

Introduction: Updating The Adderbury Neighbourhood Plan

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

As a consequence of this, as well as the new draft National Planning Policy Framework (NPPF), Adderbury Neighbourhood Plan 2018 needs updating to anticipate this, whilst ensuring the interests of the village are prioritised. The Parish Council has established a working group to oversee this work, and has sought key independent professional input.

Whilst identifying which site or sites may be a contentious issue for many, it is important to appreciate that, unless we take this step, we are unlikely to have any say or influence in where new development will take place, to ensure that whatever development takes place is appropriate for the village needs and to achieve direct community benefits. By identifying a specific site or sites, this enables the Parish Council to engage with the landowners/promoters of a development directly regarding the type and mix of housing, community benefits etc.

Having undertaken a number of important steps so far, the first stage of consultation is to seek the views of the village regarding the allocation of site or sites. Following this, further consultation will take place in due course regarding the entire draft modified ANP2 including new policies regarding site allocation, reflecting the views received in stage one.

Once we have carried out this two stage consultation, the draft modified ANP2 will be submitted to Cherwell District Council for formal review and approval. It will undergo independent examination and referendum. Once formally approved, ANP2 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 LP is not yet adopted or if Cherwell District Council cannot demonstrate a 5 year housing supply, once we have an adopted ANP2 which includes an allocation of site or sites which accommodates the target housing allocation, then the policies in ANP2 will continue to carry important weight for a period of 5 years from the date when ANP2 was adopted.

All of the technical assessments are available to download online and also viewable at the Library (Church House).

1. Cherwell District Council 2024 HELAA Following Call For Available Sites



Above: Cherwell District Council HELAA map. A HELAA, a Housing and Economic Land Availability Assessment, is a technical assessment process used by Cherwell District Council to identify potential sites for new homes and economic development. It assesses sites’ suitability, availability, and achievability to provide an evidence base for a local plan, but it is not a policy document and does not grant planning permission.

The Process

THE JOURNEY SO FAR

Cherwell Local Plan Update and Allocation of 75 New Homes

Cherwell District Council (CDC) commenced a full update of the Cherwell Local Plan (LP). Emerging policy identified Adderbury as a Category A Village. CDC has determined that Adderbury will be required to accommodate 75 homes.

1. Cherwell District Council 2024 Housing & Economic Land Availability Assessment HELAA (see Sheet 1)

Cherwell District Council put out a call for available sites where owners would be able or willing to accommodate new housing development. Upon receipt of call for sites, the list of available sites in the parish have been identified by CDC in their 2024 Housing and Economic Land Availability Assessment (HELAA) - see overview

2. Independent Site Assessment by Aecom on behalf of Adderbury (see Sheet 2)

The Parish council commissioned Aecom to undertake an independent site assessment for the modified Adderbury Neighbourhood Plan. The purpose of this more in-depth site assessment is to determine whether sites that have been identified with potential for development, are suitable for the proposed development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development types comply with the strategic policies of the adopted Development Plan and meet Neighbourhood Plan objectives. The outcome of this independent technical assessment work is that two wider sites have been identified as ‘potentially’ suitable for housing development (amber colour), and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report:

- Part of HELAA403 (southern area)
- Part of HELAA468 (northern area), excluding triangle to the east of Berry Hill Road, north of Oxford Road.

Aecom determined that the remaining sites are not currently suitable for housing development (red colour) and therefore not appropriate for allocation in the neighbourhood plan.

The Aecom assessment identified that only specific areas within these two wider sites would be potentially suitable for housing development. The reason the entire wider site is named collectively in each case is due to land ownership. The assessment concluded that the southern area of HELAA403 is potentially suitable and the northern area of HELAA468 is potentially suitable. Furthermore, the entire amber sites would be too large for development as these would accommodate far in excess of the 75 homes required.

3. Identification of Shortlist of 4 Smaller Sites for Housing Allocation (See Sheet 3)

On this basis, working with Aecom, the Parish Council Steering Group has identified four smaller sites within these amber zones that may be suitably located and of a more appropriate scale. The size has been determined based on providing approximately 75 homes using Cherwell District Council’s housing density targets. This shortlist of four smaller sites is brought forward for village consultation.

VILLAGE CONSULTATION

The first stage of consultation will be to seek your feedback regarding this shortlist of four possible sites. These shortlisted sites have emerged following the professional technical advice received and assessment by Cherwell District Council in their HELAA study of a much larger number of sites put forward by landowners and developers.

Whilst comments will be invited, and of course considered, as these are likely to be many and varied, a simple scoring mechanism will enable the Parish Council to reach an overall assessment of the views expressed. Therefore, to assess the views of the village, we will be asking you to list the shortlisted sites in order of preference. This will not be a referendum but rather a mechanism to assess the responses received. Please use the feedback forms provided.

NEXT STEPS

- Your feedback will be incorporated to inform the final selection of the site/sites to be formally allocated within the modified Adderbury Neighbourhood Plan.
- Following this, further consultation will take place in due course regarding the entire draft modified ANP2 including new policies regarding site allocation, reflecting the views received in stage one.
- Once we have carried out this two stage consultation, the draft modified ANP2 will be submitted to Cherwell District Council for formal review and approval. It will undergo independent examination and referendum.
- Once formally approved, ANP2 becomes a document will continue to carry important weight and means any development occurring within the Parish Council boundary must take those policies into account.

COMPLETED

CURRENT

UPCOMING