
NEIGHBOURHOOD DEVELOPMENT PLAN FOR BERINSFIELD 2015-2027



An aerial view over Berinsfield looking to the south taken in June 2014

**NEIGHBOURHOOD DEVELOPMENT PLAN
Final Version**


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 Berinsfield Neighbourhood Development Plan

EXECUTIVE SUMMARY

The Berinsfield Neighbourhood Development Plan (BNDP) has been developed on behalf of the Berinsfield Parish Council as a result of the Localism Act 2011 and subsequent legislation effective April 2012, after extensive consultation with relevant stakeholders, to establish a future vision for our village and to help deliver the local community's aspirations and needs for the plan period 2015-2027. This document is part of a suite of documents which together set out the background, evidence and vision for the Plan period.

An NDP Steering Group comprising a wide range of members from the community was set up by the Parish Council and has considered the primary elements of housing, the environment, transport, lifestyle & wellbeing, recreation, employment and community, from which it has developed a number of planning policies relevant to each element.

It has identified, examined and consulted on all the potential sites of interest within in the Parish boundary and having sought expressions of interest by the relevant landowners, was able to refine and prioritise the 25 (*now 26*) sites considered (not all sites were available, deliverable or viable during the plan period) into a Neighbourhood Development Plan which it is hoped will guide the way our village grows and develops. The planning policies set out in this plan should identify how and where our village will evolve over the next 12 years and what sort of infrastructure improvements we should expect as a result.

The Berinsfield Neighbourhood Development Plan (BNDP) is aligned to the requirements of the NPPF and supporting National Planning Policy Guidance along with the policies expressed in the LPA's adopted Core Strategy 2027 (the emerging Local Plan 2031 remains unadopted) and shows the community's commitment to growth and sustainable development

The BNDP aims to build a strong, competitive economy through a strategy focused on meeting an initial requirement for 109 new dwellings with associated infrastructure (as per South Oxfordshire Core Strategy 2027), while identifying appropriate sites with the potential to deliver many more homes, shops, infrastructure and local employment opportunities. One of the key aims of the BNDP is to provide a wider range of employment opportunities and, to this end, proposals which generally provide greater opportunities for local employment will be encouraged and supported.

Planning for significantly more new homes is considered necessary in order to attract investment into the village and deliver the rebalancing of housing stock (as identified in the SODC Core Strategy 2027 para 7.21) along with the required infrastructure improvements/modernisation and overall requirements for regeneration. This could include relocation of the older business/employment sites, redevelopment of the primary school in conjunction with plans for a new secondary school, redevelopment of the Abbey Sports Centre and other village amenities.

Consideration has been given to the concurrent redevelopment of the Culham Science Centre (as part of the Science Vale Area Action Plan) and the likelihood of greater employment choice and opportunities in our area.

The Parish Council is mindful of the effects of the impending Local Green Belt Review on future regeneration, along with the current limitations of the Green Belt ‘washed-over’ status affecting our entire village, and has had limited input into the evidence gathering stage of the recent SODC district-wide Green Belt Study as required by the adopted Core Strategy 2027.

Given our villagers’ strong opposition to building on our existing green spaces within the developed area, we are in general support of directing future growth to the land outside the current settlement area. It is unusual to find a large village such as Berinsfield built within a green belt area but it is equally important that any re-defining of the district’s green belt is done with the longer term needs of future generations in mind and we will therefore also seek to safeguard land within the parish from development during the life of this plan.

No historic records of flooding in Berinsfield exist and an independent flood risk assessment commissioned by the Parish Council has shown that the flood data used by the EA is out of date.

(Source: JBA Consulting – Berinsfield Flood Risk Assessment Jan 2015)

Berinsfield has no statutory designations covering heritage, historic buildings, conservation or natural environment.

The Localism Act empowers local communities to grant certain planning consents without the need to go through their district or town councils. As a consequence, Berinsfield Parish Council through its NDP Steering Group and discussions with landowners has drafted three Neighbourhood Development Orders (NDOs) as supplementary to this Plan. The Neighbourhood Development Plan together with these three Neighbourhood Development Orders will come into force once approved by residents in a village referendum later in 2015.

This final draft NDP together with NDO’s will now be extensively consulted upon both with residents, employers, landowners and other key stakeholders such as the County Council and Environment Agency and we invite all interested parties to give us their feedback by the 3rd July **2015**. The NDP Steering Group together with the Berinsfield Parish Council will then consider all comments received and amend the plan where necessary before submitting it for independent examination.

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Berinsfield Parish Council

13th October 2015

1 FOREWORD

1.1 The Berinsfield Neighbourhood Development Plan (BNDP) has been developed to establish a vision for the village and to help deliver the local community's aspirations and needs for the plan period 2015-2027. At the same time, the Steering Group has drafted three Neighbourhood Development Orders (NDOs) as supplementary to this Plan.

1.2 The Berinsfield NDP & associated NDO(s) have been produced by the Berinsfield NDP Steering Group on behalf of the Berinsfield Parish Council after extensive consultation with residents, land owners and other interested parties to reflect the vision for this vibrant rural community. The Steering Group consisted of five members of the Parish Council, a representative from Soha, the local minister, a number of land owners and other key stakeholders. All meetings were well publicised and held in open forum with many local residents attending and contributing.

In the preparation of all stages of the NDP, the NDP Steering Group has consulted and listened to the comments and feedback on a wide range of issues that will influence the well-being, sustainability and long-term prosperity of our community and the environment we live and work in. Every effort has been made to ensure that the vision and policies contained in this document reflect those of the majority of Berinsfield residents.

1.3 There is much demand for new housing and employment in the area and, as one of the larger **"service centre"** villages within the District identified within the SODC Core Strategy 2027, Berinsfield will need to allocate land for at least 109 new homes plus associated employment and infrastructure provision from now until 2027. This minimum requirement is likely to increase under the emerging South Oxfordshire District Council (SODC) Local Plan 2031 following the findings in the Strategic Housing Market Assessment (SHMA) and the Parish Council is already planning for a larger number of homes to be allocated to Berinsfield. The parish currently sits entirely within the Oxford Green Belt (washed-over) and South Oxfordshire District Council's adopted Core Strategy 2027 provides for a local green belt review.

1.4 The exceptional circumstances which justify this local review of the Oxford Green Belt at Berinsfield are as follows:

- Areas of Berinsfield are in need of regeneration and Green Belt policy is inhibiting this.
- Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision.
- Berinsfield is a local service centre and some further development would be consistent with the overall strategy. *(Source para 7.21 SODC Core Strategy 2027)*

1.5 The SODC Core Strategy goes on to state that the review will be undertaken in consultation with the local community in the context of a new vision for the village prepared through the Site Allocations DPD. *(Source para 7.22 SODC Core Strategy 2027)*

1.6 This Neighbourhood Plan has been developed by volunteers from Berinsfield to:

- Spread the development required by South Oxfordshire's Core Strategy 2027 on available and suitable sites in or around the perimeter of the village footprint;

- Set out policies covering the design, type, range and mix of housing, shops, and other such development.
- Support the business community and encourage creation of local employment opportunities
- Ensure that all development is sympathetic to, and generally improves the overall look and feel of the village and ensures the promotion, protection and creation of accessible open-space and green infrastructure.
- Enable the village to use Community Infrastructure Levy (CIL) funding or other infrastructure/grant funding to improve village facilities.
- Plan for the delivery and presumption in favour of sustainable development as set out in National Planning Policy Framework (NPPF) paras 14 and 183.

1.7 The Parish Council would like to thank all members of the community and groups who took part in this process and pay tribute to their continuing help and support.

1.8 This Neighbourhood Development Plan is dedicated to Len Pomeroy who sadly passed away in 2014 but made a huge contribution to the village both as a Parish Councillor and as a member of the NDP Steering Group.

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2 INTRODUCTION

2.1 This document has been prepared by the Berinsfield Neighbourhood Development Plan Steering Group and relates to the parish of Berinsfield and covers the period 2015-2027. This document is a Neighbourhood Development Plan incorporating Neighbourhood Development Order(s) as defined in the Localism Act 2011.

2.2 This Act provides that planning policy developed by communities shall, once passed by an independent examination and then approved following a local referendum, be adopted by the Local Planning Authority. It is intended to become part of the Statutory Planning Policy Framework and will have the same legal status as the South Oxfordshire Core Strategy 2027 or other Development Plan Documents and take precedence in decision-making over non-strategic policy prepared by the District Council.

2.3 This Neighbourhood Development Plan (the Plan) is submitted by Berinsfield Parish Council, which is a **qualifying body** as defined by the Localism Act 2011, and has been the subject of a Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA).

Detailed evidence supporting the policies drafted by the Steering Group is to be found in Berinsfield's earlier Scoping and Sustainability Reports.

2.4 Development in Berinsfield will not have a significant impact on the integrity of any Special Area of Conservation or Special Protection Area, so no appropriate assessment has been carried out under the Habitats Regulations.

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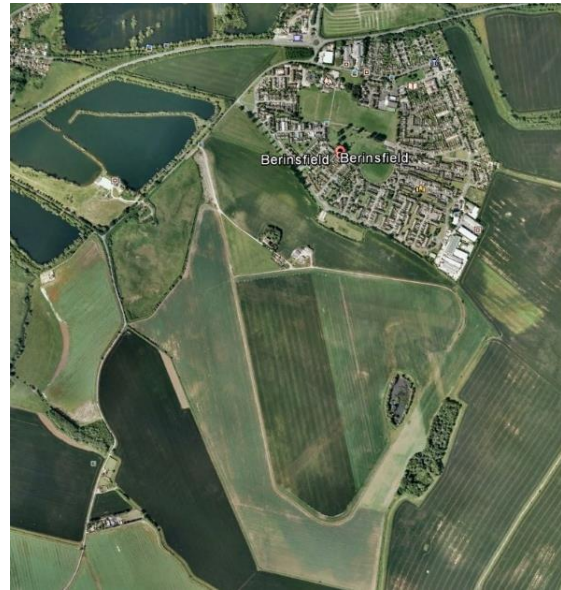
3 THIS IS BERINSFIELD

3.1 Modern Berinsfield is a comparatively large village of 2806 inhabitants situated about eight miles south of Oxford City within the District Council of South Oxfordshire (SODC). It has existed in its present form only since about 1960. Hitherto the site had been used as a WWII airfield (RAF Mount Farm) and this was sold to Bullingdon Rural District Council in 1957 for development as the first English village to be built on virgin land for 200 years.

The location and development of the village are clearly shown in the photos below.



Aerial view of RAF Mount Farm, ca 1943-45 with Burcot Lane, Wally Corner and the Roman Road are clearly visible



Berinsfield today

3.2 Berinsfield is quite unlike other, older, villages in South Oxfordshire and the South of England. As the general foundation and compact layout of the new village was constructed at the same time, in the 1960s, the density of population is very high at 7.52 people per hectare whilst neighbouring Benson and Dorchester are under 2.5/ha.

(Source: Census 2011 Summary South Oxfordshire v.16 July 2014).

3.3 On closer analysis of the population density data it became clear that Berinsfield in fact has almost 2900 inhabitants living within just 58 hectares of the built settlement which gives a truer population density figure of around 50 people per hectare – much more than any other neighbourhood in the district. Thus any policy which relies on the construction of additional properties within the existing outline of the village is likely only to increase the sense of overcrowding.

3.4 The SODC and Soha-sponsored Environmental Improvements Action Plan 2012 (EIAP) for Berinsfield comments that the form of the 1960s & 1970s architecture bears more relation to a run-down urban district of a town or city than to a rural village. This contrast is reinforced by the social make-up of the village. Unlike its more affluent neighbours, the village provides a relatively high level of rented affordable accommodation.

(Source: para 2.4.3 Berinsfield Environmental Improvements Action Plan)

LIVING IN THE NEIGHBOURHOOD PLAN AREA

3.5 The 2009 Berinsfield Parish Plan observed that people liked living in Berinsfield and that the village has a strong sense of community. However, the EIAP suggests that Berinsfield has a number of problems associated with the physical nature of the village including:

- The unstructured nature of the central green
- A lack of mature trees
- Housing areas with inadequate parking provision
- The lack of a village focal point and many unlit, enclosed alleyways
- Social problems stemming from the bias in the village towards affordable housing including high unemployment and vandalism
- A lack of facilities for key groups – e.g. children & young people
- A poor image resulting from both its external appearance, a lack of a good entrance and portrayal in the media as a 'problem village'
- A fragmentation of responsibilities and initiatives in the village – a lack of joined-up thinking
(Source: *Berinsfield Environmental Improvements Action Plan 2012*)

3.6 Nevertheless, as a service hub to the area, there is a strong sense of community, which is supported by a wide range of clubs and societies (including football, boxing, gymnastics, water sports, WI & Scouts) and the social facilities offered by the library and Abbey Sports Centre. A bi-monthly village magazine, 'Your Village Voice', and numerous community events all contribute to an informed and cohesive community.

3.7 Due to the compact nature of the original village, all residents live within easy walking distance of the primary school, the health centre, church, post office, and local retail outlets.

3.8 Despite these advantages, no community is perfect and, as identified in the 2009 Parish Plan, Berinsfield faces challenges. These challenges became evident in the consultations undertaken during the formation of the Neighbourhood Development Plan and are explored in succeeding sections.

4 WHAT IS A NEIGHBOURHOOD PLAN?

4.1 Neighbourhood Development Plans derive from the Government's drive to ensure that local communities are closely involved in the planning decisions which affect them. Neighbourhood planning was introduced through the Localism Act 2011 and the relevant neighbourhood planning legislation came into effect in April 2012.

4.2 Neighbourhood planning gives communities the power to make:

4.2.1 A neighbourhood development plan (NDP) which establishes general planning policies for the development and use of land in a neighbourhood, like:

- Where new homes and employment facilities should be built
- What they should look like

The plan can be detailed or general, depending on what local people want.

4.2.2 A neighbourhood development order (NDO) allows the community to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local planning authority.

4.2.3 A community right-to-build order gives permission for small-scale, site-specific developments by a community group.

4.3 Accordingly, this Berinsfield Neighbourhood Development Plan (BNDP) has been developed by volunteers from Berinsfield to establish a future vision for the village and to help deliver the local community's aspirations and needs for the Neighbourhood Development Plan period 2015-2027.

4.4 The BNDP is a statutory document that, once adopted, will form part of the South Oxfordshire District Council (SODC) Development Plan Documents and by the end of 2017 the SODC statutory development plan should include a suite of planning documents including any adopted Neighbourhood Development Plans.

4.5 In March 2012, the Government published the National Planning Policy Framework (NPPF) which set out the Government's planning policies for England and how these should be applied. At its heart is a presumption in favour of sustainable development, which is described as 'the golden thread running through both plan-making and decision-taking'.

4.6 Under the heading, 'Building a strong, competitive economy', the NPPF emphasises that "the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths ..."

4.7 The Berinsfield NDP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. Para 16 of the National Planning Policy Framework (2012) states "The application of the presumption will have implications for how communities engage in neighbourhood planning".

4.8 Critically, it will mean that neighbourhoods should:

- *Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- *Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed*

4.9 The BNDP provides a vision for the future to guide the development of Berinsfield over the next 12 years. The Plan is largely, albeit not exclusively, about housing so it is housing options and their implementation that are its primary focus. Encouraging potential employers to provide additional jobs in the area is a further priority.

4.10 In addition to finding sites for the required number of houses, the Plan also makes recommendations for the type of housing and the ratio of owner-occupied to rental properties as well as desired improvements to infrastructure.

Source:

<https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/neighbourhood-planning>

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5 BERINSFIELD'S VISION FOR THE FUTURE

'A rural neighbourhood on the move – from WWII airfield to dynamic village community planning for sustained economic growth with new homes and more jobs'.

5.1 The Berinsfield Neighbourhood Development Plan (BNDP) sets out to achieve the vision for Berinsfield that has evolved following extensive public consultations. We will deliver the vision by:

- Providing existing and future residents with the opportunity to live in a decent home
- Maintaining the character and vitality of the village
- Enhancing the prospects for employment
- Seeking opportunities to improve the design and landscape of Berinsfield
- Seeking opportunities for landscape, recreational and ecological gain whilst minimising the impact of new development and
- Reducing the need to travel by car and shorten the length and duration of journeys.

5.2 Questioned for the Rural Community Profile for Berinsfield in 2011, 91% of residents of South Oxfordshire said they were 'satisfied with the local area as a place to live', 64% felt they 'belonged to the area' and 83% felt that 'people from different backgrounds got on well together in the local area'.

5.3 Residents were most recently surveyed by Oxfordshire Rural Communities Council (ORCC) in November 2014 and 227 responses were received and analysed. Some 67% of the households that responded indicated support for 109 new homes (or more) whereas others expressed concerns that significant expansion of Berinsfield could detract from the sense of community spirit that exists in the village.

5.4 The Steering Group's aim has been to collate the views of village residents, employers, landowners and other key community stakeholders and to distil these into a strategy that will allow sustainable development to take place over the plan lifetime with benefits to all and, as stewards, to leave the village in a better position than we inherited it.

5.5 Among the key issues facing the community which are being addressed in Berinsfield's Neighbourhood Development Plan were:

- Improvement to the Abbey Woods Academy or the construction of a completely new school better suited to the requirements of the community it serves topped the wish list in the recent community survey with the strong proviso that this did not involve losing **ANY** of the existing central green or school fields.
- With any increase in the size of the village, there is an urgent need for more shops.
- Local businesses and the employment they provide are vital to the economic well-being of the village and will be encouraged. Greater skills training is needed to help make people more employable locally.
- Whilst the community is anxious to minimise any harm to the environment, the current green belt designation is inhibiting economic growth and most residents accept that future development will need to be directed outside the current built-up area of the village.
- The village faces an ageing population some of which may need more specialised forms of accommodation to meet their care needs in the future.

- There is a need to provide more and better parking spaces in and around the village both for residential as well as in connection with facilities & open spaces.
- There is a need for better cycle ways and buggy-friendly routes around and through the village. Footpaths should be lit, especially across the Green.
- There is a need for more amenity space, leisure facilities and formal play areas for children.

5.6 The Plan cannot force developers to build or landowners to sell but the NDP Steering Group has proactively reached out to land owners to encourage them to be involved in the planning and to try to establish the realistic availability of land for development together with the likely timeframes.

5.7 SODC's Strategic Housing Land Availability Assessment (SHLAA), which started in 2006 and has recently been updated in 2013, was the starting point for identifying what parcels of land might be available over the life of the NDP. Some additional land owners have come forward since to indicate their land availability whereas others have explained that for commercial or other reasons their sites will not become available and therefore should not be relied upon as part of the NDP.

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6 NEIGHBOURHOOD PLAN POLICIES

6.1 A wide range of issues has been considered in producing the Neighbourhood Development Plan. Policies can be grouped under seven themes.

6.2 The following sections of this Plan define the policies derived from the goals and objectives originally set out in Section 3 of Berinsfield's Sustainability Appraisal.

6.3 The BNDP objectives were developed by the Steering Group, based on residents' aspirations, issues/problems identified as part of the scoping report, and SODC's wider sustainability objectives. A set of aims was then derived for each BNDP objective. These aims:

- Gave additional precision to the goals and hence the challenges facing the Steering Group;
- Directed the attention of the Steering Group to the requirements of the community which has contributed significantly to both the content of the Neighbourhood Development Plan and to the design of an appropriate plan development procedure;
- Provided the context for the development of planning options and their evaluation;
- Identified the key areas for policy development; and
- Helped the Steering Group communicate the benefits and limitations of the NDP.

6.4 The objectives and aims are shown at Table 1 below. In many cases they have resulted in a specific policy which will help to ensure that the identified aim can be achieved as far as possible.

BNDP objective	BNDP aims
Housing: To provide existing and future residents with the opportunity to live in a decent home.	<ul style="list-style-type: none"> • To provide enough new housing to meet local needs. • To provide a better mix of housing types including smaller single-storey homes, affordable homes and self-build. • To ensure that new development is of high-quality design and is built to a high sustainability standard. • To give preferential access where possible to some new homes for people with a strong local connections.
Community and lifestyle: To maintain the character and vitality of the village	<ul style="list-style-type: none"> • To provide homes for younger people and young families and so counter the growing demographic imbalance. • To try to ensure that the village as a whole benefits from new sustainable housing and other local development. • To improve services (shopping, community, health, educational, post etc.) in the village • To increase the quality of, and opportunity for, indoor/outdoor sport and recreation and to support cycling and walking instead of motor vehicle use
Employment: To enhance the prospects for local employment.	<ul style="list-style-type: none"> • To encourage and support local commercial enterprises. • To encourage and support home working. • To make affordable housing available for local families. • To improve training to ensure residents have better prospects for employment locally.
Design and landscape: To seek opportunities to improve the design and landscape of Berinsfield	<ul style="list-style-type: none"> • To integrate new housing into Berinsfield such that today's rural look and feel is enhanced. • To prioritise the redevelopment of previously developed land • To protect, enhance and conserve the landscape and views. • To protect and enhance the village's green open spaces. • To preserve or improve important village assets.
Environment: To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development.	<ul style="list-style-type: none"> • To seek to generate more energy from renewable sources than the village utilises. • To conserve and enhance biodiversity, and create new areas for nature conservation. • To minimise pollution from new and existing development • To encourage recycling and renewable energy. • To ensure that the design and location of new development is resilient to the effects of climate change and flooding.
Transport: To reduce the need for travel by car and shorten the length and duration of journeys.	<ul style="list-style-type: none"> • To position new development within easy walking distance of employment, bus stops, the school, the health centre, shops and other village facilities. • To link all new developments to the village centre and nearby employment areas with footpaths or cycle-ways, wherever possible. • To progressively upgrade existing footpaths to provide for use by cycles and buggies. • To improve public transport to and around Berinsfield • To improve access to the bus stop on the A.4074 by means of a pedestrian crossing. • To design and position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, are reduced.

Table 1: BNDP objectives and aims

6.5 Table 2 below shows how the Berinsfield Plan Objectives deliver the SA objectives of Table 1.

Plan Objective	SA Objective										
	A Provide affordable, energy-efficient, suitable homes	B Provide safe places and reduced crime.	C Improve accessibility to facilities and services.	D Reduce the need to travel, improved public transport	E Improve health, well-being and community cohesion	F Protect open space & countryside	G Reduce harm to the environment	H Conserve biodiversity	I Address the causes and effects of climate change	J Minimise waste generation, increase recycling etc.	K Support community involvement in decisions
Housing: To provide existing and future residents with the opportunity to live in a decent home.	✓										✓
Community and lifestyle: To maintain the character and vitality of the village.	✓	✓	✓		✓						✓
Employment: To enhance the prospects for local employment.		✓			✓						✓
Design and landscape: To seek opportunities to improve the design and landscape of Berinsfield.					✓	✓					
Environment: To promote scope for landscape, recreational and ecological gain whilst minimising environmental impact of new development.						✓	✓	✓	✓	✓	
Transport: To Improve public transport to and around Berinsfield, to reduce the need for travel by car and shorten the length and duration of journeys.		✓	✓	✓					✓		✓

Table 2: Correlation of Plan and Sustainability Objectives

6.6 As explained in the Sustainability Appraisal, the goals were arrived at by looking at the views expressed in the various village appraisals and the existing Parish Plan along with extensive consultations and surveys carried out as part of the evidence-gathering process of the Plan.

6.7 To aid identification, policies have been grouped as indicated in the table below:

Code	Policy Area	Plan Section
H	Housing	Section 7
ENV	Environment	Section 8
T	Transport	Section 9
L	Leisure & wellbeing	Section 10
R	Recreation	Section 11
EM	Employment	Section 12
C	Community	Section 13

6.8 All applications will be determined by the local planning authority (or Secretary of State on appeal) in accordance with the adopted Core Strategy 2027 and the emerging Local Plan 2031 unless material considerations indicate otherwise. The BNDP policies have been worded so that it is clear whether or not a proposal accords with the policy and on the understanding that where there is conflict, the policy may be over-ridden by other material considerations such as questions of viability or some special circumstances. In such cases evidence should be available to the decision maker (e.g. open book accounting where financial matters are being taken into account), to fully justify the over-riding of NDP policies.

6.9 A summary of all the policies developed for this NDP, along with the various site specific policies, is attached as Appendix 3.

6.10 It is important that the community continues to monitor, review and update the NDP to ensure that its policies remain current, deliverable and reflect the emerging strategic policies of the LPA and government (eg. after the SODC adopts its Local Plan 2031 and after publication of the SODC Green Belt Review) and to be able to make changes.

Accordingly a General Policy (G) is hereby included to enable the qualifying body to monitor and review policies over the lifetime of this Plan.

G1 The Berinsfield Neighbourhood Development Plan will be reviewed regularly to ensure effective implementation of the vision and policies set out in the current NDP and to incorporate any changes prompted by emerging policies from government or local authority.

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7 HOUSING

7.1 Berinsfield currently sits entirely within the Oxford Green Belt (washed-over) and South Oxfordshire District Council's adopted Core Strategy 2027 provides for a local green belt review. Whilst the SODC accepts that areas of Berinsfield are in need of regeneration, there are no sites suitable for infill development within the current heart of the village and residents are resolved that no development should take place on the village Green or school playing fields. With the aim of preventing an uncontrolled sprawl of new development, the Steering Group has examined all available sites and made its recommendations. For details, see appendices 2 & 4 of the Sustainability Appraisal.

H.1 Planning permission will be granted for a minimum of 109 new homes to be built in Berinsfield over the period to 31st March 2027 on the sites specifically allocated in the Berinsfield Neighbourhood Development Plan.

The majority of new development will be located outside the existing built-up area of the village as shown on the sites map in Appendix 1 (BER1 – BER26). Priority will be given to previously developed land (brownfield sites) within the parish boundary which are available and deliverable.

7.2 A review of available housing data in the 2011 census shows that the total number of residential dwellings in the parish was 1077. Of these, 620 were owner-occupied (57.6%), 388 were social-rented (36%) and 49 (4.5%) were private-rented with 20 marked as "other". This proportion of rented housing is higher than the rest of South Oxfordshire which has 71% owner-occupied to 29% social- or privately-rented.

7.3 The housing styles reflect the rapid development of Berinsfield in the 1960's when 278 homes were initially constructed (200 as council houses and 78 as privately owned). In 2011, with only 81 detached homes, the great majority were of either terrace or of semi-detached design. 11% of Berinsfield homes have just one bedroom and only 7% have 4 or more bedrooms. This is about one third of the national average.

7.4 Consultation with local people has revealed some concerns about the affordability of housing in Berinsfield, particularly for young people and families. People expressed concerns about there not being a wider range of housing types available in the village.

(Source: Community surveys 2009 & 2015)

7.5 The Oxfordshire Strategic Housing Market Assessment - Final Report April 2014 is the latest source of evidence on this subject. Other available evidence includes the South Oxfordshire SHLAA 2013, SHMA 2014 & Housing Needs Assessment 2008.

(Source: http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf)

7.6 According to the Zoopla property website in August 2015, the average house price (using Zoopla's ZED-index) in Berinsfield currently stood at £194,073. This compared with that of nearby Dorchester-on-Thames at £580,031. *Source: <http://www.zoopla.co.uk/home-values>*

GREEN BELT REVIEW

7.7 Berinsfield needs to consider where future growth might be located and what the implications could be. While SODC has commenced work on a district-wide Green Belt study, at the time of writing, the details of the necessary boundary changes at Berinsfield have not yet been finalised.

7.8 In his report dated Oct 2012 on the examination of the South Oxfordshire Core Strategy 2027, Roy Foster MA MRTPI, the Inspector appointed by the Secretary of State for Communities and Local Government, stated that

- (a) The 'washed-over' Green Belt status of Berinsfield inhibits its ability to achieve necessary regeneration,
- (b) More land may be needed to improve housing mix and provide increased opportunities for service and employment provision,
- (c) More development would be consistent with the role identified for the village as an larger village service centre, and
- (d) Removing it from the Green Belt and placing it within a defined 'inset' boundary ('not confined to drawing a boundary tightly around the existing built-up area') would be consistent with the approach formerly described in paragraph 2.11 of PPG2.

7.9 The inspector went on to conclude that the Green Belt review was necessary to permit 'Berinsfield to develop in accordance with a new community vision as may be considered necessary to address its local needs and opportunities'.

AFFORDABLE HOUSING

7.10 The Berinsfield NDP supports the development of certain types of 'Affordable Housing' in Berinsfield for sale, for rent or for shared-ownership. Residents have consistently expressed a desire for a better mix of housing to meet the specific needs of local people.

H.2 Proposals for development will need to consider local housing needs and should provide 25% affordable housing on all sites where there is a net gain of three or more dwellings. A tenure mix of 75% shared ownership and 25% social/rented will normally be sought unless viability or existing supply evidence justify a different approach.

HOUSING MIX

7.11 Berinsfield is unique in being the first new village in 200 years also has some other unique characteristics compared with other villages in South Oxfordshire and the South of England. The density of population is 7.52 people per hectare over the area of the parish (which covers 373ha)

compared with Dorchester 2.48 and Benson 2.2 people per hectare. The central built area of the village covers just 58ha which gives a more realistic population density of 48.4/ha.

7.12—The village is unusual in being a new, relatively large, post-war settlement in the open countryside. It has a heavy concentration of ex-Council housing and all the hallmarks of a planned entity of its time – shops, services and community facilities positioned around a large green, a series of culs-de-sac served off a circular distributor road and separate industrial sites on the village edges. One of these (BER18) is in poor condition and in need of regeneration and has just been placed for sale on the open market.

7.13 When the Berinsfield Parish Plan was produced in 2009, the view was that the village required a different housing mix, especially more 4 & 5-bedroom detached houses with ample off-road parking provision. With the passage of time, we now see that we also need more 2-bed bungalows for the older members of the community who would like to stay here in Berinsfield, but find the upkeep of a house too much. There is also a need for accommodation for single people, both young and old, who would like to stay in the village, but be independent.

7.14 Most of the housing in Berinsfield was designed and built in the 1960s, is not architecturally distinguished and lacks the character of other older villages within the County. The SODC's Environmental Improvements Action Plan commissioned in 2012 stated that the village's housing stock was:

"skewed towards 2-3 bed affordable housing units, with many areas lacking the essential diversity of housing type and social group to enable a successful and balanced community to develop."

7.15 The results of community consultations and the ORCC household survey can be viewed on the Parish council website at http://www.berinsfield-pc.gov.uk/Berinsfield-Parish-Council/survey_16200.aspx but the feedback showed a desire for a wide range of housing including small starter homes, medium size 2-3 bed homes, retirement bungalows, larger 2/3 storey homes with ample off-road parking, lakefront homes, self-build homes, eco-homes, smallholdings and specialist extra care homes* for assisted living.

** Extra care housing is aimed mainly at providing well-designed housing to enable people to self-care for longer and give them access to care and other services, in order to help them retain their independence.*

7.16 Currently Berinsfield is required to plan for at least 109 new homes under the South Oxfordshire District Council Core strategy to 2027. The emerging SODC Local Plan 2031 is likely to increase this number due to a shortfall across the county identified in an independent study known as the SHMA (Strategic Housing Market Assessment).

Some 67% of those Berinsfield households responding to a survey undertaken by the Oxfordshire Rural Communities Council (ORCC) in November 2014 supported construction of 109 or more new homes.

7.17 Housing and planning minister Brandon Lewis in March 2015 in his 'Revised guidance on housing provision for elderly' said 'I want to see councils doing more, and thinking about building more bungalows and other types of homes to meet the needs of their older residents, so if someone does choose to move the properties are there for them to choose from.'

(Source: http://www.planningportal.gov.uk/general/news/stories/2015/Mar15/260315/260315_1)

7.18 This can include bungalows – but it can also mean retirement housing, ‘extra care’ housing which offers on-site support, homes designed with older people in mind offering for example, step-free access, downstairs bathrooms, or wider halls and doorways.”

H.3 Proposals will be expected to include a statement which explains how the choice, range, mix, size (larger and smaller) of residential property in the village would be provided. The growing need for housing which caters to the needs of an ageing population should be met by smaller dwellings as well as extra-care housing along with those with all necessary facilities on the ground floor which can also meet the needs of those seeking more affordable methods of accessing the housing market

H.4 Proposals for residential development will include 30% 4+-bed dwellings, 50% of 2/3-bed and 20% of 1/2-bed dwellings. In addition, 30% of the total should have a ground-floor shower/bathroom and specific provision for an ageing population, including bungalows.

7.19-Style/design is protected by Policy CSQ3 of the SODC Core Strategy and Policy D1 of the Local Plan 2011. The outside space will be addressed in a ‘design brief’ policy.

H.5 Proposals for new housing developments must be accompanied by a design brief that includes/demonstrates the following:

How foul water will be dealt with effectively,

How adequate private outside space will be provided (as set out by Policy D3 of the South Oxfordshire Local Plan 2011),

How adequate on-plot off-road parking for vehicles and cycles will be provided (as set out by Policy D2 of the South Oxfordshire Local Plan 2011 and OCC standards),

How sustainable urban drainage has been incorporated into the development and provides a positive feature to the design,

How any proposed infrastructure improvement will be delivered,

How the development has been ‘future proofed’ to allow the provision of high speed broadband, and

How the development has incorporated renewable energy sources and other sustainable measures.

H.6 New development should show a robust justification for a different mix of bedroom numbers to the above policy H4 as well as to style and outside space, especially off-road parking.

On schemes where there is a net gain of six or more homes, developers are required to submit a Berinsfield-Specific Affordable Housing and Dwellings Mix Strategy with any planning application.

SELF-BUILD

7.20 The Local Plan recognises the important advantages that can arise from self/group-building/finishing and co-housing, particularly in terms of their sustainability; the related and complementary affordability, environmental and social benefits.

The 'golden thread' of sustainable development should run through all development plans, and co-housing and self/group building exemplify important elements of sustainability such that, in contrast to most if not all other forms of housing, either or a combination of the two would benefit from the 'presumption' in the Framework in favour of sustainable development. Experience shows that self/group building and co-housing are unlikely to occur without positive support and privileging by the planning system.

7.21-Approximately 10,000 self builds were built in the UK between July 2013 and July 2014, at an average cost of £255,543 (incl. land). The average new self-build house size is 97m² and 1 in 7 people in the UK want to build their own home. *Source: Homebuilding & Renovating Jan 2015 issue)*

7.22 The generally accepted estimate for self-build is that it accounts for between 7-10% of new housing (around 12,000 homes per year) across the UK. Evidence suggests that there may be significant unmet demand for self-build housing in the UK and government would like to see this proportion increase.

7.23 The Self-build and Custom Housebuilding Bill 2014-2015 passed its second reading in the House of Commons in late October 2014 and is now on course to receive Royal Assent in late spring 2015. The so-called "Right to Build" Bill will require local authorities (LPA) to maintain a register of constituents interested in building their own home and require that they "have regard" to that register when drafting local plans and other housing-related strategies.

7.24 The Local Planning Authority (LPA) will keep registers of those interested in self/group/custom-building/finishing and co-housing. Details in the register will include the nature of the household, the interest in renting or buying, the timescale of any prospective move, and the skills and time resources available to be applied to the project. It is proposed:

- On all sites suitable for 5 or more dwellings, that 20% of the land shall be reserved and made available to those wanting to self/group/custom build/finish.
- On all sites suitable for 20 or more dwellings, that a suitable area of the site for at least that number of units shall be reserved and made available to those wanting to co-house.
- That the area being used for co-housing and/or self/group/custom building/finishing, subject to the resources being invested, shall be counted as part of the affordable housing quota required by the Local Plan

7.25 For the application of the above policies, reference to "suitable" shall mean that, at a density of 30 dwellings per hectare, the site could accommodate the number of units indicated. Reference to "reserved and made available" shall mean that those wanting to self/group/custom build/finish and/or co-house (whether or not on the Registers being kept by the LPA), shall be given the opportunity to express and confirm their interest.

7.26 The value of the relevant land and the nature of the interest shall, in cases of dispute, be subject to expert arbitration (e.g. RICS appointee). The period of the 'reservation' will depend on the size of the site (generally the larger the site the longer the period of 'reservation') but in no case will it be less than 6 months from the grant of outline or full permission, during which general purpose housing on that part of the site will not be allowed to commence.

7.27-In the case of a full permission it is recognised that there might well be a need for a further application (to be made at the expense of those wishing to self/group build/ finish and/or co-house). The 'reservation' period will need to take into account the time to process such amended proposals.

SELF-BUILD AS PART OF AFFORDABLE HOUSING QUOTA

7.28-In cases of self/group/custom building/finishing the value of the work being provided by the builder/occupier or group will be assessed. If this amounts to more than (say) 50%, then these units shall qualify for part of the affordable housing quota required in accordance with the Local Plan.

H.7 The Parish Council shares the government's support for increasing the opportunities for self-building (paras 50 & 159 of NPPF) and will expect a proportion of every site to contribute to this widening of choice. Proposals for self-build schemes within the plan area will be supported and will count toward the proportion of affordable housing for that site. A part of every site above five units should be considered for self- or group-build, custom build or self-finishing.

7.29-SODC's Core Strategy includes the aim of creating a better mix of housing within the District. By May 2016, one should be able to register with the SODC as a would-be self-builder.

INFRASTRUCTURE AND UTILITIES

7.30 Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network. There are known capacity problems with the existing drainage system that will need to be taken into account.

7.31-Prospective developers are recommended to engage with Thames Water at the earliest opportunity to establish the following.

- The development's demand for water supply and network infrastructure both on and off site and that it can be met
- The development's demand for sewage treatment and sewerage network infrastructure both on and off site and that it can be met
- The surface water drainage requirements and flood risk of the area and downstream and that it can be met

7.32 Thames Water should also be consulted regarding proposals involving building over or close to a public sewer. If building over, or close to a public sewer is agreed by Thames Water, it will need to be regulated by an Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers or water mains to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.

7.33 Sustainable urban drainage systems (SuDS) may include features such as ponds, swales, and permeable paving. The SuDS must be designed as an integral part of the green infrastructure and street network, so that SuDS features are positive features of the development. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment. The Council's webpage gives full details of OCC requirements -<https://www.oxfordshire.gov.uk/cms/content/sustainable-drainage-systems-suds>

7.34 Further information for developers on sewerage and water infrastructure can be found on Thames Water's website at: <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm>

FLOODING – NEW DEVELOPMENTS TO ADDRESS FLOODING AND DRAINAGE ISSUES

7.35 Despite no formal reports of domestic flooding (no recorded incidences of flooding) some areas of Berinsfield are identified on Environment Agency mapping as being within Flood Zones 2/3. Flood data provided by the EA is out of date as it uses old, coarse-scale modelling giving a vertical accuracy of only between 0.7 -1.0m as compared to the vertical accuracy of 0.15m used for Dorchester.

(Source: <http://www.berinsfield-pc.gov.uk/Berinsfield-Parish-Council/UserFiles/Files/Documents/Neighbourhood%20dev%20plan/Flood%20Risk%20Assessment%2014.1.15%20final%20version.pdf>)

7.36 Flood maps from the OCC website (Check flood-risk areas) show that Berinsfield generally is not at risk of flooding although there are notable discrepancies between the maps of OCC and the EA. Areas at 1:100 risk annually of a fluvial event (Flood Zones 3) are highlighted in dark blue.

(Source: <http://www.oxfordshire.gov.uk/cms/content/check-flood-risk-areas>)



OCC map showing FZ3 areas at risk



EA map showing the same FZ3 areas

7.37 New development must not make existing flooding worse. Developers will be expected to provide their own topographical survey to demonstrate that their sites either are not likely to flood when compared against current EA flood maps or demonstrate how the risk of flooding will be mitigated such as by the application of sustainable drainage techniques.

PREVIOUSLY-DEVELOPED LAND

7.38 The BNDP will look favourably on proposals which seek to redevelop or improve previously developed land. There are a number of sites within the Plan area where redevelopment proposals would be welcomed such as the shops, commercial units both within the settlement boundary and

at Deacon's Estate to the west of the A4074 as well as land surrounding the recreational lakes, the former landfill site and the development associated with Mount Farm.

7.39 Developers should take note of the requirements of policies CS11 (Infrastructure Provision), CSQ2 (Sustainable Design & Construction) & CSQ3 (Design) of South Oxfordshire adopted Core Strategy 2027 and ensure that new development is served and supported by appropriate on- and off-site infrastructure and services. The saved policies of the 2006 Local Plan are also relevant.

7.40 To increase and accelerate the use of renewable energy in the UK, Berinsfield supports proposals which will contribute to the achievement of the objectives of UK Government strategy.

H.8 Planning permission will be supported for proposals that demonstrate sustainable development, using renewable energy and materials and the provision of modern technologies such as fibre-optic for high speed broadband, heat pumps, points for electric vehicle charging, etc

7.41 The Berinsfield NDP recognises the need for new homes, local employment opportunities and sustainable growth. However, there was strong community feedback that we should be mindful of the legacy we leave the next generations when setting out policies for future growth. The Berinsfield NDP vision is therefore "to set out policies which support the regeneration of Berinsfield and meet the current needs of our community in terms of housing requirements, local employment opportunities, improved infrastructure, technology and ecology".

DESIGN

7.42-Due to the history of Berinsfield, there is little or nothing of architectural value to be protected and it is a location where innovative design might be accommodated without harm being caused to the village's built environment.

7.43 The village supports the design guide (South Oxfordshire Design Guide 2008) which has been prepared as part of South Oxfordshire District Council's commitment to securing the highest quality new development within the District. It is intended to be a handbook to assist professionals, developers and householders in dealing with and submitting development proposals and to act as a set of guidelines which will help the Council assess the design implications of planning applications. Its aim is to promote good design practice by all those involved in the development process.



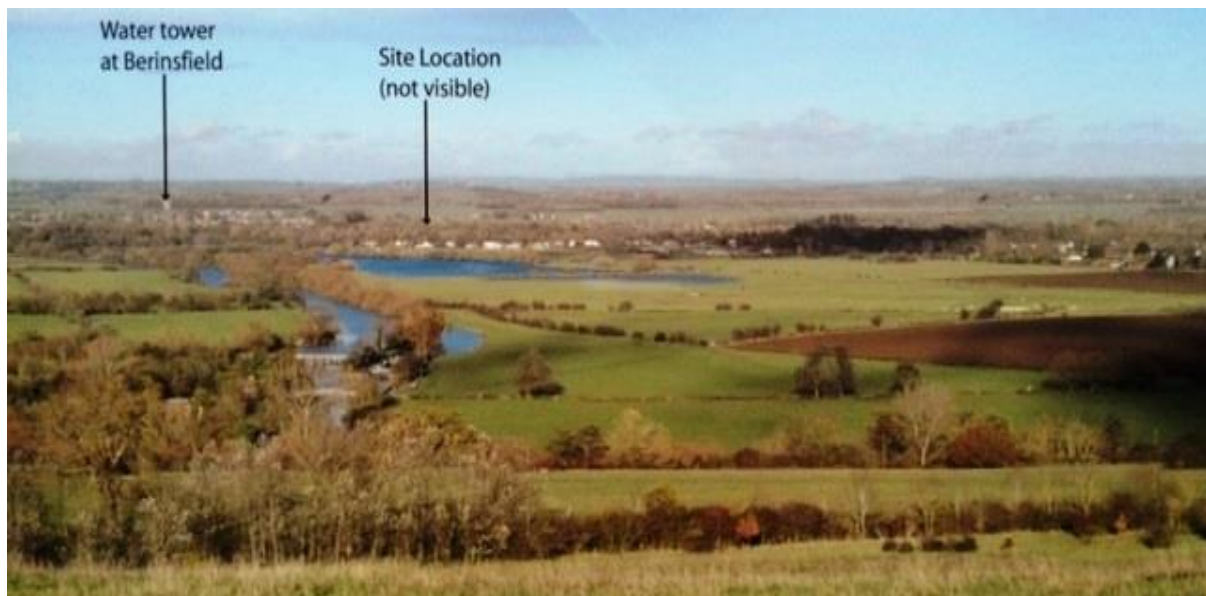
A recent Soha development showing innovative design

H.9 Proposals for all forms of new development must plan positively for the achievement of high quality not only in terms of their construction techniques and materials but also in their aesthetic appearance. Applications which are judged not to have paid adequate regard to the opportunities for renewable energy technologies, landscape and aesthetic enhancement or biodiversity will be refused. Proposals that introduce new, innovative designs in keeping with the rural village environment will be supported.

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8 ENVIRONMENTAL

8.1 Within the Berinsfield NDP area there are no statutory designations relating to Special Areas of Conservation, Special Protection Areas or Sites of Special Scientific Interest. The nearest statutory designated site is a Natura 2000 site which lies some 2km to the south of the plan area within the Wessex Downs AONB and is known as the Little Wittenham Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). None of Berinsfield's proposed development sites is visible from the AONB - even from the top of Wittenham Clumps. Similarly, there are no areas of Deciduous Woodland BAP Priority Habitat or Wood Pasture and Parkland BAP Priority Habitat in the plan area. (Sources: <http://jncc.defra.gov.uk/page-23> & Natural England consultation)



View towards Berinsfield from the top of Wittenham Clumps. The lake in the middle distance is the Allen Pit in Dorchester-on-Thames. The high ground at Wally Corner is not visible

8.2 Despite there being no statutory conservation policies affecting sites within the parish area, the Berinsfield Neighbourhood Development Plan will seek, wherever possible, to promote nature conservation, biodiversity and the creation of accessible open space.

8.3 The EIA Plan commissioned by the SODC in 2012 suggests a number of areas in the village where additional trees could be planted and the NDP will encourage the provision of native species which can add to the visual amenity of open spaces and provide habitat and additional food sources for local wildlife.

Applications for the development of greenfield sites (other than those on previously developed land) will need to include a landscape strategy which will be delivered through implementation of SODC's development management strategies.

RENEWABLE ENERGY

8.4 The International Panel on Climate Change (2007) is now *unequivocal* that the world is warming, and leaves little room for doubt that this is caused by burning fossil fuels. Reducing the rate of climate change depends on reducing our emissions of greenhouse gases, including carbon dioxide (CO₂) from electricity generation.

8.5 The Climate Change Act 2008 commits the UK to a reduction of at least an 80% in CO₂ emissions by 2050, with the intermediate steps to be outlined in a budgeting process. The EU Renewable Energy Directive sets a target of 15% of total energy to come from renewable sources by 2020, representing a seven-fold increase on 2008 levels. To implement the target, Government foresees renewable energy providing:

- More than 30% of UK electricity
- 12% of UK heat
- And 10% of transport energy

Higher levels of renewable energy will be needed beyond this timescale. Berinsfield seeks to lead rather than follow policy. *(Source: (DECC 2009 The Renewable Energy strategy)*

8.6 To increase and accelerate the use of renewable energy in the UK, the government has introduced a Feed-in Tariffs (FIT) scheme which pays energy users who invest in small-scale, low-carbon electricity generation systems for the electricity they generate and use, and for unused electricity they export back to the grid. To support renewable heat the government has introduced the Renewable Heat Incentive.

8.7 In planning terms renewable energy options include building integrated and freestanding designs. In technology terms, in Berinsfield, options include solar photovoltaics (to generate electricity) solar thermal (to generate heat), wind turbines (to generate electricity) and sustainable biomass and heat pumps to generate renewable heat. Heating schemes could be individual to a building or linked together in a heat network.



Example of an electric vehicle recharging point.

8.8 Building integrated options will be supported in any new or major refurbishments at least in line with building regulations. Free standing options including ground mounted solar and wind energy will be supported, in the words of the National Planning Policy Framework, where their impacts are or can be made acceptable.

Whilst all forms of renewable energy will be supported, there is a particular opportunity for electricity generation. Berinsfield supports an objective of generating more renewable electricity than the village currently consumes.

COMMUNITY OWNERSHIP OF RENEWABLE ENERGY

8.9 Government has recently placed significant policy emphasis on increasing community ownership of renewable energy with a community energy strategy - see:

<https://www.gov.uk/community-energy>

The strategy included a shared ownership taskforce with industry - see:

<http://www.renewableuk.com/en/utilities/document-summary.cfm?docid=CB5A9C2C-FA70-46CE-83757D293D992E3E>

The Parish Council is in discussion with a prospective developer to establish a solar farm on the BER25 (Wally Corner) site which will be community-led or have significant community benefit. The Steering Group is now considering an adjacent site (BER26) for a community-owned solar farm.

8.10 In setting up the Shared Ownership Taskforce, the Secretary of State for Energy & Climate Change said "We expect that by 2015 it will be the norm for communities to be offered the opportunity of some level of ownership of new, commercially-developed onshore renewables projects. We will review progress in 2015 and if this is limited, we will consider requiring all developers to offer the opportunity of a shared ownership element to communities."

(Source: <https://www.gov.uk/government/groups/shared-ownership-taskforce>)

8.11 The Government has taken legislative powers within the Infrastructure Act 2015, which if exercised would require commercial renewable electricity developers in Great Britain to offer communities the opportunity to invest in new commercial renewable electricity schemes being developed in their area. The powers would be used if the voluntary approach, being led by the Taskforce, is not successful and following a formal consultation where the views of stakeholders and lessons from the voluntary approach would be taken into account. There will be a review of progress at the end of 2015.

ENV.1 Applications for large-scale renewable energy projects (as defined in the Taskforce report), will only be considered where there are proposals for shared and community ownership consistent with the taskforce report and emerging legislation. This includes:

A significant element of local ownership based on the recent DECC and Renewable UK Shared Ownership Taskforce.

A significant element of local benefit, including for those who are not direct shareholders or investors, for example a support-a fund to improve the energy efficiency in Berinsfield.

Educational facilities on the renewable energy project to help the community understand the need, and the context in terms of land use and climate change benefits.

FORMER LANDFILL SITE AT WALLY CORNER - BER25

8.12 The restoration of a former household landfill site at Wally Corner, which lies within the parish boundary to the south-east, is now completed and grassed over. This site had potential for use as a solar farm with community benefit together with nature conservation interest.

8.13 Since the NDP reached a final stage in drafting, the SODC has now granted full planning consent for the Wally Corner community-led solar farm (P15/S2498/FUL) specifically for 'construction and operation of a solar photovoltaic farm including perimeter fencing, inverter and transformer

stations, below ground cabling, CCTV, substation, internal access road and landscaping/biodiversity enhancements.

As clarified by agent emails dated 7 and 18 September 2015 detailing community benefits and information about grid connection point.

BIO-DIVERSITY

8.14 It is an objective of the BNDP to both protect and enhance bio-diversity within the Plan area. Whilst some of this can be achieved through efforts divorced from new development, new housing and employment represent opportunities to pursue these goals on development sites and, with proper justification, on other land. Applications should consider the inclusion of bird/bat boxes, ponds or extensive planting etc. but should aim to be appropriate for the location and surroundings. On larger-scale developments, developers may opt instead to set aside land for the local community to decide how it should be used.

ENV.2 Proposals for new housing or other development must include details of how the bio-diversity of the site would be protected or enhanced. Where this can be shown to be impracticable on a particular development site, proposals will be considered for making equivalent improvements elsewhere in the Plan area.

8.15 The Berinsfield NDP vision seeks to use every opportunity to improve the aesthetic appearance of the village through creative design.

8.16 As stated in 7.42 above, the village supports the design guide (South Oxfordshire Design Guide 2008) which has been prepared as part of South Oxfordshire District Council's commitment to securing the highest quality new development within the District. It will promote good design practice by all those involved in the development process.

ENV.3 Proposals for any street and external lighting that do not comply with current guidelines established for rural areas by the Institution of Lighting Engineers will be refused.

CRIME PREVENTION AND REDUCTION

8.17 The SODC Core Strategy states that

'Planning permission will only be granted for new development that is of a high quality and inclusive design that Is designed to create safe communities and reduce the likelihood and fear of crime'.

ENV.4 New developments should incorporate the principles of 'Secured by Design' and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

9 TRANSPORT

TRAFFIC IN THE VILLAGE

9.1 Berinsfield's vision for the future includes creating greater opportunity to walk or cycle to work and to access public transport in safety. The OCC has already recently approved a 40mph speed restriction on the local section of the A4074 and several other roads around the village. SODC Core Strategy 2027 policy CSM2- Transport Assessment & Travel Plans sets out the policies to which development with transport implications should conform.

T.1 All new housing developments must, as appropriate and practical, provide safe pedestrian access to link up with existing or proposed footpaths or cycle routes to ensure that residents can walk or cycle safely to village facilities or beyond.

9.2 The NDP envisages a controlled crossing over the A4074 from Shadwell Road to reach the bus stop on the northbound carriageway and the Thames Valley cycle path towards Science Vale at Culham and Abingdon. Proposals which involve construction of a controlled crossing to give safe passage across the A4074 to the Oxford Road bus stops, and the Thames Valley cycle path will be supported.

9.3 The Drayton Road used to run from Wally Corner into Dorchester but was severed during construction of the A4074 Dorchester bypass. Berinsfield's vision for the future includes a proposal that OCC should create a new roundabout/access off the A4074 at its junction with the old Drayton Road to provide easier access to industrial units in Queenford Farm and to provide an alternative access to the envisaged new growth to the east of the village.

9.4 This route would be relatively inexpensive to re-open because the Drayton Road is already surfaced and in good condition. The new roundabout would have an added side benefit of reducing traffic speed and associated noise along this fast and dangerous stretch of the Dorchester bypass. The route also links up nicely with the proposed old Roman Road cycle path and the existing bus stops under the A4074 concrete bridge.

GETTING AROUND

Footpaths

9.5 Well-marked paths and alleyways are found throughout the village, together with the old Roman Road bridleway route, running north-south from Grenoble Road, Oxford via the Baldons through to Dorchester. There is also a way-marked footpath, running from the field next to the allotments, through Mount Farm leading to Burcot Lane.

Bicycle tracks

9.6 There are currently no devoted cycle paths marked as such in the village. This planning oversight is partially mollified by the existence of wider footpaths around the central green perimeter and from the football pavilion to the Library/Sports Centre. These allow a tolerable mix of cycles and pedestrians, provided cycling is only performed at a speed to ensure the safety of walkers.

Berinsfield Parish Council has made representation into the Oxfordshire County Council (OCC) Local Transport Plan 4 (LTP4), which supports proposals for a new cycle route linking Culham Science Park to East Oxford via Berinsfield.

T.2 Planning permission will be granted for proposals to install official cycle tracks alongside the wide verges of the village perimeter roads (Wimblestraw Road and Fane Drive), to help separate cyclists from vehicular traffic.

T.3 Planning permission will be granted for proposals to install an official cycle track along the Roman Road bridlepath from Berinsfield to East Oxford.

Roads

9.7 The existing road layout allows people to cross the village on foot without the need to use the roads. This feature is one that should be retained in the new vision for Berinsfield. No new fast roads should be built within any new residential development. If BER4 is developed, road access should be via the existing access road from Burcot Lane to Mount Farm, or Fane Drive or via the proposed new access using the Drayton Road.

9.8 There are proposals to limit the speed of vehicles in any built-up area to not exceed 20 mph and adequate signage is needed for this. A pedestrian-priority road crossing linking the Fane Drive shops/Health Centre to the car park by the church should also be constructed and clearly marked. Any traffic calming and control measures should be sympathetic to the residential village environment.

CAR PARKING

9.9 Due to the high-density design of Berinsfield, there are parking problems throughout the village, which will only get worse with any new housing development. Parking has overflowed from garages into front gardens and onto roads and pavements, creating further traffic problems. Parking opposite road junctions means more danger on the roads, due to poorer visibility such as at the corner of Ock Drive with Fane Drive, to name but one. Parking lorries and trucks in the lesser-used and larger-sized laybys along Fane Drive would go some way to mitigate hazardous conditions and is to be encouraged.

9.10 Berinsfield has in places a very 'green' character and the green intersections at road junctions and verges alongside roads are a key part of this character. These will be protected and, where possible, enhanced through the Parish Council's ongoing strategy to prevent car parking on these spaces.

9.11 Inadequate provision for car parking in the past has led to high levels of on-street parking on narrow estate roads. Future development in Berinsfield, whether residential or commercial, must provide adequate off-street parking for both residents and employees and their visitors.

However, the policy principles set out in the OCC policy document 'Parking Standards for New Residential Developments' Dec 2011 do not provide sufficient latitude to ensure that as many cars as possible are parked off-road.

9.12 Berinsfield will require as a minimum provision at least one allocated car space for each 1-bed property and 2 car spaces for each 2-bed, 3-bed and 4-bed property plus the relevant maximum complement of unallocated spaces, again as specified in Appendix C of the OCC document. For full details - see:

<http://www.oxford.gov.uk/Library/Documents/Sites%20and%20Housing/SH%20DPD%204.7%20Car%20Parking%20Standards%20for%20new%20Residential%20Developments.pdf>

T.4 Developers of new homes must ensure that they provide adequate off-road parking. Car parking standards for new residential property must be in accordance with, or better than, the latest standards, as set out by Oxford County Council.

T.5 Schemes which propose to create additional off-road parking for existing dwellings within the village will be supported. Developers of commercial buildings/sites must also make provision for ample off-road parking to at least that recommended by Oxford County Council.

T.6 Extensions to properties that result in the loss of existing off-street parking will be resisted unless the standards detailed in Policy T.4 are maintained.

STREET FURNITURE

9.13 Street furniture including bollards, signs, posts and street lights must make a positive contribution to and maintain the character and appearance of the village. Berinsfield's vision for the future includes replacement of all village signage to a clearer modern and standardised design which creates a better image and properly marks "no-through roads", speed limits, cycle routes and other key information.

BUSES

9.14 The use of public transport should be encouraged, in keeping with environmental and health concerns on air pollution from some vehicle emissions. New developments around Berinsfield should make provision for the safe and accessible use of public transport.

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10 LIFESTYLE & WELLBEING

HEALTH AND HEALTH CARE

10.1 Residents of South Oxfordshire enjoy better health than the average across the country. The only area where residents of the district are at significantly greater risk than others in England is that of being killed or seriously injured on the road. However, with almost 20% of Berinsfield residents already aged over 60 and some 285 people reported as having long-term health or disability issues, health care is an important local issue.

10.2 The Health Centre and dispensary in Berinsfield provide a valued service to patients from Berinsfield as well as the surrounding rural area and has confirmed that the practice could cope with up to an additional 1000 patients. There is also an NHS dental practice. However, residents currently have to visit one of the nearby towns to visit an optician.

10.3 Retention of, improvements to and expansion of existing healthcare facilities will be supported. Loss, removal or degradation of existing healthcare facilities will be resisted.

10.4 The village is concerned that a separate chemist with a dispensary could prejudice the viability of the village surgery and dispensary and would, therefore, have the undesirable consequence of the loss of this essential service.

L.1 The provision of new healthcare facilities within the village will be supported. Proposals to set up an optician service in the village on either a permanent or part-time basis will also be encouraged.

COMMUNICATIONS INFRASTRUCTURE

10.5 The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and home-working. Currently fibre-optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments. A connectivity statement should demonstrate how the proposal takes communications connectivity into account.

L.2 Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported.

10.6 Mobile phones are a part of daily life for most people but the masts needed to provide the signal range and strength are often a subject of controversy.

10.7 Currently masts are located on the water tower to the north of the village which is owned by Thames Water. There also appears to be little consideration for the health impacts of positioning radio antenna this close to residential dwellings.



Berinsfield water tower



Typical mast

10.8 Berinsfield's longer-term vision includes the possibility of operating a community-owned mast positioned in a less residential location closer to the A4074. An example is shown above. We should investigate if such a mast would generate an annual income which the community could re-invest into the village as it sees fit. Suitable land will be deemed to be that which meets the requirements of the major cellular service providers and which has a suitable power supply.

L.3 Proposals which provide land for a radio mast in a suitable location away from residential areas that will also provide some form of annuity income for the village will generally be supported.

SHOPPING

10.9 Berinsfield currently has a range of shops, including a Co-operative store, a smaller general store, hairdressers, and a Post Office which provides a variety of general supplies and stationery. In addition there is one public house and a chip shop. However, several retail premises are currently unused in a poor state and boarded-up. Many residents also shop in Abingdon, Wallingford, Didcot, Oxford & Reading and, increasingly, on the internet.

10.10 There is also a café, motorcycle accessories shop and a hardware store on the Deacon's Estate to the west of the A4074 which all sit within the Berinsfield parish boundary.

10.11 The planned expansion of the village will place pressure on the above-mentioned services & facilities. In the recent Community Survey, villagers highlighted the need for an urgent improvement to the existing shops plus some new ones and a new supermarket. Other facilities suggested included a hotel, petrol station, cafés and/or restaurant.

L.4 Proposals which support the regeneration of retail units will be supported. Policies for the units in Lower Fane Drive can be found under the site-specific policy in BER23.

L.5 Proposals for additional services and facilities within the village will be supported subject to the following criteria being met:

- (i) The individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- (ii) The particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and
- (iii) Access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

HEALTHY LIVING

10.12 The SODC Leisure Team encourages Berinsfield to plan positively for the future by considering how infrastructure and a multi-agency approach can have an impact on the health and well-being of communities. It goes on to note that, with a larger percentage of Berinsfield residents being over 65, any future plans should consider how to engage older residents in more sports and physical activities.

L.6 The spaces defined as Local Green Space are designated as such and will be protected and, where possible, enhanced. The location of infrastructure is inappropriate in these locations and will be resisted.

CEMETERY

10.13 It took the village over 25 years to get a cemetery within the parish and there is concern that this may now fill more rapidly as the village grows. Villagers are concerned that action needs to be taken now to ensure that there is adequate space for at least the next 50 years. Proposals in the longer term which provide for a new church in this location would be welcomed and supported (add plan showing location).

L.7 One half hectare of land in the area designated BER4 will be kept available for future expansion of the cemetery. This area will be adjacent to and contiguous with the existing cemetery and will be identified and kept free from permanent development. It could serve initially as a small park or garden of remembrance.

ALLOTMENTS

10.14 The village currently has a small allotment site (leased from the SODC) providing some 24 plots for rent by residents. Any substantial increase in size of the village will bring with it an increased demand for plots and it is important that some provision for expansion of this site is made, perhaps by allocating some adjacent land within BER5 to the north.

10.15 The BNDP's vision is to provide a ratio of one 10-pole allotment (approx 250m²) per 20 new dwellings and will seek contributions from developers to achieve this. The BNDP has also identified a need for smallholdings and contributions of land and/or finance will be sought from new residential developments.

L.8 Proposals to provide extra space for allotments or small holdings to provide locally grown/sourced food will be supported. This could be delivered via s106 or CIL policy mechanisms.

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11 RECREATION

11.1 Berinsfield is better placed than some villages in the area with a broad range of indoor and outdoor sporting activities available to residents including football, futsal, boxing, gymnastics, swimming and water sports and seeks to both support and encourage their further development. This aim is supported by Objective 6 of the SODC Core Strategy 2027 which states that the Council aims to:

"Promote provision of high quality sport, leisure, cultural and health facilities for all ages across the district".

11.2 The Parish Council will work with partners to actively promote and support the village's sports and community facilities. The recreation policies proposed by Berinsfield are in general conformity with those set out in the Core Strategy 2027, namely Policy CSEM1 Supporting a successful economy, Policy CSQ4 Design briefs for greenfield neighbourhoods and major development sites, Policy CSG1 Green infrastructure, Policy CSS1 The overall strategy and Policy CSR3 Community facilities and rural transport.

11.3 Proposals which help establish Berinsfield's growing reputation as a sporting centre of excellence will be welcomed and supported. Sports facilities often suffer from a lack of investment due to inadequate funding from central and local government. The success of the London Olympics 2012 showed the important role sport can play in health and wellbeing as well as the encouragement of tourism into an area.

R.1 Proposals which seek to improve the buildings, facilities and associated infrastructure of existing sport and recreational sites within the parish of Berinsfield will be supported.

11.4 In recent years, with the staging of the 2012 Olympics in London, sport has assumed a higher profile. The benefits of regular exercise and a healthy lifestyle are self-evident. According to the NHS, **inactivity** costs Britain nearly £10 billion every year.



Gymnastics



Boxing

11.5 Berinsfield Boxing Club is the chosen training ground for some of the UK's top young athletes with its own club premises in Fane Drive. The club has a number of young boxers who have achieved distinction at regional and even national level.

11.6 Abingdon Gymnastics Club was formed in 1976. Through its 35 years of operation the club has trained at many venues until finding a permanent home in Berinsfield in 2008. The club now boasts the best facilities in Oxfordshire with two purpose-built gyms where it holds a wide variety of gymnastics classes

11.7 The village's football team, Berinsfield and Reserves play in the North Berks Football League with home games at Berinsfield. Oxford City FC has recently chosen Berinsfield as its regional base for Futsal (a form of indoor football played between two teams of five players each, one of whom is the goalkeeper). The Club now operates from the former industrial units in the Vogue Industrial Estate.

11.8 Anglers may recall that in 1985 and 1987, the Queenford Lake to the south of the village held the British record for the largest bream ever caught in the UK. The lakes are today designated a National Centre of Excellence for water skiing and wakeboarding and a young club skier caused an upset in 2013 by winning the bronze medal in the world water ski slalom competition in Chile. Two other members represent Great Britain in wakeboarding.



Futsal



Angling



Waterskiing

R.2 Proposals which improve the access to sport, recreation and or exercise for all ages will be supported.

11.9 There is a growing need for exercise which is accessible to the ageing population. This need not be in the form of a formal sport but could be as simple as a safe walking track with opportunities for exercise along the route. The village will benefit from Community Infrastructure Levy funding which is paid by developers in part to the village for investment in community infrastructure.

R.3 Proposals to redevelop or expand existing recreational facilities will be encouraged and proposals involving development of more than 25 new homes will be expected to make provision for open space within the development for exercise and play.

11.10 The village will aim to protect its open spaces and prevent any loss of existing sports facilities to non-sports use. An exception to this policy may be permitted in the following circumstances, where:

- (i) The applicant satisfactorily demonstrates that there is no continuing community need for the facility and it is not possible to use the facility for other sports; or
- (ii) Alternative provision of at least an equivalent size, suitability and convenience within the local area is made; and
- (iii) Other Policies in this Neighbourhood Development Plan are complied with.

11.11 Residents are unanimous in wishing for the central Green and associated sports facilities to be protected from future development so as to retain a green heart to the village.

11.12 SODC in partnership with Soha commissioned an Environmental Impact Assessment of Berinsfield in 2012 which identified that the village currently fell short of the recommended amount of open space for recreation for the size and population of the village. Berinsfield's vision is to seek actively to increase the amount of and ease of access to green space for recreation, amenity value and biodiversity.

(Source: para 2.4.3 Berinsfield Environmental Improvements Action Plan)

R.4 Existing open spaces will be protected. Proposals to change the use of open space to any other purpose will be protected unless suitable alternatives are identified.



Open water swimming



Triathlon

R.5 Development which would result in the loss of any existing sports facility to a non-sports use will be refused. This applies to both public and private sports facilities and pitches and includes school playing fields and equipped children's playgrounds.

RECONSTRUCTION OF ABBEY SPORTS CENTRE

11.13 The SODC Registration 123 List identifies the Abbey Sports Centre as a key infrastructure investment priority during the life of the Local Plan 2031. The current centre, which sits in the heart of Berinsfield and is very much a part of the community, is not fit for purpose according to the SODC's Leisure and Sports Facility Strategy - March 2011.



The existing Abbey Sports Centre pool area

11.14-The centre was built in the 1960s and currently offers a 35-station gym, swimming pool, wide range of classes, a 4-court badminton hall, children's swimming lessons, archery and 5-a-side football. A youth club facility adjoins the centre which is not currently active. The Sports Centre has parking for 45 cars.

11.15 The decision by OCC to no longer fund the Children's Centre, adjacent to the Abbey Sports Centre, means that the site and the resident Portacabins may now be redundant. This space should be allocated to development of the Sports Centre and/or to provide additional parking.

R.6 Proposals to replace or redevelop the Abbey Sports Centre will be supported where they provide for an improved swimming pool, incorporate facilities for key community services and include provision for a parish council or community meeting space.

11.16 Redevelopment is likely to include a replacement leisure facility with library, information centre and early intervention facilities. The community accepts the logic of combining some key village services within any new building. There may be scope to redevelop land currently occupied by these relocated services.

11.17 The village will need to consider the implications of closing the existing centre for up to two years whilst a new facility is constructed. The preference expressed in recent consultations is for the centre to remain open whilst a new building is erected and, therefore, space will need to be allocated for this close to the existing structure.

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12 EMPLOYMENT

12.1 Berinsfield sits within the Oxfordshire Science Vale Enterprise Zone, an area identified for economic growth which is well on the way to becoming a global hotspot for enterprise and innovation. The parish is using the NDP to look at ways to increase or enhance employment opportunity within the parish by supporting existing businesses whilst creating opportunities for new businesses, tourism and 'work from home' schemes.

12.2 Together with Didcot, Berinsfield is currently one of the least affluent communities in the South Oxfordshire area. Although Berinsfield is an area with a relatively high unemployment problem, a high percentage of the community is in low-paid work.

(Source: <http://opendatacommunities.org/showcase/deprivation>)

The Employment Action Group (EAG) reports that aspiration among local young people is not high and historically there are several generations who have not been in regular employment. The NDP will seek to create more opportunities for local people of all ages.

EM.1 Proposals that involve the creation of new employment opportunities within the local area will be supported.

12.3 Williams Performance Tenders Limited is Berinsfield's biggest employer. It is based in the Vogue Business Park and also leases a lake to the south of the village as well as storage units at Queenford Farm. The company continues to grow, has taken on a number of apprentices and works closely with the Berinsfield Employment Action Group (EAG).



Williams won the Queen's Award for Enterprise in 2010.



Apprentice training

12.4 The sorts of employment opportunities residents would most like to see available following any redevelopment in Berinsfield include maintenance & support services (about 8% each) hotel & warehousing/distribution (about 7% each), secretarial & catering (5% each) & commercial (4%).

(Source: *Berinsfield Parish Plan 2009*)

12.5 Previous community consultations, including the most recent household survey in November 2014, show support for use of the BER1 site (car-boot field west of the A4074) as a future local employment site. The vision for Berinsfield is to reduce HGV traffic through residential roads of

Fane Drive and Wimblestraw Road and, by finding alternative local sites for employment, to allow current industrial areas to regenerate over time and be put to more appropriate uses.

12.6 The South Oxfordshire Core Strategy 2027 (adopted Dec 2012) (para 7.21) sets out the exceptional circumstances justifying a local review of the Green Belt at Berinsfield. These identify that, *inter alia*, Green Belt policy is currently inhibiting regeneration. The Berinsfield Parish Council has already submitted its comments into the SODC Green Belt study and it is expected that the local review of the Green Belt will result in land in and around the village being inset within its own boundaries.

EM.2 Proposals which would create a new industrial estate on the site of BER1 (the former car-boot site) will be supported.

12.7 The former transport café and industrial units forming the Deacon's Estate (BER21) to the west of the A4074 sit within the Berinsfield Parish boundary. The site is prominent in the approach to Berinsfield and the buildings are dated and could benefit from development.

12.8 However, the current owner has indicated that due to commercial considerations, he is not minded during the life of this NDP to make any changes to the use or to carry out any regeneration of the site. A policy has been included in case the ownership or intentions change during the life of the NDP.

EM.3 Proposals for the development or regeneration of the industrial units on the Deacon's Estate (BER21) will be supported.

EMPLOYMENT ACTION GROUP

12.9 The Berinsfield Employment Action Group (EAG) is a charity set up over 30 years ago which seeks to help people of all ages find employment through setting up their own businesses or by helping them to actively seek work and work experience.

12.10 For now, EAG is based in the run-down industrial estate (BER18) and derives some revenue from running its Business Centre, but has low occupation because its lease ends in March 2015 and it is uncertain about its future location.

EM.4 Proposals which provide improved facilities for the Employment Action Group will generally be supported.

TOURISM

12.11 According to SODC, the service sector is overwhelmingly the main employer in South Oxfordshire providing employment for 87% of working people. Tourism is one of South Oxfordshire's strongest industries as it accounts for around 10% of all employment in the District.



The H Café is a big attraction for motorcyclists

12.12 The SODC Core Strategy 2027 contains policy CSEM1 –Supporting a successful economy, which states it supports tourism and reads:

"We will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. We will do this by supporting the prosperity of the area's tourism industry and recreation based rural diversification where proposals are of a scale and type appropriate to their location."

EM.5 Proposals which support the area's tourism industry and recreation-based rural diversification will generally be encouraged and initiatives which generate local employment opportunities will be supported.

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13 COMMUNITY

ASSETS OF COMMUNITY VALUE

13.1 Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called 'assets of community value'. This requires district and unitary councils to maintain a list of 'community assets'. It has also become known as the 'community right to bid'.

13.2 Community assets can be nominated by parish councils or by groups with a connection with the community and are protected by the SODC Core Strategy Policy CSR3. Individuals cannot nominate community assets. If the nomination is accepted, local groups will be given time to come up with a bid for the asset when it is sold.

13.3 A separate policy in Section 14 (Community Aspirations) covers protection of such assets.

EDUCATION

ABBAY WOODS ACADEMY

13.4 This is a co-educational school for children aged 4+ to 11 years mostly from the Parish. Abbey Woods Academy has a current enrolment of around 270 with a notional capacity of 350 pupils. Should any further expansion be required then new development would be expected to contribute to creation of additional new school places.

13.5 The Academy is currently housed in a series of ageing buildings on a cramped site, with limited provision for staff to park their cars. If faced with an increase in demand for places, resulting from the planned housing growth, the School may struggle to meet the future needs of the village.

13.6 Whilst Berinsfield Parish Council supports its local school to enable it to provide the best opportunities for young people, it has no policies for any school sites in this Plan. Therefore, the parish council will welcome the opportunity to work with Oxfordshire County Council and other relevant authorities to address the issues outline above and recognises that any proposed new policies regarding educational use of land in the village will be subject to full consultation process and scrutiny.

C.1 The improvement of existing education facilities and/or the provision of new school(s) will be supported.

EARLY YEARS PRE-SCHOOL PLAYGROUP

13.7 The **Playgroup** is currently located with road frontage alongside the Abbey Woods Academy. A lack of parking spaces on the school site means that staff working at the playgroup have to park on the Wimblestraw Road or in the Sports Centre and thus adding to existing congestion.

ADULT LEARNING

13.8 Berinsfield Adult Learning & Voluntary Day Centre, situated in a purpose-built block to the rear of the Academy, offers a variety of courses to interested adults with free classes in English and Maths. A range of fee-paying courses and workshops is also offered. In addition, the centre runs classes for adults with learning difficulties.

ST MARY AND ST BERIN CHURCH

13.10 The Church was built in 1961 by volunteers, providing a spiritual centre for the village. The building is shared with the Roman Catholic Church. The minister has pointed out that a modernisation project for the meeting hall is now underway, subject to funding constraints. The new structure could be of real benefit to the community where, currently, there is no village hall.



St Mary & St Berin church

COMMUNITY FACILITIES

13.9 Additional residents in Berinsfield will add to the need to improve facilities at the library, health centre, school, community centre and village green. Both the health centre and the school have stated that, currently, they can cope with a modest increase in population.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

13.11 CIL is a levy that local authorities can choose to charge in their area. The money raised can be used to fund a wide range of infrastructure to support growth set out in the adopted Core Strategy, including schools, transport, flood defences and community leisure, health & social-care facilities.

13.12 Communities with an adopted Neighbourhood Development Plan will receive 25% of the CIL paid to the SODC. The charges are set by the local council and are currently being consulted upon.

See <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/community-infras>

13.13 The money raised from development in Berinsfield will be spent on a range of local community improvement initiatives. Households have been polled in the recent community survey to determine their list of priorities.

13.14 Berinsfield Parish Council will commence work on prioritising CIL-funded projects once the NDP has passed referendum and become adopted. A priority list needs to be properly costed and scheduled, as phasing will be intrinsically linked to timing of planning consents for development.

Possibilities for improvement that emerged during consultation include:

- Investment in cycle ways to include the old Roman road
- Lighting to footpaths especially across the Green
- Creation of a nature reserve/conservation areas
- Additional tree planting
- A central recycling area
- More green amenity spaces
- Walking or jogging tracks
- Better bus stops
- Green energy initiatives (electric car-charging, solar panels, water harvesting)
- Increased allotment space
- Create enlarged cemetery and/or garden of remembrance
- A village pond

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14 POLICY DELIVERY

14.1 Some policies are project-related rather than spatial land-use policies and it is important to differentiate between land-use planning policies and community policies. Whilst the latter can be included in a neighbourhood development land, they are not voted upon. They do however, provide examples of joined up thinking and demonstrate the community infrastructure and service benefits of growth and development.

14.2 As a result, Berinsfield has separated out the community aspiration (CA) type policies and, for this reason, included them here instead of the Community section.

CA.1 Proposals that will result in either the loss of an Asset of Community Value or cause significant harm to an Asset of Community Value will be strongly resisted.

14.3 In Berinsfield, the current village assets are considered to include

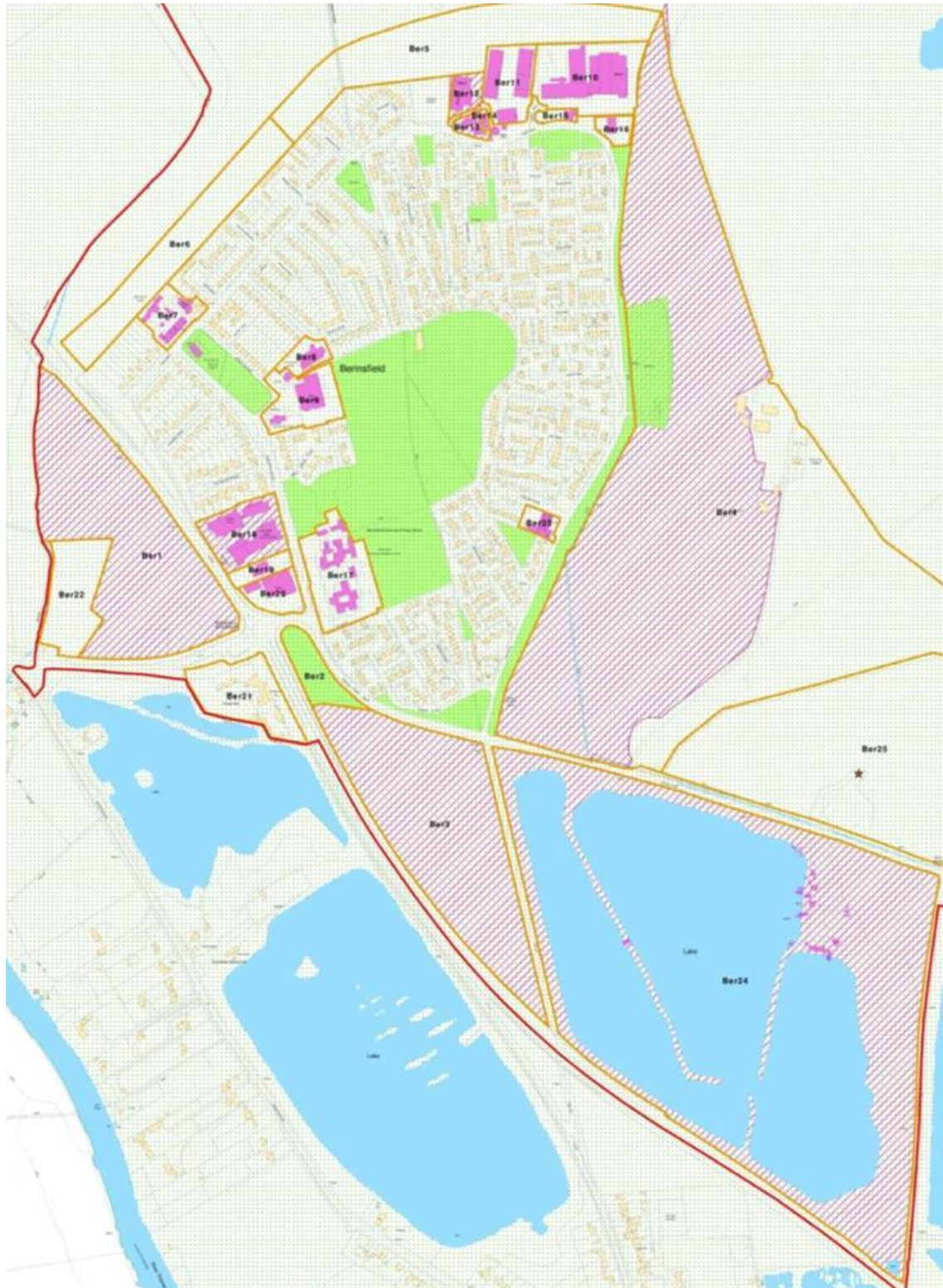
- The village Green – the central open space within the existing village core
- School playing fields
- The football pitch and pavilion
- Premises currently used by the Scouts, gymnastics, Futsal and the boxing clubs unless alternative facilities are provided
- Allotments
- Community library
- Abbey Sports Centre
- The Health Centre
- St Mary & St Berin's church and church hall
- Youth club facility
- The village pub – 'Village Inn'
- The church Green area with mature trees
- The skateboard park, shelter and children's play areas on the Green and at Lay Avenue
- The PACT building
- The Burial Ground
-

(Plan of the parish showing green spaces to be supplied by SODC)

CA.2 Any proposal to extend or redevelop the church hall to be available for use by the village for community activity will be supported.

15 SITE SPECIFIC POLICIES (BER1-BER26)

OUTLINE PLAN OF BERINSFIELD SHOWING DISPOSITION OF POTENTIAL DEVELOPMENT SITES



15.1 The red cross-hatched areas (BER1, BER3, BER4, BER 12/13, BER18 & BER24) in the plan above mark those sites which the landowner has already indicated willingness to make available for development. The owner of BER5 & BER6 has now confirmed willingness, in principle, to make these sites available for future development. The BNDP Steering Group is currently also exploring the possibilities of BER4 increasing in size and of BER25 being used as a community-led solar farm. A new site (BER26) adjacent to this is being considered for a community-owned solar farm.

15.2 The Abbey Sports Centre (BER9), Library and PACT buildings are in need of updating and the County and District Councils have long been discussing the possibility of merging the buildings into one new building. According to the SODC Leisure & Sports Facilities Strategy March 2011, The Sports Centre is “not fit for purpose and requires significant investment. It is the closest to a level 1 facility in the area but feasibility of a new central facility should be explored”. The facilities located on this site are important to residents and also cater for the surrounding area.

15.3 Berinsfield’s biggest employer and the UK’s largest manufacturer of boats (by volume) currently occupies part of the Vogue Industrial Estate site (BER10) but has expressed an interest in relocating to a new lakefront factory on the shores of BER24. The remainder of the industrial units have recently been granted planning consent for a change of use to indoor sport and recreation (Futsal).

15.4 Neither this site nor the Tower Industrial Estate (BER11) is likely to become available during the life of this NDP (but see general policy on reducing vehicular traffic through the village). Longer term proposals to relocate the industrial sites and associated traffic away from the residential areas of the village whilst still keeping employment opportunities accessible within the parish will be supported.

15.5 Pearce’s Coaches occupies BER15 and it is understood that the owner of this site also owns BER22 and therefore proposals to relocate to BER22 as part of the planned development of BER1 as an employment site would, in principle, be supported. In this eventuality the redevelopment of BER15 for residential or shops would be the preferred outcome.

15.6 There is very strong support within Berinsfield for the Abbey Woods Academy and Adult Learning Centre. However there is general agreement that the buildings are fast approaching the end of their useful life and so proposals which seek to improve or preferably relocate to new facilities within the parish will be supported. If relocation is proposed, then BER3 or BER4 would seem the logical locations as both could provide enough open space and parking provision whilst still being accessible to local families.

15.7 Site specific policies for the 26 potential development sites identified to date follow:

BER1



BER1 Proposals for the use of this land as an employment site will be supported. Because of the prominent location next to the A4074 and A415, proposals should be for designs which link in well with the surrounding area. Provision for a safe pedestrian crossing between the employment site and the residential part of the village should be incorporated into any scheme.

BER2



BER2 This site is to be preserved and enhanced for nature and provision will be made via the Community Infrastructure Levy (CIL) funding to further improve the area where possible.

BER3



BER3 Proposals for mixed use of this site will generally be supported. Possible uses include a park & ride hub for buses to Oxford, Science Vale Culham, Abingdon, Wallingford and Didcot. Shops, housing employment or leisure are also potential uses of this site. Any proposal will need to include a detailed sewerage, drainage and flood risk assessment together with any mitigation measures and make provision for nature conservation possibly increasing BER2. Proposals should seek to improve the old Roman Road bridleway (see general policy on proposed cycle routes) and generally enhance the village through good design and energy saving technologies (see general policy on renewable energy).

BER4



BER4 This site is the preferred direction of growth in terms of meeting future housing needs. Proposals will need to demonstrate how they meet the objectives of (i) a better mix of housing and shops including the needs of an aging population and first time buyers (ii) incorporating any new development into the existing village (iii) provide better off-road parking, open green spaces and safe routes for walking or cycling (iv) make use of modern technology to create energy efficient homes and buildings (v) provide ducting and cabling for easy connection to fast broadband for all properties and (vi) provide for future growth needs in the design and layout of the development.

This site could also provide the space needed for important local infrastructure such as a new school, health centre, a 0.5ha extension to the current cemetery adjacent to the existing site, a new church (close to the cemetery), Scout hut or other group meeting places.

Proposals which contribute positively towards the general policies contained within this plan will be looked upon favourably. A sewerage scheme to explain how the waste generated by development of this site will be properly dealt with will be required as part of any proposal for the site. A flood risk assessment will also

be required for any habitable development proposed towards the south of the site as the current EA maps, which are only accurate to between 0.7m – 1.0m, cannot be relied upon.

BER5



BER5 Proposals for development of this site will only be supported where applications can demonstrate how they will help support the development or extension of existing uses in this part of the village (including both sports and business) as well as increased parking to help reduce traffic and associated parking congestion within the village. Some parts of the site close to BER10, 11 & 12 could also be considered for similar development or possibly expansion of the allotments or some additional housing as part of the redevelopment of BER12 & 13. Proposals should seek to minimise the impact on the residential amenity of the existing residential dwellings.

BER6



BER6 Proposals for the development of this site which detrimentally impact on the views to the north from existing residential dwellings will not normally be supported. The exception to this will be the improvement or expansion of Berinscourt or the Health Centre or associated car parking. (see general policy on reducing vehicular traffic through the village)

BER7



BER7 The shops, health centre and retirement housing currently situated within this site are important to residents and must be protected. Proposals to improve the existing facilities will be supported unless or until such time as an alternative site for a brand new health centre, pharmacy and retirement housing/care home can be found within the village. Only then might it be considered appropriate to consider the redevelopment of this site.

BER8



BER8 Berinsfield Community Association & Social Club is important to residents and must be protected. Proposals to improve or enhance the area will generally be supported. Redevelopment of the site will only be supported if the trustees/owners of the land support the proposal. (see general policy on protecting or improving village facilities)

BER9



BER9 Proposals to redevelop the Abbey sports centre and to merge the Library, PACT, and other such community facilities into one new modern facility will be supported where they (i) retain the facilities within the village (ii) keep the existing facilities open whilst the new building is under construction (iii) make provision for improved parking, lighting and community access (see general policy on protecting and improving village facilities).

BER10



BER10 Proposals to support local employment or sport on the Vogue Industrial Estate site (BER10) will be supported. (see general policies on employment and on recreation)

BER11



BER11 This Tower Industrial Estate is not likely to become available during the life of this NDP (but see general policy on reducing vehicular traffic through the village).

BER12



BER12 Proposals for the redevelopment of this site for housing or mixed use development will generally be supported subject to demonstrating no health risks associated with the close proximity to the radio masts located on the water tower. Schemes which deal positively with the needs of the Scouts in the longer term will be looked upon more favourably

BER13



BER13 Proposals for the redevelopment of this site for housing or mixed use development will generally be supported subject to demonstrating no health risks associated with the close proximity to the radio masts located on the water tower. Schemes which deal positively with the needs of the Scouts in the longer term will be looked upon more favourably.

BER14



BER14 The Scouts and the site they occupy within the village is to be protected. It is however accepted that an alternative location within the village may be better in the longer term to allow the activities to grow and to ease the pressures on parking.

Therefore, proposals to redevelop this site will only be supported where they make provision for an alternative site and building within the village and where such proposals are supported by the Scout group themselves. It is hoped that this might be addressed as part of the plans for BER12 & 13 but could equally be part of several other site proposals. (see general policy on protecting and improving village facilities)

BER15



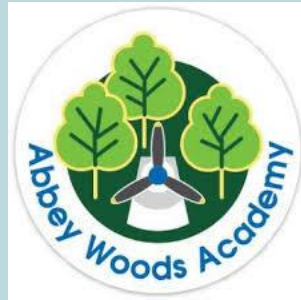
BER15 Pearce's Coaches owns/occupies this site and has indicated that it will now make the site available for a possible development opportunity within the scope of the NDP or within the next twenty years. (See general policy on reducing vehicular traffic through the village).

BER16



BER16 The Boxing Club and this site it occupies within the village is to be protected. The site is unlikely to come forward during the life of this NDP however it is accepted that an alternative location within the village may be better in the longer term to allow the former industrial area to regenerate and boxing activities to continue to grow and thrive. Therefore, proposals to redevelop this site will only be supported where they make provision for an alternative site and suitable building which is fully supported by the boxing club itself.

BER17



BER17 Whilst Berinsfield Parish Council supports its local school to enable it to provide the best opportunities for young people, it has no policies for any school sites in this Plan. (See Policy C2 above)

BER18



BER18 Proposals to redevelop this site for mixed use housing will be supported. A Neighbourhood Development Order (NDO) is proposed for this location which will grant outline consent to allow redevelopment of this run-down industrial area to provide local housing and/or mixed-use development.

Employment development will be encouraged at other sites away from residential areas but still within easy walking distance of the village such as BER1, 3, 21, 22, 23, and 24.

NB

With effect from Sept 2015, this site (BER18) has been placed 'for sale' on the open market.

BER19



BER19 The owners of this former telephone exchange have indicated that the site will not become available during the lifetime of this NDP. see (general policy on reducing vehicular traffic through the village). Longer term proposals to relocate the industrial sites and associated traffic away from the residential areas of the village whilst still keeping employment opportunities accessible within the parish will be supported. (see general policy on employment).

BER20



BER20 The owners of this industrial site have indicated that the site will not become available during the lifetime of this NDP. (see general policy on reducing vehicular traffic through the village). Longer term proposals to relocate the industrial sites and associated traffic away from the residential areas of the village whilst still keeping employment opportunities accessible within the parish will be supported. (see general policy on employment).

BER21



BER21 The owner of this mixed use industrial site just west of the A4074 (café, motorbike accessories shop, scrap yard etc.) has indicated that the site will not become available during the lifetime of this NDP. Longer term proposals to upgrade or redevelop this landmark site for shops or business activities appropriate to its location will be supported in principal. (see general policy on employment).

BER22



BER22 Proposals to develop this site as part of the plans for BER1 for employment / industrial use will generally be supported. Schemes which involve the relocation of industrial activities away from the north and east of the village will be looked upon favourably. (See general policy on employment)

The site is owned by Pearce's Coaches (BER15) and the owner has now indicated that the site is potentially available for a possible development opportunity within the scope of the NDP or within the next twenty years.

BER23



BER23 The run down shops which occupy this site off Fane drive to the South East of the village have long been the subject of much concern in village surveys. Proposals which seek to redevelop the site will be welcomed. However because many residents value the shops to the south of the village, proposals to replace the parade with residential dwellings will not be supported until new shops are provided on BER3 or 4. (see general policy on supporting local shops and restaurants).

However, if new shops are built and operational as part of the planned growth to the east of the village then it may be acceptable to redevelop the whole of BER23 for residential assuming the other policies contained within the NDP are met.

BER24



Queenford Lakes Watersports Centre



Waterfront café at Benson



Cotswold Water Park

BER24 Proposals to redevelop this former mineral site for mixed use employment, leisure & tourism and limited self-build housing will be supported.

A Neighbourhood Development Order (NDO) is proposed for this location which will grant outline consent for a new boat manufacturing plant for Williams Performance Tenders.

Proposals to allow a number of eco-friendly self-build homes to be constructed on the lake shores south of the Burcot Lane will also be supported as will the construction of a lakefront café/restaurant to which the village will have access. The NDO will also cover outline consent for a 120-bed hotel / tourism which could potentially provide local employment opportunities. (see general policy on employment).

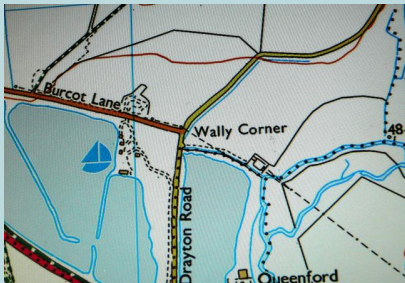
NB Some consultees have commented that Queenford Lakes Water Sports Centre (BER24) currently has a non-statutory designation as a Local Wildlife Site (LWS) due to its former interest for overwintering birds. The owner of BER24 has applied to have the site deselected as it has never met the site selection criteria as set down by DEFRA. The owner and operators have prepared an information statement which is **available on the Parish Council website** for anyone who would like to better understand the planning history of this site.

BER25



BER25 A Neighbourhood Development Order (NDO) had been proposed for this location which would have granted consent for a large-scale (a generating capacity of up to 5MW) community-led photovoltaic (PV) solar farm. The SODC has subsequently granted full planning consent for this development on 29th September 2015. (P15/S2486/FUL)

BER26



BER26 A Neighbourhood Development Order (NDO) is being considered for this location which will grant consent for an additional community-owned photovoltaic (PV) solar farm generating a further 3MW thereby making full use of the 8MW capacity reserved at the local sub-station.

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16 NEXT STEPS

16.1 The timing of the next stages of plan development and assessment is shown in the project plan below. The drafting of the Berinsfield NDP is broadly on schedule and has now reached the stage of **submission for examination**.

Project Plan	Timescale	SA/SEA
Neighbourhood Area Designation	Jul-Nov 2013	Designation granted 25 th Oct 2013
Obtain SODC grant funding	Apr/May 2014	Prepare project plan and cost overview for SODC approval – awaited. Apply for grant funding.
Scoping report & SA	Mar 2014-Feb 2015	Identify broad issues, define scope of the Neighbourhood Plan and decide if an SA or full SEA is required. Identify relevant policies, plans & programmes and what requirements these place on the Neighbourhood Plan/Order
Preparing plan	Apr 2014-Feb 2015	Identify what evidence is needed to support the plan and collect evidence. Develop plan objectives that address the issues identified Develop plan options including all reasonable alternatives. Identify preferred options/sites. Input into GB review being undertaken by SODC as part of adopted CS. Draft policies
Community engagement	Nov 2013-Feb 2015	Define issues that need addressing and test with community engagement
Pre-submission Consultation	May 2015	Consult appropriate bodies on plan and SA/SEA report Final drafting of NDP
Examination	Dec 2015 - Jan 2016	Submission of final plan to SODC after meeting in July with LPA officers.
Publication	6 weeks later	
Examiner appointed	28 days later	
Green Belt Review	Started autumn 2014	Review the NDP when the SODC district-wide GB study reports
Local Plan 2031 DPD	Post-2017	Review NDP post adoption of Local Plan 2031 to see if it holds any implications for Berinsfield's future growth

Project Plan for Berinsfield Neighbourhood Development Plan

16.2 The draft plan went forward for consultation with the SODC and other appropriate statutory bodies In May 2015 with comments requested by 3rd July 2015. A summation of the responses received is given in the Pre-Consultation Responses Summary dated 30th July 2015. All comments received have been reviewed by the Steering Group and amendments made, as appropriate, to the draft text with production of a 'strike-through' draft also dated 30th July 2015. This final draft plan takes note of all the comments received and has been prepared in readiness for **formal examination**.

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17 NEIGHBOURHOOD DEVELOPMENT ORDERS

INTRODUCTION

17.1 This Basic Conditions Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Regulation 22(1)(e) states that when a qualifying body submits an order proposal to the local planning authority it must include a statement explaining how the proposed neighbourhood development order meets the basic conditions in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.

17.2 Following on from the drafting of its Neighbourhood Development Plan 2015, Berinsfield Parish Council proposes making Neighbourhood Development Orders for two ~~three~~ sites: viz.

BER24 - Redevelopment of former mineral extraction site (part previously developed land) to allow outline consent for a boat manufacturing facility and 120-bed hotel, plus full consent for 10 sustainable self-build homes and a lakefront café / restaurant.

BER26 – Full consent for use of this site as a community-owned solar farm (3MW) to complement the proposed site on the Wally Corner site (BER25)

17.3 Paragraph 8(2) of Schedule 4B of the 1990 Act states that a draft order meets the basic conditions if:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order.
- (d) The making of the order contributes to the achievement of sustainable development.
- (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority
- (f) The making of the order does not breach, and is otherwise compatible with, EU obligations.
- (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

17.4 This Statement considers the basic conditions (a-g) in turn. It assesses the requirements of each and how these have been met by the proposed neighbourhood development orders.

A - COMPLIANCE WITH NATIONAL POLICIES AND ADVICE

17.5 Paragraph 16 of the National Planning Policy Framework is clear that neighbourhood plans or orders should support the strategic development needs set out in Local Plans.

17.6 Berinsfield Parish Council considers that the proposed Order supports the SODC's strategic policy framework and identified objectives as set out in its own Neighbourhood Development Plan 2015. This is considered in more detail in Sections 16.13-16.17 of this Statement.

17.7 The proposed development of BER24 will contribute to the government's target to create opportunity for self-build which will be more affordable to local people.

B - DESIRABILITY OF PRESERVING ANY LISTED BUILDING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

17.8 No building of any special architectural or historic interest will be affected by the implementation of these Orders.

C - DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF ANY CONSERVATION AREA

17.9 The sites which are the subject of these orders lie neither in nor close to any conservation area.

D - ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT.

17.10 This basic condition relates to the three dimensions of sustainable development as set out in the National Planning Policy Framework:

17.11 As well as creating additional opportunities for local employment, the type of housing created will be of a sustainable nature.

17.12 On the basis of the above, Berinsfield Parish Council considers that the proposed Orders contribute to the achievement of sustainable development, as set out in the National Planning Policy Framework.

E - GENERAL CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE DEVELOPMENT PLAN FOR THE AREA OF THE AUTHORITY

17.13 The current SODC Core Strategy 2027 was adopted in 2012. Berinsfield Parish Council has developed these Orders having regard to the strategic policy framework contained therein.

17.14 The strategic policy objectives set out in the Core Strategy, in relation to Berinsfield, are:

- Areas of Berinsfield are in need of regeneration and Green Belt policy is inhibiting this.

- Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision.
- Berinsfield is a local service centre and some further development would be consistent with the overall strategy.

17.15 Berinsfield village and all the land and buildings within the parish boundary currently lie within the Oxford Green Belt. An early review of the Green Belt boundary around Berinsfield is necessary if sites for future growth are to be proposed on land which has not been previously developed as defined by the National Planning Policy Framework (NPPF).

17.16 Whilst these Orders may not lead to the delivery of affordable housing per se, it could potentially boost the supply of 'entry level' housing which would be more affordable to local people and attractive to the younger end of the market. It is intended that these Orders may play a role in addressing this problem.

17.17 On the basis of the above Berinsfield Parish Council considers that the objective and provisions of the proposed Orders are in general conformity with the strategic objectives and policy framework contained within the SODC Core Strategy 2027.

F - COMPATIBILITY WITH EU OBLIGATIONS

17.18 In considering this Basic Condition the following European Conventions and Directives have been identified:

- (a) The Strategic Environmental Assessment Directive (2001/41/EC)
- (b) The Environmental Impact Assessment Directive (2011/92/EU)
- (c) The Conservation of Natural Habitats and of Wild Fauna and Flora Directive (92/43/EEC)
- (d) The Conservation of Wild Birds Directive (2009/147/EC)
- (e) Waste Framework Directive (2008/98/EC)
- (f) Air Quality Directive (2008/50/EC) or the
- (g) Water Framework Directive (2000/60/EC)
- (h) European Convention on Human Rights

17.19 In assessing the objectives of these Conventions and Directives, Berinsfield Parish Council considers that:

- In relation to (a), the proposed Orders will not have significant environmental effect and therefore a Strategic Environmental Assessment is not required
- In relation to (b), the proposed Order does not permit any development that would constitute EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011
- In relation to (c), the proposed Orders permit relatively small-scale and low-impact forms of development, which are confined to the existing built environment and therefore will not adversely affect wildlife and nature conservation interests in any significant way.

- In relation to (d), the proposed Orders permit relatively small-scale and low-impact forms of development and are confined to the existing built environment and therefore will not further adversely affect any statutory conservation area than is already caused by existing planning consents and/or established uses.
- In relation to (e), the proposed Orders permit relatively small-scale and low-impact forms of development that would not have any significant waste management implications.
- In relation to (f), the proposed Orders permit relatively small-scale and low-impact forms of development that will not adversely affect air quality within their area of operation or the Neighbourhood Area as a whole.
- In relation to (g), the proposed Orders permit relatively small-scale and low-impact forms of development that will not adversely affect the quality and integrity of nearby watercourses.
- In relation to (h), the proposed Orders will not undermine or threaten the rights and freedoms set out within Articles 1-18 of the Convention.

17.20 On the basis of the above, Berinsfield Parish Council is of the opinion that the proposed Orders do not breach, and are otherwise compatible with, EU obligations.

G - COMPLIANCE WITH PRESCRIBED CONDITIONS AND PRESCRIBED MATTERS

17.21 The requirements of this basic condition, as set out in the requirements of Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended), have been considered and that:

- The making of the neighbourhood plan is not likely to have a significant effect on any European site or European offshore marine site either alone or in combination with other plans or projects.
- Having regard to all material considerations, it is appropriate that these Neighbourhood Development Orders are made.

17.22 Berinsfield Parish Council considers that, on the basis the proposed Orders permit relatively small-scale and low-impact forms of development they would not have any significant implications for any European site or European offshore marine site. None of the NDOs constitutes EIA development.

CONCLUSION

17.23 This Statement considers the objectives and provisions of the proposed Order against the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.

17.24 Berinsfield Parish Council is satisfied that the proposed Orders:

- Have due regard to national policies and advice.
- Will not affect any listed building or its setting or any features of special architectural or historic interest.
- Will not affect the character or appearance of any conservation area.
- Will contribute to the achievement of sustainable development.
- Will be in general conformity with the strategic policies contained in the development plan for the area authority.
- Will not breach, and are otherwise compatible with, EU obligations.
- Will comply with Prescribed Conditions and Prescribed Matters.

17.25 On the basis of the above, Berinsfield Parish Council considers that the proposed Orders fully meet the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990.

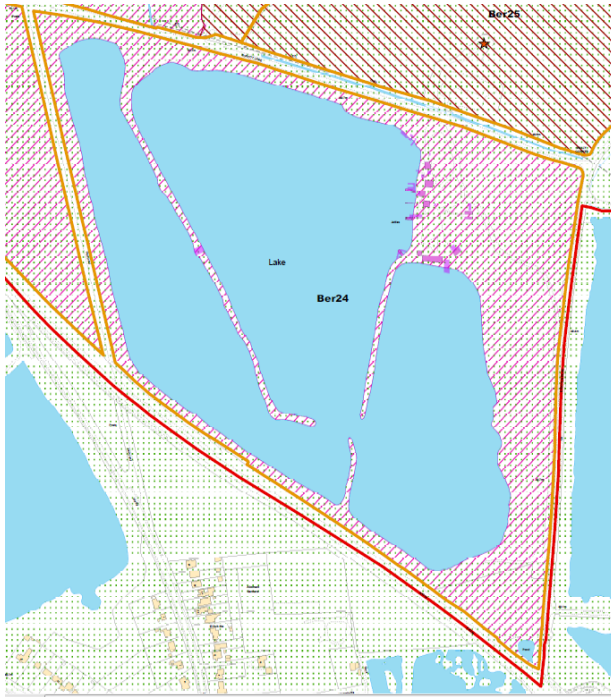
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NEIGHBOURHOOD DEVELOPMENT ORDERS

NDO1

IN RESPECT OF BER24

Redevelopment of this former mineral extraction site (previously developed land) to allow outline consent for a boat manufacturing facility and 120-bed hotel, plus full consent for 10 sustainable self-build homes and a lakefront café / restaurant.



A report by TAYLOR GLOBAL Ltd in 2011 set out to support the development of a new hotel and associated water-based leisure facilities at Queenford Lakes (BER24) and highlighted the job-creation potential of the development. Four Pillars Hotels has since expressed an interest in the site.

Williams Performance Tenders who currently use the lakes for boat testing have expressed 'a long term aspiration' to move their manufacturing operations next to the lake'. (Letter 29.May 2014)

NDO2

IN RESPECT OF NEW SITE BER26 (adjacent to BER25)

Full consent will be given for the use of this site as a community-owned solar farm producing 3MW. The Wally Corner site owners have agreed to allow the community to use the remaining 3MW allowance for the connection they have from SSE.

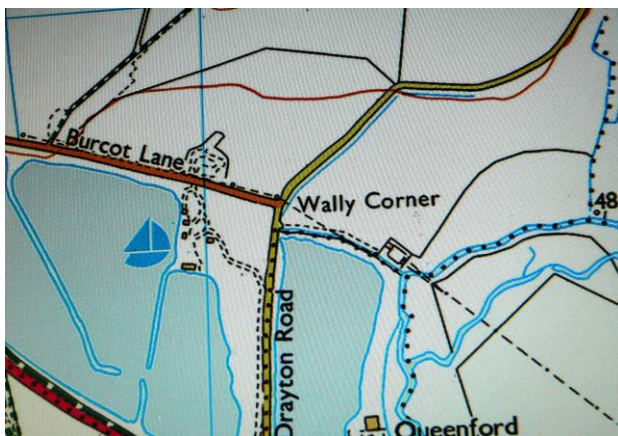
This new site being considered for this supplementary solar farm lies adjacent to the Wally Corner site on the east of the Drayton Road and has an electricity sub-station in the corner. (See map below)



Site location



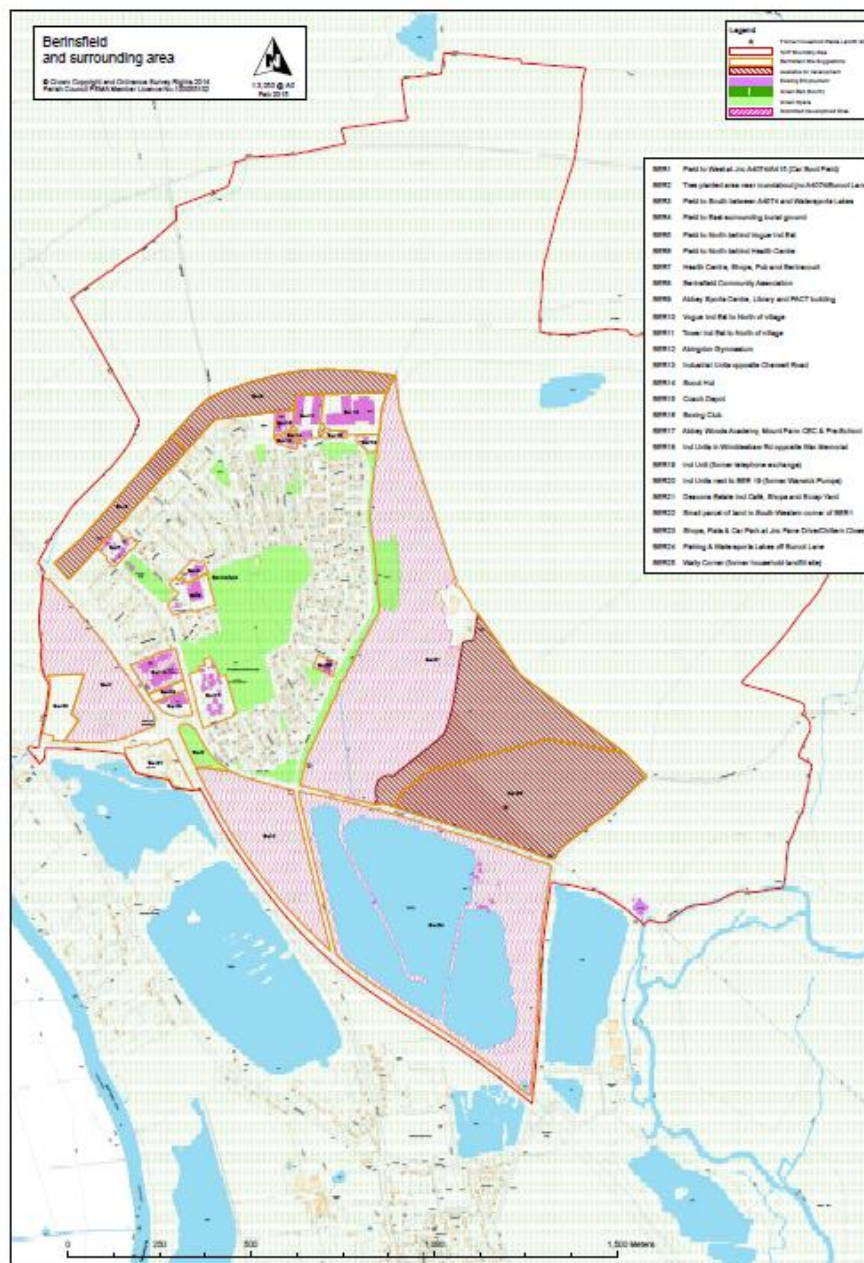
Electricity sub-station



APPENDICES

1 POTENTIAL DEVELOPMENT SITES IN BERINSFIELD (BER1 – BER26)

An updated map is awaited from SODC



2 RELEVANT PLANS & PROGRAMMES

This NDP document is part of a suite of documents that include a Scoping Report and a Sustainability Appraisal. This NDP depends on data collected and research carried out in the course of preparation of those documents.

The following documents were visited in preparing the Berinsfield Scoping Report and are reviewed there on pp13-15 with their description and effect on the village's Neighbourhood Development Plan.

1. The National Planning Policy Framework 2012 & National Planning Practice Guidance 2014 (DCLG)
2. South Oxfordshire Core Strategy 2027 (SODC)
3. South Oxfordshire Local Plan 2011 (SODC)
4. South Oxfordshire Housing Strategy 2008-2011 (SODC)
5. South Oxfordshire Sustainable Community Strategy 2009-2026 (SODC)
6. Water Resources for the Future – A Strategy for the Thames Region 2004 (EA) & River Basin Management Plan for the Thames Region 2009 (EA)
7. The Thames Corridor (update) & Cherwell, Thame & Wye Catchment Abstraction Management Strategies 2008 & 2012 (EA)
8. Oxfordshire LEP Strategic Economic Plan 2014
9. Preliminary Flood Risk Assessment 2011 (OCC) & South Oxfordshire District Council & Vale of White Horse District Council Strategic Flood Risk Assessment 2011 (SODC & VoWH)
10. Oxfordshire Local Transport Plan 2011-2030 (OCC)
11. Oxfordshire Biodiversity Action Plan 2015 (OCC)
12. Oxfordshire Draft Rights of Way Management Plan 2014-2024 (OCC)
13. Village appraisals / Design statements / Parish Plan 2009
14. Berinsfield Community-led Plan 2013
15. Rural Community Profile for Berinsfield Jan 2014 (ORCC)
16. ONS National Census 2011

Other sources that have become available since the Scoping Report was prepared include the following:

17. Strategic Housing Land Availability Assessment (2013)
18. Strategic Housing Market Assessment (2014)
19. Employment Land Review (2007)
20. Infrastructure Delivery Plan (2011)
21. Leisure Facilities Strategy (2010)
22. Berinsfield Neighbourhood Development Plan Community Survey 2014 (ORCC)
23. Berinsfield Environmental Improvements Action Plan 2012 (SODC & Soha)
24. Review of Site Ecology Value by James Johnson Ecology 2015 (BER24)
25. Berinsfield NDP Flood Risk Assessment 2015 by JBA Consulting (BPC)

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3 LIST OF POLICIES (BERINSFIELD NDP)

Policies in the Berinsfield NDP are grouped into seven categories (see below). A list of the individual policies in each policy area is appended below along with site-specific policies for the prospective developments sites BER1-BER26.

Code	Policy Area	Plan Section
G	General	Section 6
H	Housing	Section 7
ENV	Environment	Section 8
T	Transport	Section 9
L	Leisure & wellbeing	Section 10
R	Recreation	Section 11
EM	Employment	Section 12
C	Community	Section 13

GENERAL

.G1 The Berinsfield Neighbourhood Development Plan will be reviewed regularly to ensure effective implementation of the vision and policies set out in the current NDP and to incorporate any changes prompted by emerging policies from government or local authority.

HOUSING

H.1 Planning permission will be granted for a minimum of 109 new homes to be built in Berinsfield over the period to 31st March 2027 on the sites specifically allocated in the Berinsfield Neighbourhood Development Plan.

The majority of new development will be located outside the existing built-up area of the village as shown on the sites map in Appendix 1 (BER1 – BER25). Priority will be given to previously developed land (brownfield sites) within the parish boundary which are available and deliverable.

H.2 Proposals for development will need to consider local housing needs and should provide 25% affordable housing on all sites where there is a net gain of three or more dwellings. A tenure mix of 75% shared ownership and 25% social/rented will normally be sought unless viability or existing supply evidence justify a different approach.

H.3 Proposals will be expected to include a statement which explains how the choice, range, mix, size (larger and smaller) of residential property in the village would be provided. The growing need for housing which caters to the needs of an ageing population should be met by smaller dwellings as well as extra-care housing along with those with all necessary facilities on the ground floor which can also meet the needs of those seeking more affordable methods of accessing the housing market.

H.4 Proposals for residential development will include 30% 4+-bed dwellings, 50% of 2/3-bed and 20% of 1/2-bed dwellings. In addition, 30% of the total will have a ground-floor shower/bathroom and specific provision for an ageing population, including bungalows.

H.5 Proposals for new housing developments must be accompanied by a design brief that includes/demonstrates the following:

How foul water will be dealt with effectively,

How adequate private outside space will be provided (as set out by Policy D3 of the South Oxfordshire Local Plan 2011),

How adequate on-plot off-road parking for vehicles and cycles will be provided (as set out by Policy D2 of the South Oxfordshire Local Plan 2011 and OCC standards),

How sustainable urban drainage has been incorporated into the development and provides a positive feature to the design,

How any proposed infrastructure improvement will be delivered,

How the development has been 'future proofed' to allow the provision of high speed broadband, and

How the development has incorporated renewable energy sources and other sustainable measures.

H.6 New development should show a robust justification for a different mix of bedroom numbers to the above policy H4 as well as to style and outside space, especially off-road parking.

On schemes where there is a net gain of six or more homes, developers are required to submit a Berinsfield-Specific Affordable Housing and Dwellings Mix Strategy with any planning application.

H.7 The Parish Council shares the government's support for increasing the opportunities for self-building (paras 50 & 159 of NPPF) and will expect a proportion of every site to contribute to this widening of choice. Proposals for self-build schemes within the plan area will be supported and will count toward the proportion of affordable housing for that site. A part of every site above 5 units should be considered for self- or group-build, custom build or self-finishing.

H.8 Planning permission will be granted for proposals that demonstrate sustainable development, using renewable energy and materials and the provision of modern technologies such as fibre-optic for high-speed broadband, heat pumps, points for electric vehicle charging, etc

H.9 Proposals for all forms of new development must plan positively for the achievement of high quality not only in terms of their construction techniques and materials but also in their aesthetic appearance. Applications which are judged not to have paid adequate regard to the opportunities for renewable energy technologies, landscape and aesthetic enhancement or biodiversity will be refused. Proposals that introduce new, innovative designs in keeping with the rural village environment will be supported.

ENVIRONMENT

ENV.1 Applications for large-scale renewable energy projects (as defined in the Taskforce report), will only be considered where there are proposals for shared and community ownership consistent with the taskforce report and emerging legislation. This includes:

A significant element of local ownership based on the recent DECC and Renewable UK Shared Ownership Taskforce.

A significant element of local benefit, including for those who are not direct shareholders or investors, for example a support-a fund to improve the energy efficiency in Berinsfield.

Educational facilities on the renewable energy project to help the community understand the need, and the context in terms of land use and climate change benefits.

ENV.2 Proposals for new housing or other development must include details of how the bio-diversity of the site would be protected or enhanced. Where this can be shown to be impracticable on a particular development site, proposals will be considered for making equivalent improvements elsewhere in the Plan area.

ENV.3 Proposals for any street and external lighting that do not comply with current guidelines established for rural areas by the Institution of Lighting Engineers will be refused.

ENV.4-New developments should incorporate the principles of 'Secured by Design' and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

TRANSPORT

T.1 All new housing developments must, as appropriate and practical, provide safe pedestrian access to link up with existing or proposed footpaths or cycle routes to ensure that residents can walk or cycle safely to village facilities or beyond.

T.2 Planning permission will be granted for proposals to install official cycle tracks alongside the wide verges of the village perimeter roads (Wimblestraw Road and Fane Drive), to help separate cyclists from vehicular traffic.

T.3 Planning permission will be granted for proposals to install an official cycle track along the Roman Road bridlepath from Berinsfield to East Oxford.

T.4 Developers of new homes must ensure that they provide adequate off-road parking. Car parking standards for new residential property must be in accordance with, or better than, the latest standards, as set out by Oxford County Council.

T.5 Schemes which propose to create additional off-road parking for existing dwellings within the village will be supported. Developers of commercial buildings/sites must also make provision for ample off-road parking to at least that recommended by Oxford County Council.

T.6 Extensions to properties that result in the loss of existing off-street parking will be resisted unless the standards detailed in Policy T.4 are maintained.

LIFESTYLE & WELLBEING

L.1 The provision of new healthcare facilities within the village will be supported. Proposals to set up an optician service in the village on either a permanent or part-time basis will also be encouraged.

L.2 Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported.

L.3 Proposals which provide land for a radio mast in a suitable location away from residential areas that will also provide some form of annuity income for the village will generally be supported.

L.4 Proposals which support the regeneration of retail units will be supported. Policies for the units in Lower Fane Drive can be found under the site-specific policy in BER23.

L.5 Proposals for additional services and facilities within the village will be supported subject to the following criteria being met:

- (i) The individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- (ii) The particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and
- (iii) Access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

L.6 The spaces defined as Local Green Space are designated as such and will be protected and, where possible, enhanced. The location of infrastructure is inappropriate in these locations and will be resisted.

L.7 One half hectare of land in the area designated BER4 will be kept available for future expansion of the cemetery. This area will be adjacent to and contiguous with the existing cemetery and will be identified and kept free from permanent development. It could serve initially as a small park or garden of remembrance.

L.8 Proposals to provide extra space for allotments or small holdings to provide locally grown/sourced food will be supported.

RECREATION

R.1 Proposals which seek to improve the buildings, facilities and associated infrastructure of existing sport and recreational sites within the parish of Berinsfield will be supported.

R.2 Proposals which improve the access to sport, recreation and or exercise for all ages will be supported.

R.3 Proposals to redevelop or expand existing recreational facilities will be encouraged and proposals involving development of more than 25 new homes will be expected to make provision for open space within the development for exercise and play.

R.4 Existing open spaces will be protected. Proposals to change the use of open space to any other purpose will be refused unless suitable alternatives are identified.

R.5 Development which would result in the loss of any existing sports facility to a non-sports use will be refused. This applies to both public and private sports facilities and pitches and includes school playing fields and equipped children's playgrounds.

R.6 Proposals to replace or redevelop the Abbey Sports Centre will be supported where they provide for an improved swimming pool, incorporate facilities for key community services and include provision for a parish council or community meeting space.

EMPLOYMENT

EM.1 Proposals that involve the creation of new employment opportunities within the local area will be supported.

EM.2 Proposals which would create a new industrial estate on the site of BER1 (the former car-boot site) will be supported.

EM.3 Proposals for the development or regeneration of the industrial units on the Deacon's Estate (BER21) will be supported.

EM.4 Proposals which provide improved facilities for the Employment Action Group will generally be supported.

EM.5 Proposals which support the area's tourism industry and recreation-based rural diversification will generally be encouraged and initiatives which generate local employment opportunities will be supported.

COMMUNITY

C.1 Proposals that will result in either the loss of an Asset of Community Value or cause significant harm to an Asset of Community Value will be strongly resisted.

C.2 The improvement of existing education facilities and/or the provision of new school(s) will be supported.

C.3 Any proposal to extend or redevelop the church hall to be available for use by the village for community activity will be supported.

SITE SPECIFIC POLICIES (BER1-BER26)

BER1

BER1 Proposals for the use of this land as an employment site will be supported. Because of the prominent location next to the A4074 and A415, proposals should be for designs which link in well with the surrounding area. Provision for a safe pedestrian crossing between the employment site and the residential part of the village should be incorporated into any scheme.

BER2

BER2 This site is to be preserved and enhanced for nature and provision will be made via the Community Infrastructure Levy (CIL) funding to further improve the area where possible.

BER3

BER3 Proposals for mixed use of this site will generally be supported. Possible uses include a park & ride hub for buses to Oxford, Science Vale Culham, Abingdon, Wallingford and Didcot. Shops, housing employment or leisure are also potential uses of this site. Any proposal will need to include a detailed sewerage, drainage and flood risk assessment together with any mitigation measures and make provision for nature conservation possibly increasing BER2. Proposals should seek to improve the old Roman Road bridleway (see general policy on proposed cycle routes) and generally enhance the village through good design and energy saving technologies (See general policy on renewable energy).

BER4

BER4 This site is the preferred direction of growth in terms of meeting future housing needs. Proposals will need to demonstrate how they meet the objectives of (i) a better mix of housing and shops including the needs of an aging population and first time buyers (ii) incorporating any new development into the existing village (iii) provide better off-road parking, open green spaces and safe routes for walking or cycling (iv) make use of modern technology to create energy efficient homes and buildings (v) provide ducting and cabling for easy connection to fast broadband for all properties and (vi) provide for future growth needs in the design and layout of the development.

This site could also provide the space needed for important local infrastructure such as a new school, health centre, a 0.5ha extension to the current cemetery adjacent to the existing site, a new church (close to the cemetery), Scout hut or other group meeting places.

Proposals which contribute positively towards the general policies contained within this plan will be looked upon favourably. A sewerage scheme to explain how the waste generated by development of this site will be properly dealt with will be required as part of any proposal for the site. A flood risk assessment will also be required for any habitable development proposed towards the south of the site as the current EA maps, which are only accurate to between 0.7m – 1.0m, cannot be relied upon.

BER5

BER5 Proposals for development of this site will only be supported where applications can demonstrate how they will help support the development or extension of existing uses in this part of the village (including both sports and business) as well as increased parking to help reduce traffic and associated parking congestion within the village. Some parts of the site close to BER10, 11 & 12 could also be considered for similar development or possibly expansion of the allotments or some additional housing as part of the redevelopment of BER12 & 13. Proposals should seek to minimise the impact on the residential amenity of the existing residential dwellings.

BER6

BER6 Proposals for the development of this site which detrimentally impact on the views to the north from existing residential dwellings will not normally be supported. The exception to this will be the improvement or expansion of Berinscourt or the Health Centre or associated car parking. (See general policy on reducing vehicular traffic through the village)

BER7

BER7 The shops, health centre and retirement housing currently situated within this site are important to residents and must be protected. Proposals to improve the existing facilities will be supported unless or until such time as an alternative site for a brand new health centre, pharmacy and retirement housing/care home can be found within the village. Only then might it be considered appropriate to consider the redevelopment of this site.

BER8

BER8 Berinsfield Community Association & Social Club is important to residents and must be protected. Proposals to improve or enhance the area will generally be supported. Redevelopment of the site will only be supported if the trustees/owners of the land support the proposal. (See general policy on protecting or improving village facilities)

BER9

BER9 Proposals to redevelop the Abbey sports centre and to merge the Library, PACT, and other such community facilities into one new modern facility will be supported where they (i) retain the facilities within the village (ii) keep the existing facilities open whilst the new building is under construction (iii) make provision for improved parking, lighting and community access (See general policy on protecting and improving village facilities).

BER10

BER10 Proposals to support local employment or sport on the Vogue Industrial Estate site (BER10) will be supported. (See general policies on employment and on recreation)

BER11

BER11 This Tower Industrial Estate is not likely to become available during the life of this NDP (but see general policy on reducing vehicular traffic through the village).

BER12

BER12 Proposals for the redevelopment of this site for housing or mixed use development will generally be supported subject to demonstrating no health risks associated with the close proximity to the radio masts located on the water tower. Schemes which deal positively with the needs of the Scouts in the longer term will be looked upon more favourably

BER13

BER13 Proposals for the redevelopment of this site for housing or mixed use development will generally be supported subject to demonstrating no health risks associated with the close proximity to the radio masts located on the water tower. Schemes which deal positively with the needs of the Scouts in the longer term will be looked upon more favourably.

BER14

BER14 The Scouts and the site they occupy within the village is to be protected. It is however accepted that an alternative location within the village may be better in the longer term to allow the activities to grow and to ease the pressures on parking. Therefore, proposals to redevelop this site will only be supported where they make provision for an alternative site and building within the village and where such proposals are supported by the Scout group themselves. It is hoped that this might be addressed as part of the plans for BER12 & 13 but could equally be part of several other site proposals. (See general policy on protecting and improving village facilities)

BER15

BER15 Pearce's Coaches owns/occupies this site and has indicated that it will now make the site available for a possible redevelopment opportunity within the scope of the NDP or within the next twenty years. (See general policy on reducing vehicular traffic through the village).

BER16

BER16 The Boxing Club and this site it occupies within the village is to be protected. The site is unlikely to come forward during the life of this NDP however it is accepted that an alternative location within the village may be better in the longer term to allow the former industrial area to regenerate and boxing activities to continue to grow and thrive. Therefore, proposals to redevelop this site will only be supported where they make provision for an alternative site and suitable building which is fully supported by the boxing club itself.

BER17

BER17 Whilst Berinsfield Parish Council supports its local school to enable it to provide the best opportunities for young people, it has no policies for any school sites in this Plan. (See Policy C2 above)

BER18

BER18 Proposals to redevelop this site for mixed use housing will be supported. A Neighbourhood Development Order (NDO) is proposed for this location which will grant outline consent to allow redevelopment of this run-down industrial area to provide local housing and/or mixed-use development. Employment development will be encouraged at other sites away from residential areas but still within easy walking distance of the village such as BER1, 3, 21, 22, 23, and 24.

BER19

BER19 The owners of this former telephone exchange have indicated that the site will not become available during the lifetime of this NDP. (See general policy on reducing vehicular traffic through the village). Longer term proposals to relocate the industrial sites and associated traffic away from the residential areas of the village whilst still keeping employment opportunities accessible within the parish will be supported. (See general policy on employment).

BER20

BER20 The owners of this industrial site have indicated that the site will not become available during the lifetime of this NDP. (See general policy on reducing vehicular traffic through the village). Longer term proposals to relocate the industrial sites and associated traffic away from the residential areas of the village whilst still keeping employment opportunities accessible within the parish will be supported. (See general policy on employment).

BER21

BER21 The owner of this mixed use industrial site just west of the A4074 (café, motorbike accessories shop, scrap yard etc.) has indicated that the site will not become available during the lifetime of this NDP. Longer term proposals to upgrade or redevelop this landmark site for shops or business activities appropriate to its location will be supported in principal. (See general policy on employment).

BER22

BER22 Proposals to develop this site as part of the plans for BER1 for employment / industrial use will generally be supported. Schemes which involve the relocation of industrial activities away from the north and east of the village will be looked upon favourably.
(See general policy on employment).

This site is owned by Pearce's Coaches (BER15) and the owner has now indicated that the site is potentially available for a possible development opportunity within the scope of the NDP or within the next twenty years.

BER23

BER23 The run down shops which occupy this site off Fane drive to the South East of the village have long been the subject of much concern in village surveys. Proposals which seek to redevelop the site will be welcomed. However because many residents value the shops to the south of the village, proposals to replace the parade with residential dwellings will not be supported until new shops are provided on BER3 or 4. (see general policy on supporting local shops and restaurants).

However, if new shops are built and operational as part of the planned growth to the east of the village then it may be acceptable to redevelop the whole of BER23 for residential assuming the other policies contained within the NDP are met.

BER24

BER24 Proposals to redevelop this former mineral site for mixed use employment, leisure & tourism and limited self-build housing will be supported.

A Neighbourhood Development Order (NDO) is proposed for this location which will grant outline consent for a new boat manufacturing plant for Williams Performance Tenders.

Proposals to allow a number of eco-friendly self-build homes to be constructed on the lake shores south of the Burcot Lane will also be supported as will the construction of a lakefront café/restaurant to which the village will have access. The NDO will also cover outline consent for a 120-bed hotel / tourism which could potentially provide local employment opportunities. (see general policy on employment).

BER25

BER25 Full planning consent has now been granted on 29th September 2015 for development of this site as a photovoltaic solar farm. (P15/S2486/FUL)

BER26

BER26 A Neighbourhood Development Order (NDO) is proposed for this location which will grant consent for a community-owned photovoltaic (PV) solar farm generating up to 3MW of electricity to complement the one proposed for the adjacent Wally Corner site.

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