

NOTES FROM THE MEETING OF THE BERINSFIELD NEIGHBOURHOOD
DEVELOPMENT PLAN STEERING GROUP meeting held at 7 p.m. on Wednesday 9th
November, 2022 in the Berin Centre, Green Furlong, Berinsfield.

PRESENT :

Councillor S. Scott-Ely,	Berinsfield Parish Council - in the Chair
Councillor P. Bridge	Berinsfield Parish Council
Councillor I. Bunyan	Berinsfield Parish Council
Councillor K. Chrisp	Berinsfield Parish Council
Councillor S. Crawford	Berinsfield Parish Council
Councillor B. Fearneyhough	Berinsfield Parish Council
Councillor Mrs. A. Jones	Berinsfield Parish Council
Councillor D. Scate	Berinsfield Parish Council
Ms. L. Jones	Berinsfield Youth Council
Ms. L. Harte	Berin Centre
Ms. J. Bolton	South Oxfordshire District Council
Ms. A. David	South Oxfordshire District Council
Mr. Ricardo Rios	South Oxfordshire District Council
Ms. Robyn Tobutt	South Oxfordshire District Council
Mr. Neil Homer	O'Neill Homer Ltd.
Reverend T. Stewart-Sykes	Church of St. Mary and St. Berin, Berinsfield
Mrs. A. Loveland	Clerk to Berinsfield Parish Council

Apologies for absence were received from Mrs. J. Logan, SOHA Housing, Councillor Henry and District Councillor Robin Bennett.

1. **Welcome and introductions.** Councillor Scott-Ely welcomed everyone to the meeting and introductions took place.
2. Mr. Neil Homer informed the meeting that his company has worked with Mr. Ricardo Rios and has been involved with the preparation of a lot of Neighbourhood Plans in South Oxfordshire. Mr. Homer suggested that the Working Group should look at the previous Berinsfield Neighbourhood Development Plan which is on the Berinsfield Parish Council website, www.Berinsfield-pc.gov.uk and see what can be taken from it.
3. Mr. Ricardo Rios informed the meeting that Neighbourhood plans have grown in importance and it was unlikely that the Berinsfield NDP Group would face similar issues with preparing a new plan as it did when the first plan was prepared. It is up to the NDP Steering Group to explain what it wants out of the process. South Oxfordshire District Council will not stipulate what should be put in the NDP. South Oxfordshire District Council can help with carrying out the statutory consultation, will arrange for an Examiner to be appointed and will pay for the examination and the referendum. Since 2016, South Oxfordshire District Council have not had a NDP fail examination.

Mr. Ricardo Rios was asked if Neighbourhood Development plans expire and he informed the meeting that they do not. He recommended that they be aligned with the Local Plan. Unless a NDP is revoked it will remain in place and carry weight. A NDP could become out of date, but this would be a gradual process with some of the policies not being as effective they once were. There is no set requirement to review a NDP, but if some of the policies lose their effectiveness a review might be recommended. If a review is not carried out the NDP will still be in place but not be so effective.

Councillor Scott-Ely asked what the NDP Steering Group would need to do again to comply. Robyn Torbutt informed the meeting that South Oxfordshire District Council would look at the Berinsfield NDP policies and screen them to decide whether they are necessary.

The Berinsfield NDP Steering Group need to decide if they are happy with the designated area. If it is, there is no need to change it. Government legislation now means that a designated boundary can overlap another Parish.

South Oxfordshire District Council can provide guidance as to how to carry out statutory consultation with the local community through questionnaires and public events, but the Berinsfield NDP Steering Group would be in control. Anybody who raises an issue with the Berinsfield NDP is able to see the independent Examiner.

Councillor Scott-Ely referred to Ptarmigan trying to promote the development of 1700 homes which would require having to provide a school, health centre, sports centre and community hub and whether anything could be included in the Berinsfield NDP to ensure that all the new facilities do not end up in the new development. He also asked if the Berinsfield NDP could assist with the work on the master plan.

Ricardo Rios said there is a very real role for the Berinsfield NDP in terms of being able to influence things. SODC has a policy that proposes to deliver strategic growth in Berinsfield with an element of regeneration. Ricardo said it is going to be very complex to try and achieve a policy that delivers value as it will need land owners to sign up to it. This does not need to be done in the Berinsfield NDP it needs to be done in consultation with SODC and relevant parties.

Ricardo Rios said it is not worth the Berinsfield NDP writing new policies it should be done with master planning, but the key thing is knowing when is it going to be delivered. Aileen David explained that the new Consultants would be looking at the community facilities in Berinsfield. A new sustainable community hub may not just be in one building.

Councillor Bunyan asked if the data already collected from previous consultations would be made available to the new Consultants and it was confirmed that this would be passed on to them. The new consultation will be a top up piece of work on top of what has happened before.

Jayne Bolton stated that the Consultants would not be starting from scratch just more in depth. If Ptarmigan do come to the table, the options will be available and will have been costed. If the development does not come forward, the information will be available for the Berinsfield NDP.

Ricardo informed the meeting that it is important that the Berinsfield NDP Steering Group works together with the Consultants to look at the community hub just in case the proposed case strategic development does not take place.

Neil Homer asked how decisions would be made, would it be through planning applications, the Berinsfield NDP or South Oxfordshire District Council through the master plan. Aileen David informed the meeting that it is the Developer who would do the master planning and South Oxfordshire District Council would say what would be the best option.

If the Consultants find a suitable location for the community hub, and it goes into the Berinsfield NDP there is more certainty for it.

Business Park. Neil Homer believes there is room to re-visit how to re-locate the businesses in the village to a new site, which would be in the green belt. He suggested speaking with South Oxfordshire District Council to discuss planning policies which might enable a new site to be found.

Neil Homer recommend that three teams be set up and he will set out a brief for the groups to work with. The Berinsfield NDP would also need to liaise with Locality. The Berinsfield NDP would also have to show that it has the gift of getting planning consent. Councillor Chris suggested that the teams should be set up before Christmas 2022.

Councillor Scott-Ely asked about time scale and Neil Homer suggested the following timetable:-

- by end of March/April 2023 the Berinsfield NDP Steering Group will have three lots of useful information which it can shape and put to the community.
- Spring 2023 – to convert that into a NDP document
- By summer, at the latest September 2023 there will be a draft plan
- It should be completed by November next year.

Ricardo Rios said it is realistic. He also pointed out that the Wheatley NDP is going to the Examiner in the next month or so and that the outcome would provide useful information for the Berinsfield NDP.

Jayne Bolton confirmed that she would be emailing the charities/organisations by the 11th November to ask if they are happy for their contact information to be passed to Oxford Architects, the Consultants.

4. **To agree the Terms of Reference.** Neil Homer said the Terms of Reference appeared to be in order, but Ricardo Rios recommended that the Clerk should contact OALC to ask them to review them.

5. **Any other business.**

a) It was agreed that the notes from this meeting should be put before the Parish Council at its meeting to be held on 5th December in order to get the Parish Council's approval to move forward and set up a NDP Steering Group.

b) Ricardo Rios offered help to get volunteers to serve on the NDP Steering Group.

c) Councillor Scott-Ely asked Jayne Bolton if she could arrange for information about the Berinsfield NDP to be put on the Garden Village website. Information will be put on the Berinsfield Parish Council website.

d) The three teams should encourage people to participate even if they do not have the time to participate in the NDP Steering Group.

6. **Date of next meeting** – to be arranged.