 500 homes needs accommodating in rural areas, specifically by the 11 large villages.

The text associated with your Spatial Strategy Map indicates that, in rural areas, development of new housing should be directed to larger and more sustainable villages which offer a wider range of services and are better connected to larger urban areas than smaller villages.

The APC is concerned that the emerging LP does not say where these 500 homes in rural areas should be accommodated although we note that you are keen to identify any parish council who will be interested being provided with a specific housing number for allocation in a neighbourhood plan.

Core Policy 86 states that the 500 dwellings non-strategic housing requirement for the rural area will only be met by site specific allocations in the local plan or in a neighbourhood plan. However, the emerging plan does not propose any specific sites although it does say that sites have been suggested and are being assessed. APC understands that the next version of the LP will include site allocations, unless a neighbourhood plan group has indicated that it would like to be responsible for this.

### **APC Review of Neighbourhood Development Plan**

APC has recently embarked upon a review of our made (July 2018) Neighbourhood Development Plan (NP). It is our intention that our updated NP should reflect the policies of the LP now under review.

APC recognises that this provides an opportunity to take responsibility for the allocation which CDC will make for Adderbury as part of the overall allocation of the 500 dwellings to be accommodated by the 11 large villages.

However, at this stage, as we are unaware as to the share of the proposed 500 dwellings to be allocated to Adderbury, it is not possible for APC to decide whether our revised NP should include any assessment and identification of potential site/s for an allocation yet to be made.

### **Our comments/concerns**

APC would welcome the opportunity to engage with the team responsible for the assessment and the identification of specific sites and for the allocation of the target supply of 500 new homes which, at present, you propose should be allocated to the large villages.

Specifically, APC would like to understand how you are currently assessing the spatial distribution of growth across the District, and how you are intending to determine the relevant growth targets in the various parts of the District, particularly with reference to the 11 large villages.

APC is concerned that you have simply identified the large villages to accommodate the 500 target, implying that all other villages remain in stasis. We would ask that you reconsider this approach as surely there is likely to be incremental growth across all parts of the rural areas and not just in these 11 'large' villages.

You have significantly changed your categorisation of village from your current Local Plan. The 11 villages which you have now categorised as 'large', were previously in Category A, which comprised 23 villages. With over 60 villages in the District, in our view, it is disproportionate to expect only these 11 villages to accommodate these 500 additional new dwellings when, over the 20 year life of the plan, there will inevitably be new dwellings across the District.

Evidence exists of the rate at which new dwellings have taken place across the rural area of the District. This could be used to demonstrate the quantum of natural growth that is expected to occur. This could be an alternative specific site allocation which places an artificial burden upon the 11 large villages which you have selected from the remainder.

Although Adderbury is designated a large village, each of the 'large' villages in Cherwell have quite variable and differing characteristics, which in turn should be taken into account when determining the future share of any allocation of 500 new homes by 2040, should this be your adopted strategy.

Adderbury is, at present, a very identifiable village with a strong local community spirit, clearly distinct and separated from Banbury town which is close by and has a much larger and growing population.

We are pleased to note that you intend to protect and preserve the gaps between the southern edge of Banbury and Adderbury as we believe this is critical for the continued separate identity of Adderbury as a rural village.

However, the proximity to Banbury does already have an influence upon the infrastructure and services of Adderbury. For a village with a population of approximately 3000, services and infrastructure are much less than in some neighbouring, often smaller, villages, which are more detached from and therefore less influenced by close proximity to Banbury, for competing infrastructure and services. Adderbury has limited local infrastructure and services. For example, there is no doctor or dental surgery, and only a small village shop. Any new development should be of a size, design and characteristic which enhances and protects the conservation area status of Adderbury and takes account of the limitations of the village infrastructure and services.

## **Conclusion**

APC supports the review of the LP but is very concerned that, at the moment, the CDC emerging strategy for the rural areas places too much focus upon the 'large' villages. Although CDC is targeting an additional 500 dwellings to be provided by these villages, you are not yet in a position to indicate how this target will be allocated nor have explained why CDC is placing this number solely within them.

APC believes the forthcoming review and update of the Adderbury NP should, if possible, be aligned with the policies of the LP, but in order that we can achieve this, we would welcome the opportunity to discuss these issues with you.

For these reasons, we are keen to liaise with the planning policy team developing CDC's rural strategy, particularly with regards to CDC's approach to the assessment and allocation of sites to accommodate 500 dwellings by 2040 and APC requests an early meeting with you to begin this dialogue, preferably during November.