

# BERINSFIELD NEIGHBOURHOOD DEVELOPMENT PLAN



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

*'A vibrant community planning a new vision for the future'*

## 3 – SUSTAINABILITY APPRAISAL INTERIM REPORT

**5<sup>th</sup> March 2015**

## SUSTAINABILITY APPRAISAL REPORT IN SUPPORT OF THE BERINSFIELD NEIGHBOURHOOD DEVELOPMENT PLAN

The Berinsfield Neighbourhood Development Plan (BNDP) sets out to:

- achieve the vision for Berinsfield that evolved following extensive public consultations over a number of years and most recently during 2014.
- identify how best to meet Berinsfield's housing, employment and infrastructure needs as set out in the adopted South Oxfordshire District Council (SODC) Core Strategy 2027 and emerging Local Plan 2031 covering the housing, employment and services requirements for larger villages/service hubs.
- outline how the development of Parish assets may be funded, including contributions from developers (Section 106 & Community Infrastructure Levy), local fund-raising as well as local, county & central government funding initiatives.

This document is a **sustainability appraisal** (SA) of the BNDP and alternatives considered during its development. It incorporates a Strategic Environmental Assessment (SEA), which is needed because the BNDP seeks to designate sites for housing.

**Section 1** gives an introduction to and outline of the handling of the SA process.

**Section 2** summarises and updates the findings of the initial scoping report.

It contains a SWOT analysis of the Berinsfield community environment and a table of sustainability objectives.

**Section 3** assesses the BNDP objectives with a table showing the inter-relationship of the neighbourhood plan & SODC sustainability objectives.

**Section 4** describes and assesses the alternatives considered by the BNDP Steering Group.

**Section 5** makes an assessment of the draft NDP policies.

**Section 6** describes the next steps in the plan development process.

**Section 7** provides a reference to information sources and acknowledges the support received in the drafting of these reports.

**Appendix 1** is a non-technical summary of this report and the previous scoping report.

**Appendix 2** is a copy of the plan produced by the BNDP Steering Group to show the various sites being considered within the NDP including all those previously submitted to SODC (hatched red) as part of its Strategic Housing Land Availability Assessment (SHLAA).

**Appendix 3** lists a summary of responses to public consultations

**Appendix 4** details the 25 alternative sites which have been discussed, considered and objectively assessed for development or specific wording in the final NDP

## TABLE OF CONTENTS

### Introduction

#### Section 1 – The BNDP and sustainability appraisal

- 1.1 Neighbourhood area
- 1.2 A vision for the future
- 1.3 Sustainability Appraisal  
incl SEA
- 1.4 Methodology & consultation
- 1.5 Communications strategy
- 1.6 Structure of appraisal

#### Section 2 - Scoping update

- 2.1 Preliminary scoping report
- 2.2 SWOT analysis
- 2.3 Sustainability objectives
- 2.4 Site-specific SA framework
- 2.5 Berinsfield community survey

#### Section 3 - Assessment of NDP objectives

- 3.1 BNDP objectives
- 3.2 Assessment of  
BNDP objectives

#### Section 4 - Alternatives

- 4.1 Assessment of alternatives
- 4.2 Amount/types of housing
- 4.3 Retirement housing provision
- 4.4 Housing density
- 4.5 Employment
- 4.6 Sport & recreation
- 4.7 Broad location of housing &  
employment
- 4.8 Specific development sites
- 4.9 The school
- 4.10 The water tower
- 4.11 Shops and services
- 4.12 Transport
- 4.13 Wally Corner

- 4.14 Renewable energy
- 4.15 Environmental design
- 4.16 Community  
Infrastructure Levy /CIL
- 4.17 Other issues

#### Section 5 - Assessment of draft NDP

- 5.1 Vision for the future under way
- 5.2 Neighbourhood planning
- 5.3 Identification of sites
- 5.4 Improvements to village  
infrastructure

#### Section 6 - Next steps

- 6.1 Implementation of strategy
- 6.2 Monitoring
- 6.3 Milestones

#### Section 7 - Acknowledgements

- 7.1 Sources
- 7.2 Acknowledgements
- 7.3 Contacts

#### Appendix 1

Non-technical summary

#### Appendix 2

Plan of the Berinsfield parish showing potential development sites

#### Appendix 3

Summary of responses to Scoping Report

#### Appendix 4

Review of individual development sites

## INTRODUCTION

We are early adopters in a new planning landscape where local communities are being given more say in the allocation of development sites to meet the demand for sustainable growth and the needs of an increasing population. The Berinsfield Neighbourhood Development Plan aims to meet the village's need for a better mix of housing, greater local employment opportunities and to improve local services and infrastructure.

The Berinsfield Neighbourhood Development Plan is required to be in “general conformity” with the South Oxfordshire District Council adopted Core Strategy 2027 and other local or national planning policies.



*A panoramic view over Berinsfield to the south*

### OUR CURRENT ENVIRONMENT

Key environmental issues facing Berinsfield are:

- The Oxford Green Belt imposes significant constraints to the future sustainable growth and development of Berinsfield and is to be reviewed by SODC in consultation with the local community.
- Some areas of Berinsfield have the potential to be partly contaminated. This will need to be checked and risk assessed before these areas can be redeveloped. Known areas include:

The former Wally Corner household landfill site  
Those industrial operations in the businesses off the A4074  
Any former industrial sites considered for redevelopment within the village  
Current retail sites being considered for redevelopment within the village.

- Parts of Berinsfield are listed by the Environment Agency as being flood zones 2 and 3, which currently restricts their suitability for some forms of development. Some of these areas **did not flood** during the very wet winter of 2013/14, suggesting that the flood risk maps may not be wholly accurate. An independent Flood Risk Assessment has been commissioned.

The results of this FRA, prepared for the Berinsfield Parish Council, is available to view on the Council's website which shows that some risks may have been overstated. However the drainage of surface water from certain areas of the village will need to be improved to avoid localised ponding events following heavy downpours.

- Oxfordshire's main areas of climate-related vulnerability are increasing intense downpours and higher temperatures (*Source: SODC*). It will be important to ensure all new developments incorporate measures that address issues of adaptation to climate change taking account of best practice, including the need to improve measures for water conservation, recycling and storage.

**The key issues are planning for the need for additional housing and employment.**

However, the Steering Group is considering ways in which new developments could contribute to provide additional sources of green energy via roof-mounted solar photo-voltaic panels and other renewable energy emerging technologies.

The principal aims of the Neighbourhood Development Plan are to:

- Show how Berinsfield plans to fulfil its contribution of a minimum of 109 new dwellings to meet the strategic requirements set out in the adopted South Oxfordshire District Council Core Strategy 2027.
- Encourage the retention and development of existing commercial and business ventures within the parish and to increase local employment opportunities.
- Future-proof these proposals by making provision for possible increases in housing and employment requirements locally should the need arise within the emerging SODC Local Plan 2031.
- Meet the vision for the future that emerges from public consultations and community feedback.

Public consultation is ongoing but so far has included topics such as housing needs, local employment aspirations, village services and amenities, social cohesion, transport, education, energy utilization, flood alleviation and sustainability issues.

**GREEN BELT LIMITATIONS**

Berinsfield is working with SODC as per the Core Strategy Policy CSEN2 which provides for a local review of the Green Belt at Berinsfield as the parish of Berinsfield is currently 'washed over' by the Oxford Green Belt. This means that the 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).

**LOOKING AHEAD**

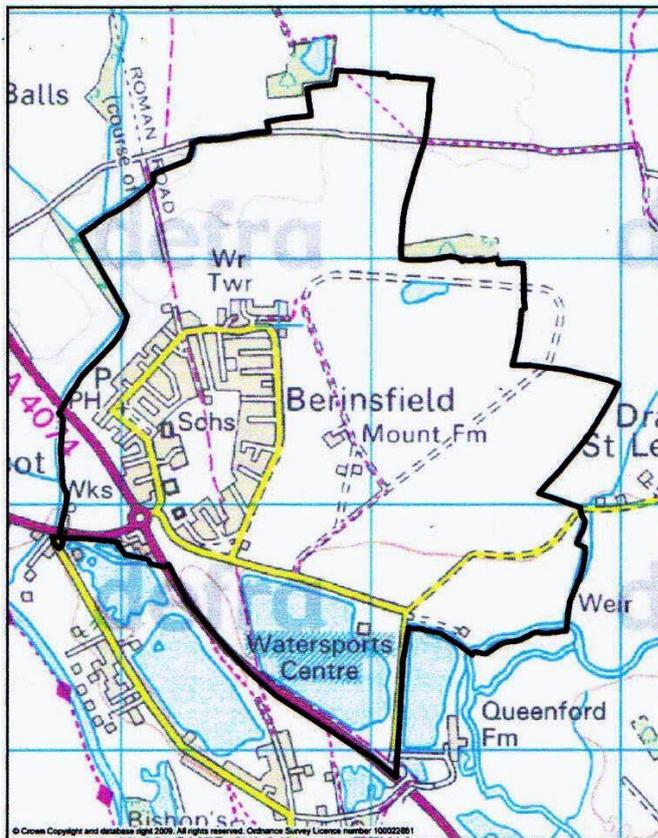
The aim is to collate the views of village residents and to distil these into a strategy that will allow sustainable development to take place over the plan lifetime with benefits to all and to leave the village overall in a better position than we inherited it.

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Berinsfield Parish Council  
5<sup>th</sup> March 2015

## Section 1 – THE BNDP AND SUSTAINABILITY APPRAISAL

### 1.1 THE NEIGHBOURHOOD AREA



Situated about 8 miles south of Oxford City, Berinsfield is one of the twelve larger villages within the South Oxfordshire District with some 2806 inhabitants.

It has existed in its present form only since about 1960 with a high-density development of some 7.52 residents/ha while the average for South Oxfordshire is only 2.00/ha.

The area to which the Berinsfield Neighbourhood Development Plan (BNDP) relates is the whole parish within the solid black outline as shown on the adjacent map.



### 1.2 A VISION FOR THE FUTURE

Neighbourhood Development Plans derive from the Government's determination to ensure that local communities are closely involved in the decisions which affect them. Accordingly, the **Berinsfield Neighbourhood Development Plan (BNDP)** has been developed by volunteers from Berinsfield to establish a vision for the village and to help deliver the local community's aspirations and needs for the Neighbourhood Development Plan period 2015 – 2031.

The BNDP is a statutory document that, once adopted, will form part of the South Oxfordshire District Council (SODC) Local Development Plan suite of planning documents.

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*'.

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 ....."

The BNDP provides a **vision for the future** to guide the development of Berinsfield over the next 17 years. The Plan is largely, albeit not exclusively, about housing so it is **housing options and their implementation** that is the primary focus of this appraisal. Encouraging potential employers to provide additional jobs in the area is a further priority all whilst seeking to ensure Berinsfield generates more energy from renewable sources than it currently consumes.

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

### 1.3 SUSTAINABILITY APPRAISAL including STRATEGIC ENVIRONMENTAL ASSESSMENT

There is no legal requirement for a neighbourhood plan to have a sustainability appraisal (SA) as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order(s) will contribute to achieving sustainable development. An SA is a useful approach for doing this. This SA acts as a check to ensure the best options are selected in terms of economic, environmental and social considerations.

Whether a neighbourhood plan also requires a strategic environmental assessment (SEA) under the Environmental Assessment of Plans and Programmes Regulations 2004, and (if so) the level of detail needed, depends on what is proposed in the draft neighbourhood plan. An SEA is considered necessary in this case, as the BNDP designates sites for housing. As such, this SA complies with the Environmental Assessment of Plans and Programmes Regulations 2004 to ensure adequate consideration is given to all relevant environmental as well as primary social and economic considerations.

### 1.4 METHODOLOGY & CONSULTATION

The Berinsfield Parish Council (BPC) initially set up a steering group known as the Neighbourhood Development Plan Steering Group consisting of Parish Councillors, residents, land owners, South Oxfordshire Housing Association (SOHA) and other key community stakeholders in order to distinguish it from the day-to-day duties of the Parish Council. As part of its work to formulate the final BNDP, the Steering Group has invited residents, employers and other members of the local community to help gather information and consult on possible alternatives for the future sustainable growth of the village.

Figure 1 shows the stages of SA/SEA. This report is Stage C of Figure 1, the SA report.

The preparation of a Scoping Report (Stage A of Figure 1) was informed by *DIY SA - Sustainability Appraisal (including strategic environmental assessment) of Neighbourhood Plans* by Levett-Therivel and URS Scott Wilson August 2011 and the SODC's own "*Neighbourhood Planning in South Oxfordshire*" 2012.

The Scoping Report established a baseline from which we could assess what the BNDP should contain, based on extensive consultation with the community and meeting the requirement to support the strategic objectives of the South Oxfordshire District Council's adopted Core Strategy 2027 and the new National Planning Policy Framework (NPPF). A draft of the Scoping Report was open for public consultation for five weeks until the 20<sup>th</sup> June 2014. The responses were summarised in its Appendix 2. The revised draft with amendments was sent to the statutory consultees and LPA on 31<sup>st</sup> July 2014 giving a further 5 week consultation period and **their comments have been considered and in most cases incorporated into the latest revision of the Scoping Report (13<sup>th</sup> October 2014).**

All feedback has been taken into account by the Neighbourhood Development Plan Steering Group so that information on community activity and needs can be properly and objectively assessed as part of the emerging BNDP.

**Strategic environmental assessment process**

**Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope**  
 1. Identify other relevant policies, plans and programmes, and sustainability objectives  
 2. Collect baseline information  
 3. Identify sustainability issues and problems  
 4. Develop the strategic environmental assessment framework  
**5. Consult the consultation bodies on the scope of the strategic environmental assessment**

**Stage B: Developing and refining alternatives and assessing effects**  
 1. Test the neighbourhood plan objectives against the strategic environmental assessment framework  
 2. Develop the neighbourhood plan options including reasonable alternatives  
 3. Evaluate the likely effects of the neighbourhood plan and alternatives  
 4. Consider ways of mitigating adverse effects and maximising beneficial effects  
 5. Propose measures to monitor the significant effects of implementing the neighbourhood plan

**Stage C: Prepare the Environmental Report**

**Stage D: Publish and consult the consultation bodies and the public on the environmental report**

**Stage E: Post making reporting and monitoring**  
 1. Prepare and publish post-adoption statement  
 2. Monitor significant effects of implementing the neighbourhood plan  
 3. Respond to adverse effects

**Neighbourhood plan preparation**

Following Local planning authority screening determination

Evidence gathering and engagement

**Stage C: Prepare the pre-submission neighbourhood plan**

Pre-submission publicity and consultation on the neighbourhood plan

Submit draft neighbourhood plan to local planning authority

Local planning authority publicises and invites representations on the neighbourhood plan and makes all submission documents available

Neighbourhood plan sent for examination along with submission documents

Referendum

Neighbourhood plan made

**Monitoring**  
 Monitor and report on the implementation of the neighbourhood plan

*The main stages in the Berinsfield neighbourhood plan preparation and sustainability appraisal*

Source: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/> (06.03.2014)

## 1.5 COMMUNICATIONS STRATEGY

A fundamental element of the Steering Group's work has been to ensure that information was shared openly and freely between the residents, employers, various community groups and other key statutory consultees. Following on from early Parish Plans, the aims of the Steering Group's Communications Strategy were to raise awareness of the NDP, allow feedback, transparency and to facilitate two-way communication.

This Strategy was set out in para 1.7 of the Scoping Report and proved most effective at reaching the particular audiences targeted.

## 1.6 STRUCTURE OF THIS APPRAISAL

This Sustainability Appraisal presents:

- A brief update of the scoping report with SWOT analysis and sustainability objectives at section 2
- An assessment of BNDP objectives follows at Section 3 with tables to show how the plan objectives and sustainability objectives relate.
- Section 4 deals with the assessment of alternatives
- Section 5 provides an assessment of the draft BNDP and suggests any fine tuning it may require.
- Section 6 deals with monitoring aspects and outlines the next steps process
- A non-technical summary of the environmental considerations concludes the appraisal as Appendix 1. Appendix 2 shows a plan of the parish with development areas indicated from BER1 to BER25 (plan includes all sites submitted by landowners to SODC as available for development as part of its SHLAA studies). A detailed review of all 25 site alternatives is provided at Appendix 3.

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It should be noted that an analysis of environmental issues is also included in the SWOT matrix below:

STRENGTHS	WEAKNESSES
<ol style="list-style-type: none"> <li>1. Dynamic community</li> <li>2. Strong rental sector with Soha Housing</li> <li>3. Broad range of clubs and societies</li> <li>4. Access to motorways and communication links</li> <li>5. Access to Abingdon, Didcot, Wallingford &amp; Oxford</li> <li>6. A number of retail shops &amp; pharmacy</li> <li>7. Variety of sports facilities within the village</li> <li>8. Good village primary school (now Academy)</li> <li>9. Pre-school nursery facilities</li> <li>10. Adult learning centre</li> <li>11. Surrounded by agriculture land also used for recreation</li> <li>12. Health centre and medical facilities</li> <li>13. Dental surgery</li> <li>14. Village green</li> <li>15. Local library – community facility</li> <li>16. Day-centre for OAPs</li> <li>17. Own cemetery</li> <li>18. Church for multidenominational use</li> <li>19. Variety of events</li> <li>20. Easy cycle access to business parks</li> <li>21. Variety of places to meet including public house.</li> <li>22. Local employment opportunities</li> <li>23. Growing number of self-employed residents</li> <li>24. An active Employment Action Group</li> <li>25. Playing fields</li> <li>26. Active Scout troop</li> <li>27. Fishing and watersports facilities at Queenford Lakes</li> </ol>	<ol style="list-style-type: none"> <li>1. Whole of village lies in Oxford Green Belt</li> <li>2. Housing mix has too many terraced and semi-detached houses</li> <li>3. Population density very high at 7.52 per hectare (much higher if considering settlement boundary only!)</li> <li>4. Inadequate parking facilities in the village</li> <li>5. Lack of a community facility that will accommodate future growth</li> <li>6. Sewerage system inadequate &amp; needs upgrading</li> <li>7. Further development may increase surface water run-off and sewerage problems</li> <li>8. HGVs use village roads to access business parks</li> <li>9. Scout hut needs improvement or replacement</li> <li>10. Youth Centre facilities are poor</li> <li>11. Lack of footpaths in some areas of the village</li> <li>12. Amount of on-street parking in centre of village</li> <li>13. Possible impact of development on landscape</li> <li>14. No dedicated village café or restaurants</li> <li>15. Lighting and noise pollution in some parts of the village</li> <li>16. Lack of B&amp;B accommodation</li> <li>17. Lack of green infrastructure</li> <li>18. People's over dependence on cars</li> <li>19. Increased traffic will adversely affect air quality</li> <li>20. Insufficient allotments</li> <li>21. Lack of recycling facilities within village</li> <li>22. Relatively slow broadband</li> <li>23. Variable mobile signals</li> <li>24. No controlled crossing on A4074 for pedestrians or cyclists</li> <li>25. Children's play equipment in poor condition</li> </ol>

OPPORTUNITIES	THREATS
<ol style="list-style-type: none"> <li>1. Use neighbourhood planning to influence the design and mix of new builds to improve housing design in the immediate vicinity.</li> <li>2. Encourage small-scale businesses to use available space.</li> <li>3. Develop support mechanisms for small business.</li> <li>4. Encourage inter trading between Berinsfield businesses.</li> <li>5. Increase available space in Business Parks.</li> <li>6. Bring specific recycling facilities to village,</li> </ol>	<ol style="list-style-type: none"> <li>1. Academy may lack places for Berinsfield children</li> <li>2. Health centre may be unable to cope with a significantly increased population</li> <li>3. SODC delays promised Green Belt Review</li> <li>4. Inappropriate large developments</li> <li>5. Ad hoc developments that create a “sprawling” village and reduce sustainability.</li> <li>6. Library closure due to cuts</li> <li>7. The village pub closes</li> <li>8. Village shops close due to fall in custom</li> <li>9. Slow broadband drives businesses elsewhere</li> <li>10. Number of HGVs entering the village</li> </ol>

<p>7. Increase &amp; improve retail businesses and help existing village shops through greater community involvement.</p> <p>8. Look at planning tools to facilitate start-up businesses (e.g. Business rates moratorium)</p> <p>9. Encourage work of the EAG</p> <p>10. Construct new community centre</p> <p>11. Create green biodiversity areas around Berinsfield.</p> <p>12. Improve energy efficiency of homes and businesses.</p> <p>13. Provide local B&amp;B or hotel accommodation</p> <p>14. Boost tourism opportunities locally</p> <p>15. Encourage self-build opportunities.</p> <p>16. Improve pre-school and child care facilities</p> <p>17. Community garden sharing</p> <p>18. New Scout Hut</p> <p>19. New Sports Centre</p> <p>20. Promote junior participation for sports with positive participation for girls.</p> <p>21. Create an enabling system to allow local residents to identify areas for improvement.</p> <p>22. Improve the aesthetics &amp; functionality of the existing business park along the A4074</p> <p>23. Potential woodland areas with more trees</p> <p>24. Support the creation of more cycleways such as between Wallingford and Oxford.</p> <p>25. Create more parking space</p> <p>26. Create new access off the A4074 via the old Drayton Road</p> <p>27. Provide a safer crossing on A4074</p> <p>28. Provide new equipment for children's play areas</p>	<p>11. Sewerage system unable to cope with future development</p> <p>12. Flood risks – ponding in Fane Drive</p> <p>13. Berinsfield becoming less affordable</p> <p>14. The high ratio of social-rented housing may deter owner occupation and discourage investment in the village.</p> <p>15. SODC fails to maintain a 5-year land supply as measured by the National Planning Policy Guideline legislation.</p> <p>16. SODC fails to adopt a Local Plan giving speculative developers a “window of opportunity” to counter the intent of its Local Plan and parish Neighbourhood Development Plan/Order(s).</p> <p>17. Insufficient housing for an ageing population who may wish to downsize to more energy efficient and easy to manage dwellings.</p> <p>18. Vandalism &amp; anti-social behaviour due to lack of youth facilities</p> <p>19. Inadequate parking space forces drivers to use other prime amenity areas</p> <p>20. Poor maintenance of green spaces</p> <p>21. Lack of funding threatens EAG operations</p>
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## 2.3 SUSTAINABILITY OBJECTIVES

A starting point for appraising the effects of the proposed Berinsfield Neighbourhood Development Plan is provided through an 'SA framework' of **sustainability objectives**.

Two SA frameworks were used for the BNDP. A more strategic framework was derived from a wider set of objectives which SODC used to appraise its Core Strategy 2027 shown at Table 1 below. These objectives were used to test the sustainability of the plan objectives (Section 3); various plan policy alternatives (Section 4), and the draft BNDP (Section 5).

Sustainability Objectives derived from SODC Core Strategy 2027	
<b>A</b>	To help provide existing and future residents with the opportunity to live in affordable and energy-efficient homes of a size suitable to their needs.
<b>B</b>	To help to create safe places for people to live and for businesses to thrive, to reduce antisocial behaviour and reduce crime and the fear of crime.
<b>C</b>	To improve accessibility for everyone to health, education, sport & recreation, cultural and community facilities and services.
<b>D</b>	To improve public transport choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.

<b>E</b>	To maintain & improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
<b>F</b>	To protect & enhance the village's open spaces & access to countryside
<b>G</b>	To reduce harm to the environment by seeking to minimise pollution wherever possible.
<b>H</b>	To conserve or enhance biodiversity wherever possible.
<b>I</b>	To seek to address the causes and effects of climate change by: <ul style="list-style-type: none"> <li>a. securing sustainable building practices which conserve energy, water resources and materials;</li> <li>b. maximising the proportion of energy generated from renewable sources</li> </ul> ensuring that the design and location of new development is as resilient as possible to the effects of any climate change.
<b>J</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
<b>K</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

**Table 1 – Strategic sustainability objectives for BNDP policies**

More detailed, site specific criteria were used to assess the sustainability credentials of the alternative sites being considered for future development in or around Berinsfield. With no statutory designations (except for Green Belt designation which is being reviewed by SODC in consultation with the local community) and with only a small number of sites readily identifiable, site availability, viability and accessibility to utilities and infrastructure were used the main factors when assessing sustainability credentials.

The Steering Group reviewed all possible sites around the village with a view to providing a rolling portfolio of prospective sites for new homes, shops, employment & infrastructure for the period 2015-2031 while still aiming to be in general conformity with the requirements set out in the SODC Core Strategy 2027. These were principally:

- site availability – 0-5, 5-10 or 10-15 years
- area of site in hectares where known
- policy considerations and any physical constraints
- overall suitability
- other details relevant to each site

## 2.4 SITE-SPECIFIC SA FRAMEWORK

As explained above, a separate review was carried out on each site using a site-specific SA framework based on the template set out in Table 2 below. The detailed results are appended at Appendix 4.

Site code: <b>BER (?)</b>	Location:	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map:		Photo:	

<b>Current use:</b>
<b>Description of site:</b>
<b>Ownership &amp; availability:</b>
<b>Policy Considerations and Physical Constraints:</b>
<b>Historic Environment Constraints:</b>
<b>Landscape Impact:</b>
<b>Biodiversity:</b>
<b>Proximity to Road Network:</b>
<b>Access to Services:</b>
<b>Overall Suitability and Summary:</b>
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>
YES/NO

**Table 2 – Site-specific sustainability criteria for BNDP sites**

For both sets of SA objectives/criteria, the following colour code has been used to describe the NDP's likely impacts:

Net impact of measure - colour code:

<b>Policy appraisal</b>	+	positive impact	-	negative impact	0	no impact	?	uncertain impact
<b>Site appraisal</b>	+	no significant constraint	-	significant constraint	0	partial constraint		?

The sustainability objectives for the plan policies, and sustainability criteria for the plan sites, cover the topics that are required to be considered set out in the SEA Directive as follows:

SEA Directive topic	SA objectives for policies (Table 1)	SA criteria for sites (Table 2)
Biodiversity, flora, fauna	F, H	Biodiversity
Population, human health	A, B, C, E	Area ( <i>No of homes possible</i> )
Soil	G	Current use
Water	G	Physical constraints
Air	D, G	Proximity to road network
Climatic factors	D, I	Access to services
Material assets	C, J	Access to services
Cultural	C	Historic environment
Landscape	F	Landscape
Interactions	F, J	Access to services

## 2.5 BERINSFIELD COMMUNITY SURVEY

As part of its evidence-gathering process, Berinsfield Parish Council commissioned Oxfordshire Rural Community Council (ORCC) to conduct a community survey in November 2014. Questionnaires were delivered to all households and 227 completed returns were received, a response rate of 20%. The ORCC has since carried out a detailed analysis of these returns which can be inspected on the Parish Council website – [www.berinsfield-pc.gov.uk](http://www.berinsfield-pc.gov.uk).

Whereas 67% of respondents believed that 109 new homes or more was the most suitable option for Berinsfield, the final number will probably be much higher. Some 54% believe that most development should be outside the current developed area.

The top five sites for development were, in order, BER13, BER18, BER1, BER23 and BER4. However, three of these lie within the village core area and offer just 1.4ha of development land (enough for only 35 new homes on the scale of development proposed by SODC). BER1 is patently best suited to a new commercial site (as most villagers seem to want to keep residential development to the existing side of the A4074) whilst BER4 is the preferred prime option for any significant number of new homes, shops and infrastructure.

A substantial majority of 60% believe that medium-sized houses offering 2-3 bedrooms are the prime requirement with 35% wishing to see more bungalows in the mix. The preferences for housing tenure were 60% for owner-occupation with 46% for sheltered housing for older residents. Just 41% thought that there should be more social–rented accommodation but elsewhere residents, in their comments, have expressed reservations about the effect that this might have on the community.  
*(Source: ORCC community survey report Jan 2015)*

Parking continues to pose a growing problem that residents wish to see addressed and a new school comes at the head of the community's vision for the future.

The comments made by some residents revealed a misunderstanding of some of the issues facing the village's vision of the future.

These issues are summarised and clarified below:

### **1 “Parts of the village flood”**

The Parish Council commissioned JBA Consultants to report on the true risk of flooding in and around the village. The full report can be viewed on the BPC website [www.berinsfield-pc.gov.uk](http://www.berinsfield-pc.gov.uk)

The report identified that local flood maps were created using an old methodology and survey techniques. Importantly, the report showed that the current EA flood maps were only accurate to a vertical accuracy of between 0.7m and 1.0m ! Conversely Dorchester's flood mapping was conducted more recently using more accurate survey and modelling techniques producing data to a vertical accuracy of just 0.15m. *(Source: p.27 of JBA Flood Risk Assessment for Berinsfield , January 2015)*

### **2 “The lakes to the south of the village are a protected wildlife reserve”**

These lakes are privately-owned and there is no right of public access. Planning permission exists for unrestricted recreational use and the site is currently used by Oxford Wakeboard and Ski Club, Berinsfield Fishing Club, William Performance Tenders (Berinsfield's biggest employer) and a number of small local businesses.

Historically, the site was included in a list of local wildlife sites identified as being of nature conservation importance primarily for over-wintering birds. However, Dorchester Sailing Club, Orchid and Cemetery lakes on the Dorchester side of the A4074 were not considered suitable because of their use for recreational purposes (sailing and fishing).

The owner of Queenford Lakes Watersports Centre (BER24) has recently commissioned an independent ecology review to assess the data/evidence against the current criteria being used for site selection. A full copy of this report by James Johnston Ecology can be read on the Parish Council website.

See <http://www.berinsfield-pc.gov.uk/Berinsfield-Parish-Council/UserFiles/Files/LWSReview.pdf>

The Thames Valley Environmental Records Centre (TVERC) has confirmed that Queenford Lakes is not the most important lake in the Dorchester complex and stated (05 Feb 2015) *“The panel have deferred Queenford Pit due to the lack of adequate bird survey data and the level of interest (as related to the Local Wildlife Sites criteria) cannot be accurately assessed”*.

### **3 “We should not build in the Green Belt”**

Berinsfield was built entirely in the Green Belt. Currently, the village and surrounding land remain within the Oxford Green Belt which inhibits its ability to achieve the necessary regeneration. SODC’s Core Strategy 2027 provides for a review of Green Belt at Berinsfield to remove these restrictions and to allow the allocated 109+ new homes with shops and employment and other infrastructure to be built. The national policies can be read in Section 9 of the National Planning Policy Framework (NPPF). [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **4 “We need to rebuild the primary school and construct a new secondary school.”**

Whilst Berinsfield Parish Council supports its local school to enable it to provide the best opportunities for young people, it is making no policies for any school sites in this Plan. At the current housing allocation, the projected income from developers under the Community Infrastructure Levy is unlikely to be enough to fulfil this commendable aspiration. Therefore, the parish council will welcome the opportunity to work with the District and County Councils and other relevant authorities to address the issues outlined above and recognises that any proposed new policies regarding educational use of land in the village will be subject to full community consultation and scrutiny.

The NDP will make clear that the improvement of existing education facilities and the provision of new schools will be supported.

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## Section 3 – ASSESSMENT OF NDP OBJECTIVES

### 3.1 BNDP OBJECTIVES

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:

- a. gave additional precision to the goals and hence the challenges facing the Steering Group;
- b. 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;
- c. provided the context for the development of planning options and their evaluation;
- d. identified the key areas for policy development; and
- e. helped the Steering Group communicate the benefits and limitations of the NDP.

The objectives and aims are shown at Table 3.1 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
<b>Housing:</b> To provide existing and future residents with the opportunity to live in a decent home.	<ul style="list-style-type: none"> <li>• To provide enough new housing to meet local needs.</li> <li>• To provide a better mix of housing types including smaller single-storey homes, affordable homes and self-build.</li> <li>• To ensure that new development is of high-quality design and is built to a high sustainability standard.</li> <li>• To give preferential access where possible to some new homes for people with a strong local connections.</li> </ul>
<b>Community and lifestyle:</b> To maintain the character and vitality of the village	<ul style="list-style-type: none"> <li>• To provide homes for younger people and young families and so counter the growing demographic imbalance.</li> <li>• To try to ensure that the village as a whole benefits from new sustainable housing and other local development.</li> <li>• To improve services (shopping, community, health, educational, post etc.) in the village</li> <li>• To increase the quality of, and opportunity for, indoor/outdoor sport and recreation and to support cycling and walking instead of motor vehicle use</li> </ul>
<b>Employment:</b> To enhance the prospects for local employment.	<ul style="list-style-type: none"> <li>• To encourage and support local commercial enterprises.</li> <li>• To encourage and support home working.</li> <li>• To make affordable housing available for local families.</li> <li>• To improve training to ensure residents have better prospects for employment locally.</li> </ul>
<b>Design and landscape:</b> To seek opportunities to improve the design and landscape of Berinsfield	<ul style="list-style-type: none"> <li>• To integrate new housing into Berinsfield such that today's rural look and feel is enhanced.</li> <li>• To prioritise the redevelopment of previously developed land</li> <li>• To protect, enhance and conserve the landscape and views.</li> <li>• To protect and enhance the village's green open spaces.</li> <li>• To preserve or improve important village assets.</li> </ul>
<b>Environment:</b> To seek opportunities for landscape, recreational and ecological gain whilst minimising the	<ul style="list-style-type: none"> <li>• To seek to generate more energy from renewable sources than the village utilises.</li> <li>• To conserve and enhance biodiversity, and create new areas for nature conservation.</li> <li>• To minimise pollution from new and existing development</li> </ul>

environmental impact of new development.	<ul style="list-style-type: none"> <li>To encourage recycling and renewable energy.</li> <li>To ensure that the design and location of new development is resilient to the effects of climate change and flooding.</li> </ul>
<b>Transport:</b> To reduce the need for travel by car and shorten the length and duration of journeys.	<ul style="list-style-type: none"> <li>To position new development within easy walking distance of employment, bus stops, the school, the health centre, shops and other village facilities.</li> <li>To link all new developments to the village centre and nearby employment areas with footpaths or cycle-ways, wherever possible.</li> <li>To progressively upgrade existing footpaths to provide for use by cycles and buggies.</li> <li>To improve public transport to and around Berinsfield</li> <li>To design and position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, are reduced.</li> </ul>

**Table 3.1 BNDP objectives and aims**

### 3.2 ASSESSMENT OF THE BNDP OBJECTIVES

Table 2 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
<b>Housing:</b> To provide existing and future residents with the opportunity to live in a decent home.	✓										✓
<b>Community and lifestyle:</b> To maintain the character and vitality of the village.	✓	✓	✓		✓						✓
<b>Employment:</b> To enhance the prospects for local employment.		✓			✓						✓
<b>Design and landscape:</b> To seek opportunities to improve the design and landscape of Berinsfield.					✓	✓					
<b>Environment:</b> To promote scope for landscape, recreational and ecological gain whilst minimising environmental impact of new development.						✓	✓	✓	✓	✓	
<b>Transport:</b> To reduce the need for travel by car and shorten the length and duration of journeys.		✓	✓	✓					✓		✓

**Table 2 – Correlation of Plan and Sustainability Objectives**

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## Section 4 – ASSESSMENT OF ALTERNATIVES

### 4.1 ASSESSMENT OF ALTERNATIVES

The SEA Directive requires an analysis of *"the likely significant effects... of implementing the plan... and reasonable alternatives taking into account the objectives and the geographical scope of the plan"* (Article 5.1). *It also requires "an outline of the reasons for selecting the alternatives dealt with"* (Annex 1h).

The SWOT analysis of Section 2.2 was used to help us focus on the alternatives we most needed to consider. The Assessment of Alternatives is split into those that the Plan has control over and those that it doesn't and are really 'wish lists'.

### 4.2 AMOUNT & TYPES OF NEW HOUSING

A key aim of this NDP is to identify sites for new housing to meet the requirements of the SODC Core Strategy 2027. However to do this, the number of homes needed must be determined. The minimum requirement is for 109 new homes but Berinsfield has also decided to look at further options as part of its desire to "future-proof" the Neighbourhood Development Plan against the possibility that housing numbers and the amount of associated development land required may increase under the emerging SODC Local Plan 2031.

SODC Core Strategy states it is facing a requirement for 11,487 new homes over the next 15 years and that across the District there is a growing need for smaller 2-bed households. Without this option, an ageing population will be unable to downsize to free up larger properties more suited to young families and younger people may be denied access to starter homes.

As part of SODC's adopted Core Strategy 2027, Berinsfield has been tasked with providing space for a minimum of 109 new homes for which new sites are required. Although NDPs may not plan for fewer homes than those allocated in a Core Strategy or Local Plan, they can plan for more homes to help direct the way the village develops over time and to "future-proof" the NDP against increases in housing numbers over the life of the plan. Berinsfield has therefore considered four options.

#### *Numbers of new housing*

The initial requirement is for

- 1**            **109** homes, consistent with the adopted Core Strategy 2027

However, to "future-proof" the Neighbourhood Development Plan in light of the SODC's emerging Local Plan 2031, the options were extended to plan for:

- 2**            **109-200** new homes
- 3**            **200-300** new homes
- 4**            **300+** new homes

Following publication of the Strategic Housing Market Assessment (or SHMA) in April 2014 which identified that South Oxfordshire might need to plan for up to 5900 more new homes than previously thought, the Steering Group has confirmed the need to "future proof" the NDP in the event more homes and employment sites are required during the life of the plan and how this might impact on existing community facilities.

Plan Alternative	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
109 homes	0	0	0	0	0	0	-	-	0	?	+
More than 109 homes	0	+	+	+	-	-	-	+	?	+	
<b>Comments:</b>											
<p>The preferred alternative is for <b>more than</b> 109 houses. The village will require approximately 100 new homes just to accommodate existing needs within the village. More than the SODC minimum requirement will enable the much needed regeneration of parts of the village.</p> <p>The higher the number of new homes, the more affordable homes can be provided for. Access to services and public transport will depend on CIL and Sec.106 agreements from the developers, with more homes providing more funding for community infrastructure.</p> <p>New residents will require more health and recreational facilities, and there is concern that the homes will go on what is currently green/recreational land. More homes will mean more loss of greenfield land, and possible reduction of biodiversity. Achievement of the other SA objectives will depend more on the types and design of the new homes than the number of homes.</p>											
<b>Mitigation:</b>											
<p>Prioritise new homes on previously developed land where possible, and protect all open space within the current settlement boundary of Berinsfield itself. Where homes go on greenfield land, they should minimise impacts on biodiversity, and have good pedestrian and cycling links to local services.</p>											

Whilst Berinsfield is keen to minimise the impact of new development on the Green Belt, the community is generally supportive of the need for extra housing. This is likely to require the construction of 109+ new homes phased over the lifetime of the NDP. SODC Core Strategy 2027 (para 7.1) states "based on the household projections, a village with a population of 3000 would need an additional 110 houses by 2026 just to accommodate the existing population". According to the 2011 national census, Berinsfield currently has a population of 2806 persons. It will also be economically and ergonomically more effective to identify sites for the delivery of the required minimum number of 109 dwellings on two or three larger sites whilst a larger number of new homes will deliver a higher Community Infrastructure Levy (CIL) to enable a larger number of community improvements to be carried out.

The mix could include different combinations of

- **Larger houses: 4/5 bedrooms**
- **Medium houses: 2/3 bedrooms**
- **Small houses: 1/2 bedrooms**
- **Bungalows: 1/2 bedrooms**
- **Flats: 1/2-bedroom**
- **Self-build**

### Affordable housing

The SODC Core Strategy policy CSH3 states that 40% affordable housing will be sought on sites where there is a net gain of three or more dwellings. A tenure mix of 75% social-rented and 25% intermediate housing should also be sought.

The NDP should aim to be in general conformity with the Core Strategy in order for it to pass examination. Housing proposals, therefore, have to provide for a minimum of 40% affordable housing unless it can be demonstrated that this is not viable.

Berinsfield already has a much higher than average level of social/tenanted housing compared the rest of Oxfordshire or the District and the NDP will need to make recommendations for how best “to improve the mix of housing” as intended by para 7.21 of the adopted SODC Core Strategy 2027. Consideration will also be given to the provision of specialist housing specifically to appeal to first-time buyers, self-builders and to meet the needs of an ageing population.

The vision for Berinsfield includes policies which allow for a better mix of housing through encouraging a more realistic chance of genuine home ownership across all generations. The plan will support aspirations recently announced by the government to build starter homes which will be offered to younger first time buyers at 20% below market prices. The NDP will also make provision for self-build, shared ownership and other intermediate housing.

Policies will not provide any allocation for social-rented housing until such time as the mix of housing within the village matches that of other villages in the district.

Plan Alternative	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
Proportion of affordable homes recommended by SODC (40%)	+	-	?	+	?	+	?	?	-	-	0
Lower proportion of affordable homes (<40%)	-	+	?	-	+	-	?	?	-	-	0
<b>Comments:</b>											
The preferred alternative is for less than 40% affordable homes, to be provided as a mixture of sizes, with some land being set aside for self-build housing.											
Berinsfield was built from scratch with 278 units of accommodation of which 200 were to be owned by the local authority and just 78 for private ownership. The SODC Core Strategy (CSH3) calls for 40% of new housing to be classed as 'affordable'.											
In recent consultations, there have been many comments calling for a range of homes to suit first-time buyers, self-builders, growing families and older residents seeking to downsize but remain in the village.											
With rising house prices, it may be difficult for less-affluent people to stay in or move to areas with low levels of social or private-rented housing. However, a broader combination of housing mix should be considered to avoid Berinsfield becoming classified as a 'deprived area' and to provide a better range of housing including smaller, lower-cost properties to enable those with aspirations to more easily realise their ambition to become a property owner in Berinsfield. Some self-build opportunities should be included in the housing mix if land is available.											

**Mitigation:**

Berinsfield already has the highest percentage mix of social/tenanted to owner-occupied housing in the District (42.4% social/tenanted -57.6% owned) and it is important to differentiate between 'affordable' and 'social-rented'. The Core Strategy when focussing specifically on Berinsfield states that SODC is seeking to "improve the mix of housing". It also states that there is a broad demand for 2-bed properties across the County.

### 4.3 RETIREMENT HOUSING PROVISION

Current demographics indicate that there will be an increasing need for housing provision for the elderly in Berinsfield during the life of the NDP. People living in the village generally quite like it and wish to stay. Yet, while many residents are content to continue into retirement in their current homes, others want to downsize within the village to a bungalow or ground floor flat, etc. Soha currently provides 46 units of sheltered housing but advises that there is not enough older persons' accommodation and that the demand for this sort of accommodation is quite high and growing.

The provision of alternative housing in Berinsfield for those with specific needs falls into three general categories:

- **homes for those who wish to downsize and for surviving partners.**

The stock of smaller houses has been much reduced over the last thirty years as many have been sold and then extended. There is an urgent need for two-bedroom, energy efficient dwellings, mainly single-storey and with modest gardens;

- **sheltered housing, for those capable of independent living with limited support.**

The existing provision in Berinsfield is seven flats and 4 bedsits at Berinscourt House with communal lounge and gardens, 10 bungalows with gardens at Westcroft and 10 bungalows with gardens at Wey Road/Fane Drive.

- **care home provision for those no longer capable of independent living.**

Whilst it is able to offer a limited amount of sheltered accommodation (with warden assistance) Berinsfield currently does not have a dedicated Care Home and residents needing specialist care have to relocate to Burcot, Abingdon, Didcot or Wallingford.

### 4.4 HOUSING DENSITY

The village already has the highest density of any neighbourhood within South Oxfordshire. According to the 2011 census, 2806 residents live within the Berinsfield Parish boundary. The present settlement area is 58ha giving a density approaching 50 people per hectare. SODC's Core Strategy 2027 seeks a minimum density of 25 dwellings / ha unless this would have an adverse effect on the character of the area. (Policy CSH2 Density).

The Berinsfield Environmental Improvements Action Plan commissioned by SODC in 2012 made a number of comments on housing and deprivation. Notably 7.2.1 states that "the housing balance will need to be tackled to ensure that the current cycle of problems within the village is broken". Para 7.2.2 goes on to say "Berinsfield is one of the 2000 most deprived wards in England and its rank in housing quality is even lower".

The longer term vision for Berinsfield set out in its NDP policies will be to redress this imbalance in the mix of housing.

Plan Alternative	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
Minimum housing density of 25/ha	-	-	-	0	-	0	+	-	0	0	0
Minimum housing density of less than 25/ha	+	+	+	0	+	-	0	+	0	0	0
<p><b>Comments:</b></p> <p>In 2012, the SODC and Soha commissioned an Environmental Improvements Action Plan for Berinsfield which stated that the village is currently:</p> <p><i>"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. Areas of new housing and areas for infilling will need to be identified and hurdles will need to be overcome to relax restrictions within the Green Belt to enable this to take place."</i></p> <p>The Steering Group is minded to recommend that, where appropriate, the NDP allows <b>a less dense mix</b> of housing than the 25/ha recommended by the SODC in its Core Strategy 2027 with the aim of creating a more 'garden city' style of environment across the village.</p> <p>In order to achieve a better mix and range of housing, more land may be required to create a more balanced and healthy living environment. This will also create opportunity to resolve car parking problems and to further enhance biodiversity objectives</p>											
<p><b>Mitigation:</b></p> <p>The Core Strategy when focussing specifically on Berinsfield states that SODC is seeking to "improve the mix of housing". It also states that there is a broad demand for 2-bed properties across the County.</p>											

## 4.5 EMPLOYMENT

Previous village consultations revealed that most residents would welcome more opportunities for employment in or close to the village following any redevelopment in Berinsfield. Their interest includes jobs in maintenance, support services, warehousing & distribution, hotel & leisure, secretarial, catering & commercial.

Two either/or options need to be considered as follows:

- Promote more employment locally  
OR
- Keep current employment but accept that most new employment for Berinsfield residents will be outside the village
- Allocate land for a new business park(s) somewhere on the outskirts of the village  
OR
- Do not allocate any land for new business area(s) and accept that business may relocate elsewhere

The Neighbourhood Development Plan is looking at a period of some 15 years. Existing employment sites are well-used but some have reached the end of their useful life. The NDP will seek to encourage local employment opportunities which, in turn, should help reduce car dependency. Consultation with owners of existing industrial sites within the village revealed that most have no plans for change or redevelopment during the life of the NDP.

It is reasonable therefore to assume and indeed plan for additional new employment sites within the Parish. BER12, 13, 18 & 24 all have existing employment infrastructure which the owners have already indicated are available for redevelopment. If some of these sites were to become residential there would be a need to find alternative sites elsewhere within the village. The Steering Group decided that there were no other reasonable alternatives to meet employment aspirations than to opt for the first alternative in each case above.

Plan Alternative	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
No new employment sites	0	-	-	-	-	+	0	?	0	0	0
Create new employment sites	+	+	+	+	+	?	-	+	0	+	+
<p><b>Comments:</b></p> <p>A prime objective of the NDP is to support and encourage a greater range of local employment opportunities in Berinsfield. Some existing commercial buildings are “end of life” and becoming less efficient and many are sited at the top of the village requiring HGVs to transit residential areas to reach them. The NDP will seek to encourage the use of sustainable materials and construction methods as well as an eco-friendly design.</p> <p>Opening new, purpose-built business park(s) within the parish will enable a wider range of job opportunities to be developed on the coat tails of future development in the Science Vale. Local businesses would also get a boost from new larger employers moving into the area.</p> <p>There is some concern about the number of HGVs currently transiting through residential areas to reach the industrial estates at the top of the village. Policies in the NDP to create new sites outside the village and regenerate those at the entrance to the village will go a long way to remove this problem with benefits to health and environment.</p> <p><b>Mitigation:</b></p> <p>The new business park(s) should focus on providing jobs that local residents can access, i.e. manufacturing, services, etc.</p> <p>The new business park(s) should aim to replace any loss of biodiversity and achieve a 'net biodiversity gain'.</p>											

## 4.6 SPORT & RECREATION

Berinsfield is home to a number of top-class sports clubs and recreation facilities. In addition to its soon to be updated multi-use sports centre with indoor swimming pool, the village has outstanding boxing, football and gymnastics clubs, a water ski and wakeboard nationally designated “Centre of Excellence”, a fishing and an open water swimming club as well as Scouts, Brownies & WI.

SODC and Oxfordshire County Council are currently planning the redevelopment of the Abbey Sports Centre and the co-location of some public services within Berinsfield into a single new-build. A key aim of the NDP is to increase the quality of, and opportunity for, indoor/outdoor sport and recreation and to “re-brand” Berinsfield as the destination of choice for first-class sporting facilities within the County. This vision is supported by the SODC Core Strategy 2027 para 3.13 in which Objective 6 states that SODC aims to 'promote provision of high-quality sport, leisure, cultural and health facilities for all ages across the district'.

The Leisure Team also notes that, with a larger percentage of Berinsfield residents being 65+, any future plans should consider how to engage older residents in more sports and physical activities. This is important as low levels of social integration and loneliness can significantly increase mortality. Social participation (including sports and physical activity participation) acts as a protective factor against dementia and cognitive decline over the age of 65 and also has an impact on the risk of mortality by aiding recovery after becoming ill.

Plan Alternative	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
Expand the range of sport and recreation facilities available	0	+	+	+	+	0	0	0	0	0	0
Do nothing	0	0	-	-	-	0	0	0	0	0	0
<b>Comments:</b>											
<p>The BNDP will promote an expansion of the range of sport and recreational facilities available. The SODC aims to promote the provision of high quality sport and its 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.</p> <p>Expansion of these activities can serve to boost tourism and provide additional employment opportunities locally.</p>											
<b>Mitigation:</b>											
<p>There are plans to replace the ageing Abbey Sports Centre with a new “fit for purpose” facility. Any redevelopment will need to incorporate the latest energy-saving technologies. Feedback from the village was overwhelmingly that the sports centre should remain accessible and within the village.</p> <p>The preferred plan is to build a new state-of-the-art facility incorporating the library and other important community facilities. This should be adjacent to or close to the existing sports centre/library site (BER9).</p>											

## 4.7 BROAD LOCATION OF HOUSING / EMPLOYMENT

### *Infill v. Greenfield development*

The NDP can't force houses, shops or offices to be built on certain land but it can designate areas for preferred land uses which means land-owners and developers will know what the likely chances are of being able to build on it and what sort of homes and/or buildings the community would prefer to see there.

As most of the village is already constructed using terraced or semi-detached housing, any policy which relies on the creation of additional properties within the existing village is likely only to increase the sense of overcrowding and traffic congestion.

At present, development on anything other than “previously developed land” is restricted by the fact that the whole of Berinsfield currently lies within the Oxford Green Belt. SODC is undertaking a local review of the Green Belt land in and around the developed area

Plan Alternative	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
Prioritise use of previously developed land.	0	0	0	0	0	+	+	+	+	0	0
Focus all development on green field sites around the village	0	0	0	0	0	-	-	-	-	0	+
<p><b>Comments:</b></p> <p>Although development on greenfield land would have negative impacts on the countryside, biodiversity, the environment and climate change, the social benefits in this case would outweigh the negative impacts. Whilst most Berinsfield residents accept that new housing is required, in local consultations, they have stressed this should be on the edge of the village <b>outside the existing built area</b> as the village's existing green spaces are highly valued. Other factors influencing this decision are that the sewerage system is already overloaded, the use of sites for infill could increase the sense of congestion that already affects the village, and suitable infill sites which are available during the life of the NDP are extremely limited.</p> <p>Respondents expressed <b>strong opposition</b> to any development on the central green, the school field or the Parish Council fields.</p> <p>Because local residents are strongly of the opinion that any new development should not take place within the existing footprint of the village, and any infill would provide less than 10% of the required build, it is abundantly clear that the new sites can only be located in areas outside the existing built area of the village on land currently designated as greenfield.</p> <p>SODC Policy CSEN2 provides for a review of Green Belt and accepts that areas of Berinsfield are in need of regeneration and that the Green Belt policy is inhibiting this. Extending the village into areas that have hitherto been classed as 'green-field' sites could in this instance enable a more sensitive and sustainable approach to environmental protection and conservation of biodiversity.</p>											
<p><b>Mitigation:</b></p> <p>The NDP will seek wherever possible seek a net gain in biodiversity, ensure the use of sustainable materials that are of a type suitable to their rural location and ensure that the design blends well into the countryside. Berinsfield actively supports the creation of cycle links within the community and a dedicated cycle route linking Berinsfield to Oxford to the north via the old Roman Road and Wallingford to the south via a new route. The Science Vale at Culham is already well-served via the Thames Cycle Path from Abingdon to Berinsfield which would link to this new route.</p>											

## 4.8 SPECIFIC DEVELOPMENT SITES

Summarising the strategic issues discussed above, Berinsfield is unlike any other village in South Oxfordshire in that it did not evolve over many hundreds of years from a farming or market community. Bullingdon Rural District Council decided to build the new village after

buying the disused airbase from the Air Ministry in 1957. Berinsfield was the first English village to be built on virgin land for over 200 years and remains entirely within the Oxford Green Belt today. SODC's adopted Core Strategy 2027 identifies that parts of the village are in need of regeneration and therefore a local review of the green belt is to take place to allow for future growth and regeneration.

It was clear from the start that there is insufficient space available within the existing built area of the village for the 109 new homes plus employment and associated infrastructure currently allocated within the adopted Core Strategy. The Parish already has one of the highest population density ratios of any village in South Oxfordshire. Even when prioritising previously developed land within the parish boundary, it quickly became clear that future growth would have to go largely on green-field sites around the current settlement boundary.

There are no statutory designations affecting Berinsfield except the green belt designation and Environment Agency flood zones. The flood zones do not appear to be wholly accurate. The community strongly opposes building on the existing green spaces within the village so the overriding factors affecting deliverability of the NDP were:

- To what extent previously developed land exists within the parish?
- Over what timescales might land become available for development?
- How likely are potential sites to flood?
- What form of development is required and how will it contribute to the future needs of the community?
- Will the sites and their proposed uses over the timeframe of the NDP be supported by most of the community at a referendum?
- How well each site meets the sustainability objectives?

The BNDP Steering Group started the task of assessing sites by considering past village surveys, previous work carried out by consultants acting for SODC and their own knowledge of Berinsfield which in some cases stemmed back to when the village was first built in the 1960's.

A number of areas were identified in the village questionnaire 2008 as possibly suitable for infill but most are unsuitable on account of their location causing increased parking problems and demands on an already overloaded sewage disposal system. These were:

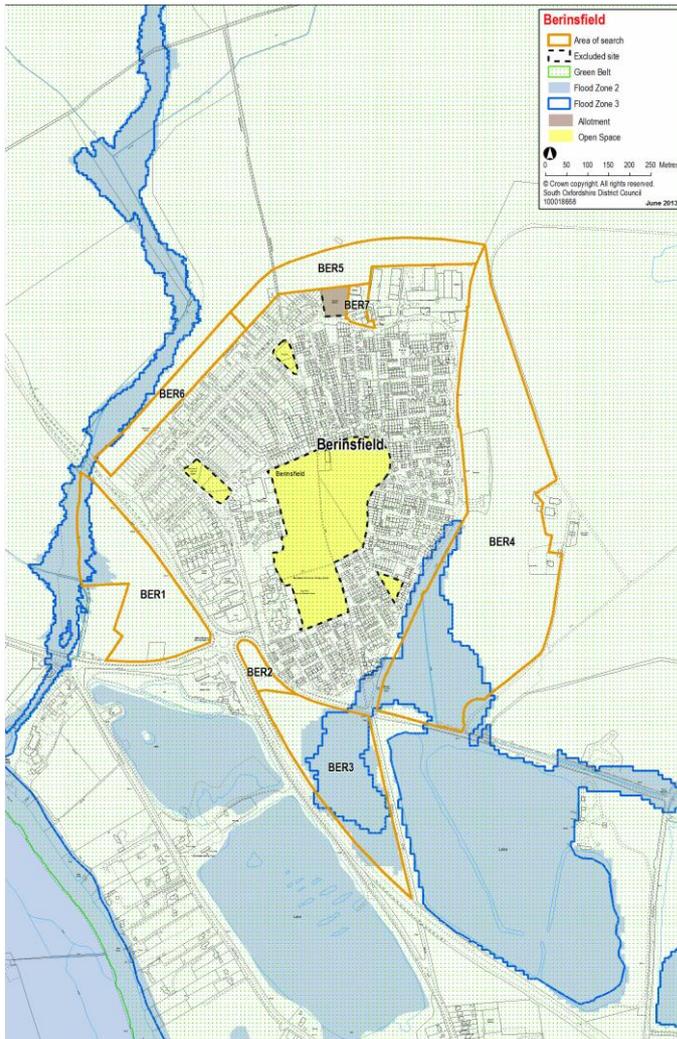
Fane Drive (opposite the dentist),  
the bottom shops, beyond Barrington Close,  
the Drayton side of Fane Drive,  
Lay Avenue car park,  
behind Costcutters

Whilst a redevelopment of the closed-up shops could result in better retail and/or commercial options, a better option for the other spaces mentioned above might be to leave them as they are to contribute to the open green spaces within the village.

SODC conducted a Strategic Housing Land Availability Assessment (SHLAA) in 2011 and in 2013 asked the public to submit any further additional sites. The SHLAA is not a policy document but a reference document which not only indicates location but also potential suitability for development based on the level of desktop investigation work undertaken at that time. The links below show the results of the July 2013 studies:

[http://www.southoxon.gov.uk/sites/default/files/Appendix%203%20Berinsfield\\_2.pdf](http://www.southoxon.gov.uk/sites/default/files/Appendix%203%20Berinsfield_2.pdf)

<http://maps.southoxon.gov.uk/website/south/developmentsitesconsultation/ShowMap.asp?action=pan&direction=nw&level=4>



The zones in this map were taken from the Strategic Housing Land Availability Assessment 2013 report by SODC and the site codes (up to BER6) have been retained as references in this SA.

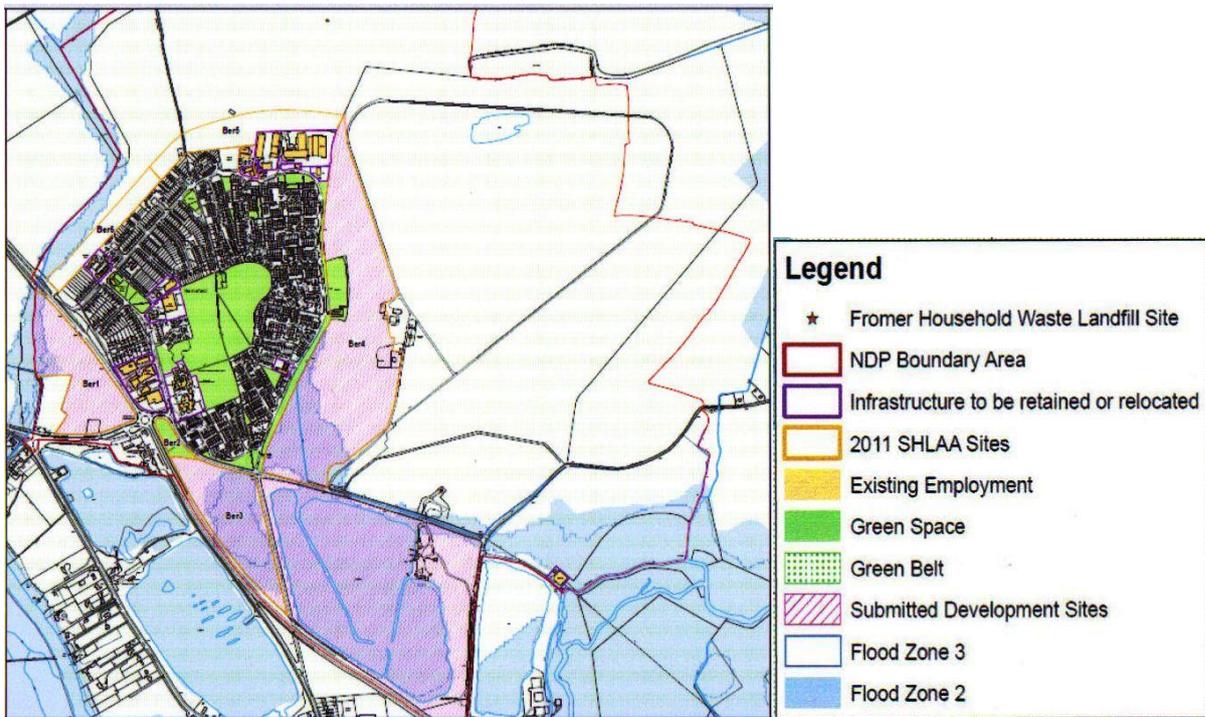
A zone may contain more than one site for development.

In 2013 SODC again consulted landowners to identify alternative sites which might be available for future development. The results of this latest exercise are shown shaded in red on the map below.

Those areas that currently fall within Environment Agency Flood Zones 2 & 3 are shaded in blue. Few of these areas experienced any extensive flooding during the wettest winter on record - 2013/2014: Independent consultants have been appointed to ascertain the true likelihood of flooding.

*A map of the parish showing potential development zones in SHLAA 2013*

The Steering Group initially considered 25 potential sites (see Appendix 3) which had been identified by the community as being of interest either as possible regeneration sites or new development sites or for the need to protect them under policies brought forward in the Neighbourhood Development Plan. Following several public meetings with the steering group, seven sites were excluded for a variety of reasons ranging from existing commercial leases rendering some sites undeliverable during the life of the NDP to conservation issues or other restrictions (see table 4 below); this left 18 'reasonable' site alternatives.



The areas zoned in red indicate areas where the landowners have already indicated an interest in development

A summary of the sites considered follows:

Site Ref.	Location of site	Comments	Status
BER1	Land at junction of A 4074 and A415	Might be suitable for commercial use as close to main roads and available now.	Include
BER2	Land at junction of Burcot Lane and A 4074 (near roundabout)	This area of land has been planted with trees and provides a barrier between the village and the A 4074	<b>Exclude</b>
BER3	Land adjoining BER2 between A 4074 (Dorchester bypass) and Queenford Lakes.	Shown to flood on EA map but submitted by owner as available for development	Include
BER4	Farm land to the east of Fane Drive	Parts on EA flood map but favoured by most residents as logical direction for village to grow	Include
BER5	Farm land to the north of village (behind industrial area and closes off Fane Drive)	Site considered as part of SODC's SHLAA but not put forward by owner	Include
BER6	Farm land to the north of the village (behind Berinscourt House) adjoining BER5	Site considered as part of SODC's SHLAA but not put forward by owner	Include
BER7	Site containing shops, public house, health centre and Berinscourt Hse, Fane Drive	Shops and health centre valued by community and must be protected	Include
BER8	Berinsfield Community Association premises and land	Privately owned property not currently put forward for redevelopment.	<b>Exclude</b>
BER9	Sports Centre, Library, PACT building and surrounding land	Valued by community and must be protected. Plans to replace	Include
BER10	Industrial units off Fane Drive adjacent to BER4 and BER5	Owner has indicated that he does <u>not</u> currently wish the site to be included	<b>Exclude</b>
BER11	Industrial units adjacent to BER10	Each unit individually owned on long leases	<b>Exclude</b>
BER12	Gymnasium	In need of regeneration and submitted by owner as available	Include
BER13	Industrial units	In need of regeneration and submitted by owner as available	Include

BER14	Scout Hut	Site owned by SODC. Hut owned by Scout Group. Scouts interests need protection	Include
BER15	Coach Depot	Owned by occupier. No plan to move or redevelop during life of NDP	Include
BER16	Boxing Club	Land owned by SODC, building owned by Boxing Club. Club is very important to the village and should be retained and supported.	Include
BER17	Abbey Woods Academy, Mount Farm CEC, Pre-school premises	Important infrastructure site that the village wishes to retain and enhance	Include
BER18	Industrial units in Wimblestraw Road, opposite war memorial.	Owner engaged in NDP process and land is available. Currently let on short term basis. Buildings coming to the end of their life. Employment Action Group based in one building.	Include
BER19	Industrial unit (former telephone exchange) adjacent To BER 18	Buildings used for distribution of goods related to owners' business. Owners currently do not wish the premises to be included, but Steering Group felt that if the situation changed, the village would like to see the site redeveloped.	<b>Exclude</b>
BER 20	Industrial unit (former Warwick Pumps premises) adjacent to BER19 on junction of Wimblestraw Road and A4074	BER 19 & 20 in same ownership. Same comments as BER 19	<b>Exclude</b>
BER21	Deacons Estate on junction of A4074 and A415, including café, scrap yard etc.	Owner does not wish to put the site forward, but it is a site the village would like to see regenerated	Include
BER22	Small area of land adjacent to BER1.	Same owner as BER15. No intention of selling or developing during life of NDP.	<b>Exclude</b>
BER23	Shop premises, flats and car park at the junction of Fane Drive and Chiltern Close	To date the owner has not indicated that he would like to engage with the NDP process regarding this premises but residents would like to see the site regenerated/improved	Include
BER24	Queenford Lakes Water sports Centre  Includes: three non-statutory designations: National Centre of Excellence (British Water Ski & Wakeboard) UK Home for Sport (RAF) Local Wildlife Site (BBOWT)	Partially previously developed land with unrestricted recreational use consent. Planning approvals exists for lakefront home, shop, café, office, storage, workshops, water ski & jet ski clubhouses and judges' tower together with associated fixed surface infrastructure. Berinsfield's largest employer leases one of the lakes to test, demonstrate and develop its range of boats sold worldwide.  A deselection proposal has been lodged by the site owner as the LWS no longer fulfils the DEFRA criteria.	Include
BER25	Wally Corner	Former landfill site. Methane estimated to burn for another 60+ years. Steering Group considered it could be tidied up and planted or used for some form of renewable energy.	Include

**Table 4 – A summary of potential sites for future development**

Public consultation exercises were held at the village fête on 14<sup>th</sup> June 2014 and the school fête on 12<sup>th</sup> July. Villagers were invited to show their preferences for any future development and any areas of community concern. The results for the different detailed sites were as shown below. This process helped the BNDP steering group arrive at the 25 sites which later became BER1 – BER25. Any sites not mentioned below were added by the steering group following open debate with key community leaders and stakeholders.

	<b>Village fête</b>	<b>School fête</b>
<b>BER1 (Car Boot Field)</b>	3 x Move industrial sites here 2 x Houses here rather than anywhere else 1 x Move all industrial to BER1, then build housing on all current industrial land 2 x More local employment 1 x Amalgamate industrial units 1 x Bungalows 1 x Warden-assisted care home 1 x Move Pearce's coach depot here. 1 x New homes here	3 x jobs here Supermarket
<b>BER2 Copse at entrance to village</b>	1 x Protect trees – more trees	No comments
<b>BER3 Agricultural land in Burcot Lane</b>	1 x Housing & shops 1 x New 2-bed bungalows 1 x New houses	First-time buyer homes
<b>BER4 Agricultural land to east of village around Mount Farm</b>	1 x Bungalows 1 x Sort out parking, use garages for cars 2 x Housing built here 4 x Housing 1 x Cemetery only good for 25yrs 2 x Secondary school 1 x Self-build 1 x New 2- & 3-bed housing 1 x New schools big & small 1 x New school 1 x Water Park - better stuff for kids 1 x Adventure playground	New retirement bungalows 2-bed New secondary school New secondary school - part of Abbey Woods Academy Central Health Centre Multi houses build being 1,2,3 & 4-beds Better shops 3/4 bed houses Better food shops 3/4 bed houses Housing here
<b>BER4 max Mount Farm area to east of village (outside of BER4)</b>	1 x New 3-bed houses 1 x Plant trees, nature reserve 2 x Tesco 1 x Houses 2-beds 1 x KFC 1 x Bigger better skate park 1 x Houses here	No comments
<b>BER5 Land behind Tower Industrial Estate</b>	(Extend allotments here?)	No comments

<b>BER6 Land behind Health Centre to NW of village</b>	1 x OAP home 1 x Warden-assisted home for the elderly 1 x Retirement 2-bed bungalows 1 x Retirement homes near Health Centre and shops 2 x Outdoor swimming pool	Older people's homes near health centre Police station Old peoples bungalows
<b>BER24 Queenford Fishing and Watersports Lakes In Burcot Lane</b>	2 x Hotel 1 x Fly-fishing lake 1 x Spa hotel (jobs) 1 x New hotel 1 x New hotel (local jobs) 1 x Hotel	Lakeside restaurant (e.g. Toby Carvery) 2 x hotel Holiday cabins, hotel/jobs Waterfront cabins/hotel Williams boats Regenerate water sport lake Lakeside homes 4/5 beds
<b>BER21 Deacon's Estate - scrap yard/café &amp; Clover area</b>	1 x Shops, shoes, Newlook (where scrap yard is)	No comments
<b>BER10 Vogue industrial area top of village</b>	1 x Housing 1 x Housing 1 x Get rid of lorries to outside village 1 x Build new homes. Starter homes Move industrial estate to car-boot field	No comments
<b>BER18 Industrial area at bottom of village</b>	1 x Housing 3-bed 1 x More shops 1 x Housing	No comments
<b>General comments</b>		Berinsfield people get priority on housing Recycle electricity from landfill gas Job site New to buy 1,2,3 beds, with village people having 1 <sup>st</sup> choice

**Table 5 - Results of consultation from fêtes**

Appendix 3 shows the assessment of the site alternatives which were considered by the Steering Group. Table 6 summarises these assessments. The 'overall' column does not represent an average of the other criteria, rather a judgement about how suitable for development the site is, and how sustainable the site would be were it to be developed.

	Current use	Ownership & availability	Policy & physical	Historic	Land- scape	Bio- diversity	Proximity to roads	Access to services	<b>Overall</b>
<b>BER1</b>	0	+	0	+	+	0	0	0	<b>0</b>
<b>BER2</b>	0	?	-	+	0	-	+	+	
<b>BER3</b>	0	+	0	+	+	0	+	+	<b>0</b>
<b>BER4</b>	0	+	0	+	+	0	+	0	<b>0</b>
<b>BER5</b>	0	?	0	+	+	+	+	0	<b>0</b>
<b>BER6</b>	0	+	0	+	+	0	+	+	<b>0</b>

BER7	+	-	-	+	+	0	+	+	0
BER8	+	-	+	+	0	+	+	+	-
BER9	+	+	+	+	0	+	+	+	?
BER10	+	-	+	+	+	+	0	+	-
BER11	+	-	+	+	+	+	0	+	-
BER12	+	+	+	+	+	+	+	+	+
BER13	+	+	+	+	+	+	+	0	+
BER14	+	0	0	+	+	+	-	+	0
BER15	+	-	+	+	+	+	0	+	-
BER16	+	0	+	+	+	+	+	+	+
BER17	+	0	0	+	0	+	0	+	?
BER18	+	+	+	+	+	+	+	+	+
BER19	+	-	+	+	+	+	+	+	0
BER20	+	-	+	+	+	+	+	+	0
BER21	+	-	+	0	+	+	+	+	0
BER22		-	0	+	+	0	0	+	-
BER23	+	0	0	+	+	+	+	+	+
BER24	+	+	0	+	+	0	0	0	0
BER25		?	-	+	+	0	0	0	0

### **Commercial**

The principal areas selected for the first round of commercial development are BER1 and BER24. Both sites are available in the Plan timeframe, have good access, have few constraints (or constraints that can be overcome), and are large sites that can provide a step-change in employment in the village.

The owners of site BER1 have confirmed the availability of their land for some form of development and the community feedback so far has been that this site would suit employment or some other form of mixed use development.

There is also a possibility of some early development at BER24 parts of which are already occupied by permanent structures, including their curtilage and associated fixed surface infrastructure. Other developments are likely to take longer to negotiate and to finalise.

If BER4 is developed, road access should be via the existing access road from Burcot Lane to Mount Farm or via a new entrance off the A4074 using the Old Drayton Road. Residents have long complained about the number of HGVs that use Fane Drive to access the industrial units to the north of the village.

The creation of alternative centres of business to the south and west of the village together with a new access off the A4074 via the old Drayton Road could eliminate or at least reduce this nuisance. It would also ensure that improved employment opportunities remained within easy reach of local residents. Furthermore, it would free up the industrial sites (many of

which are now in need of regeneration) for subsequent redevelopment as either housing, community infrastructure such as a new school or other mixed use schemes.

### **Residential**

The principal areas selected for the first round of residential development are BER4, BER12, BER13, BER18 and to lesser extent BER 1 & BER24 as these are all currently available and the owners have expressed interest in developing and most are engaged with the NDP process. Approving the first stage of development on these sites will ensure that the village is on its way to achieving the target of 109+ new homes within 15 years.

## **4.9 THE SCHOOL – Abbey Woods Academy**

Like most of the village, the primary school was built in the 1960s and is in urgent need of improvements requiring major funding. Although currently able to cope with additional numbers, as the village size increases, one critical factor is the ability of the academy to offer the best possible primary education for all children in the village and surrounding areas.

Berinsfield used to have a secondary school and a new one will be required somewhere in the district as current schools in the catchment area are already close to capacity. Whilst some local families have expressed support for a new secondary school to be built, this is not something which is likely to happen under the life of this NDP. Any decision on this would ultimately involve the Education Authority and would need to be assessed on a local needs basis and be fully cost justified.

The reasonable options then available are:

- Hope no more new homes are allocated to Berinsfield as part of the emerging Local Plan 2031 and hope the current school can cope with 109 new homes and the extra pupils that could create.
- Bus those children who cannot be placed in the existing school to adjacent villages;
- Expand the present school by either taking up more land space or adding another storey to the present building;

Whilst Berinsfield Parish Council wishes to support 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 Neighbourhood Plan consultation process and scrutiny.

Public consultation exercises were held at the village fête on 14<sup>th</sup> June 2014 and the school fête on 12<sup>th</sup> July 2014. Villagers were invited to show their preferences for any future development and any areas of community concern. The results for the school were as follows:

<b>Consultation</b>	<b>Comments</b>
<b>Village fête</b>	1 x Bigger primary school plus a secondary 1 x Secondary school 1 x Use school site for new 2-bed houses
<b>School fête</b>	New school New secondary school Nursery pre school

#### 4.10 THE WATER TOWER



The water tower is a major landmark feature in the village and is visible from several miles away. Residents disagree on whether the tower is attractive or not. Whilst not formally listed by English Heritage, the structure is part of the village's history and, according to Thames Water, is still 'in service'. Its future is unlikely to be decided within the timescale of this NDP.

Uncertainties persist about the large number of transmitter antennae of various kinds on the tower, both microcell and macrocell, including TETRA which is currently the subject of health impact research in police use (see below). The official 'Sitefinder' register of transmitter locations is outdated and incomplete for Berinsfield as some companies and other bodies may have chosen not to comply with transparency norms. This has been the subject of Information Commissioner Dispute.

The output from base station transmitters causes involuntary, chronic [meaning long-term not short burst] prolonged exposure across a variety of frequencies of radiation to surrounding householders over several hundreds of metres, of much greater duration than phone use. Houses in the high exposure area in Berinsfield include family housing and youth-centred activity, such as the Scout hut, boxing club and greenspace beside the vicarage. Children are more vulnerable to health impacts due to their thinner skulls - see references at <http://www.powerwatch.org.uk/rf/masts.asp>.

Thames Water should be asked to supply to local officials for public scrutiny a list of all transmitters on this tower with their official and measured energy outputs and to facilitate full spectrum cumulative exposure testing in family houses up to 200m distance by a body with community confidence to remediate public information gaps and assist with health impact modelling.

NB "The Stewart Report in 2000 recommended that amplitude modulation of around 16 Hertz per second should be avoided. The Airwave TETRA system operates at 17.6 Hertz and is very close to the frequency to be avoided." Source: Police Federation <http://www.polfed.org/aboutus/152.aspx>

#### 4.11 SHOPS AND SERVICES

The ORCC Community Profile for Berinsfield points out that access to services is a major factor in quality of life for people in rural communities, where services and amenities may be some distance away. This is especially likely to cause difficulties for people without cars or who are unable to drive or whose mobility is limited and in areas where public transportation is poor.

Many rural communities have identified a lack of facilities and amenities as a priority locally. Berinsfield is fortunate to have a number of shops, a post office and a pub as well as leisure

facilities and a meeting place for young people. SODC categorises Berinsfield as a “Service Hub” as it provides essential facilities to nearby villages and neighbourhoods.

In the public consultation exercises which were held at the village fête on 14<sup>th</sup> June and the school fête on 12<sup>th</sup> July 2014, villagers were invited to show their preferences for any future development and any areas of community concern. The results for shops and services were as follows:

Consultation	Comments
<b>BOTTOM SHOPS</b>	
<b>Village fête</b>	<ul style="list-style-type: none"> <li>1 x Convert bottom shops to housing (not Mr T)</li> <li>1 x Improve shops, decent supermarket</li> <li>1 x Better range of shops</li> <li>1 x Remove speed humps in this area</li> <li>1 x Better shops</li> <li>1 x Replace shops</li> </ul>
<b>School fête</b>	(No specific reference)
<b>LEISURE CENTRE</b>	
<b>Village fête</b>	<ul style="list-style-type: none"> <li>1 x Open swimming pool/wet area</li> <li>1 x New Scout hut</li> <li>1 x Better sports centre</li> <li>1 x Bigger centre</li> </ul>
<b>School fête</b>	1 x Better sports centre

In Question 11 of the recent Community Survey undertaken for the Parish Council by the Oxford Rural Community Council (ORCC) residents were asked to rank the improvements they wished to see made to the village infrastructure. Key requests are summarised below but have not been tested as they are ‘wish list’ and not, at this stage firm proposals.

Redevelopment of the closed-up shops could result in better retail and/or commercial options but the NDP can only encourage would-be shop-keepers to open new businesses. It could be that some financial incentives could be found that would make opening a new retail or services outlet a realistic attraction.

#### 4.12 TRANSPORT

Public consultation exercises were held at the village fête on 14<sup>th</sup> June 2014 and the school fête on 12<sup>th</sup> July. Villagers were invited to show their preferences for any future development and any areas of community concern. The results for transport and roads were as follows:

Consultation	Comments
<b>Village fête</b>	<ul style="list-style-type: none"> <li>1 x Speed limit!</li> <li>1 x Speed humps all along Fane Drive</li> <li>1 x Better transport links</li> <li>1 x New entrance to village with roundabout</li> <li>1 x More parking</li> <li>1 x New roundabout (edge of BER24 towards Dorchester)</li> </ul>

<b>School fête</b>	New access off A4074 to Drayton Road)
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Securing improvements to accessibility of key employment and service locations by public transport is a key aim of both the Sustainable Community Strategy and the Local Transport Plan. Berinsfield will use its NDP to lend support to these aims as well as to encourage cycling and walking to replace the use of a car for short trips. OCC should also aim to improve public transport where possible.

*Public crossing over A4074*

There is considerable support for a safer 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. The OCC has recently approved a 40mph speed restriction on this section of the A4074 and several other roads around the village.



*New crossing on A4074*

*New roundabout on A4074*

The Drayton Road runs from Wally Corner to Dorchester but was broken during construction of the A4074. The NDP proposes that OCC should create a new roundabout/access off the A4074. This would provide a link to the Old Drayton Road and so give better access to existing industrial units at Queenford Farm and to proposed new development in and around the south and east of Berinsfield, reducing the HGV traffic over the residential roads within the village.



*Potential site for new roundabout on A4074*

Cycle paths

There are currently no dedicated cycle paths marked as such in the village. This planning oversight is partially mollified by the existence of wider footpaths around the central field 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. Official cycle tracks could be installed alongside the wide verges of the village perimeter roads (Wimblestraw Road and Fane Drive), to help separate cyclists from vehicular traffic.

The NDP also supports the creation of a new cycle route linking Science Vale, Culham with Oxford via the old Roman Road running through Berinsfield.

#### Roads

The 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 plan. New roads only attract more traffic, and they should be kept to a minimum in any new development. Safe vehicle speeds in any built-up area should not exceed 20 mph and signage is needed for this. Further speed humps along Fane Drive may also be necessary.

#### Garages

Many garages appear to be unused or under-used, and could be being used for storage space or could be empty. More effective use of these blocks of garages should be considered in the NDP but will require the agreement of owners.

#### Motorbikes

More effective prevention of dirt bike riding on footpaths and the field is urgently needed. More bollards and warning signs could help with this.

### 4.13 WALLY CORNER

Berinsfield will aim through its NDP to include measures for nature conservation, the creation of new wildlife habitats, or landscape value; and generally to encourage biodiversity.



The former household landfill site at Wally Corner is now completed and grassed over and lies unused within the parish boundary to the south-east. This has considerable potential for renewable energy development (solar farm as above) or as a site for nature conservation/recreation and improvement of the bio-diversity within the NDP area.

### 4.14 RENEWABLE ENERGY

The UK is legally committed to meeting 15% of its energy demand from renewable sources by 2020. Achieving this will help the UK to achieve its energy security and carbon reduction objectives. Renewables will also have a crucial role to play in the UK energy mix in the decades beyond, making the most of the UK's ample natural resources. To increase and accelerate the use of renewable energy in the UK, the government has introduced a Feed-in Tariff (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.

One of the fundamental and ambitious visions for the future of Berinsfield is to generate more energy from renewable sources than the village consumes. The NDP will actively support proposals which support this aim and help make the vision a reality.

Source: <https://www.gov.uk/government/policies/increasing-the-use-of-low-carbon-technologies>

#### 4.15 ENVIRONMENTAL DESIGN

A criticism of some of the older housing stock in the village is that it is not well-designed or energy efficient by modern standards.

The village was originally designed by the architect and town planner William Holford in 1960. The Church of England parish church of Saint Mary and Saint Berin was designed by Rev. Harold Best, vicar of Dorchester, and built in 1962.



*Colwell Road under construction ca 1960 and start of church in 1961*

Using the NDP, Berinsfield will seek to encourage construction of high-quality buildings in well-designed schemes that not only influence the way a site looks but also how it works. Good design, including 'Building for Life', can contribute to building a sense of community, achieving a safer and more secure environment, attracting people to the area and

#### 4.16 COMMUNITY INFRASTRUCTURE LEVY / CIL

The expansion of the village over the next 15 years could bring an additional 250-1200 extra residents and it will be important to ensure that the primary school can cope with the additional pupils (it currently has 270 pupils on its roll, with capacity for 350) and that the health centre is able to accept an increased number of patients (it says it can take 1000-2000 more). The needs of an aging population will also make demands on accommodation and support services.

The planned re-development of the Abbey Sports Centre will be funded separately by the SODC jointly with OCC as this is a level 1 facility and "is not fit for purpose" as defined in the SODC Leisure & Sports Facilities Strategy March 2011. However the development of some other Parish assets could be funded from contributions from developers (Section 106 & Community Infrastructure Levy), local fund-raising and local, county & central government.

In January 2013, the Department of Communities and Local Government (DCLG) announced arrangements for 25% of CIL receipts to be handed over as 'neighbourhood funds' to those communities that have an adopted Neighbourhood Development Plan. The Parish can use these funds to upgrade community facilities for the benefit of the wider community.

Possibilities for improvement (not in any order of priority) include:

- Improvements to Abbey Woods Academy / Day Care Centre buildings
- Contribution towards construction of a new school(s)
- Improved, updated sports facilities
- Village café
- Village hall
- Extensive tree planting
- Creation of new wildlife habitats/conservation areas
- Village pond
- More green amenity spaces
- Walking, cycling or jogging tracks upgraded and extended
- Better bus stops
- Additional bus services
- Recycling area
- Green energy initiatives (electric car-charging, solar panels, water harvesting)
- More allotments
- Improved facilities management of village green areas (incl the football pitch)
- Improvements to the children's play areas
- Updating of existing community facilities.

Options include choices as to which of these are most important to the community. In addition, the Parish Council will also explore other sources of funding which might be available to help with infrastructure improvement.

Suggestions in the Berinsfield EIA Plan 2012 included:

- Traffic calming proposals under the Community Safety Programme
- Proposals for cycle routes linking in with a national network through the Sustainable Transport Programme
- New signage and pedestrian crossings as part of a Community Safety Programme
- New footpaths through a 'Better Way to School' initiative
- Government-funding opportunities to adapt or add to existing buildings
- 'Better Play' grants from Barnardos to provide stimulating opportunities for children to play safely within their neighbourhood
- Sport England - to protect and provide better opportunities for outdoor sport and recreation including improved playing fields and green spaces or inspired facilities for the benefit of local communities

Public consultation exercises were held at the village fête on 14<sup>th</sup> June 2014 and the school fête on 12<sup>th</sup> July. Villagers were invited to show their preferences for any future development and any areas of community concern. The results for the village green and other green spaces were as follows:

Consultation	Comments
<b>VILLAGE GREEN AND OTHER GREEN SPACES</b>	
<b>Village fête</b>	2 x Keep <b>all</b> existing green areas within the village 1 x Keep the Green as it is 1 x Improved play area for kids 1 x Outdoor gym 1 x Need a sandpit for 3-5yrs 1 x Extend the skate park 1 x Adventure playground 1 x Climbing wall
<b>School fête</b>	Under-5 park & sand pit Better / more improvement to play area
<b>PROVISIONS FOR CHILDREN AND YOUNG PEOPLE</b>	

<b>Village fête</b>	1 x Reopen youth club 1 x More facilities for teens
<b>School fête</b>	No comments
<b>OTHER</b>	
<b>Village fête</b>	1 x More allotments
<b>School fête</b>	No comments

By improving the general infrastructure, the NDP will seek to encourage a reduction in use of private cars around the village. This should have a beneficial effect on health as well as reduce the potential air pollution from exhaust fumes.

#### 4.17 OTHER ISSUES

Other aspects of the BNDP are equally important but are less controversial and/or have no reasonable alternatives. These include:

	<b>Plan issue</b>	<b>Comment</b>
1	Redefine the new boundaries of the Green Belt which is restricting development	Fundamental to process. SODC to expedite action as part of its Local Plan 2031
2	Reduce the risk of flooding by not building in the floodplain and incorporating good drainage in new developments	Areas designated by EA as flood risk zones of questionable accuracy
3	Minimise waste generation, and promote reuse, recycling and composting wherever possible.	BPC campaign
4	Minimise pollution (air, water, soil, noise and light)	Policy defined in NDP
5	Help to regenerate areas that are deprived	Policy defined in NDP
6	Help to protect and provide publicly-accessible open space, which in turn has health benefits.	Policy defined in NDP
7	To ensure that Berinsfield's public services (medical, school, public transport) can handle the probable growth in the village's population caused by the new housing	Policy defined in NDP
8	The need to reduce car travel, and improve access by walking, cycling and public transport	Policy defined in NDP
9	Minimise energy use, promote renewable energy, and design for climate change	Policy defined in NDP
10	To increase the quality of and opportunity for indoor/outdoor sport and recreation	Action by SODC, OCC and BPC

## Section 5 ASSESSMENT OF DRAFT NDP

### 5.1 VISION FOR THE FUTURE UNDER WAY

The Berinsfield Neighbourhood Development Plan is now in an advanced state of draft. After months of careful debate and consultation with residents and community surveys, the Steering Group has analysed carefully the views expressed and sought to create an environment in which planning decisions relating to the Parish of Berinsfield can be made that most closely conform to the informed wishes of the majority of residents. The BNDP is designed to provide **a vision for the future** to guide the development of Berinsfield over the next 12 years.

### 5.2 NEIGHBOURHOOD PLANNING

Neighbourhood planning gives communities the power to make:

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

- where new homes and offices should be built
- what they should look like

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

A **neighbourhood development order** which 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 authority.

However, this draft NDP is concerned principally with the identification of potential development sites and with the selection of those which will enable the village to best meet its obligations under the SODC Core Strategy requirements for the construction of a minimum of 109 new homes within the Parish.

**At the same time, the Steering Group has drafted three Neighbourhood Development Orders to give early approval to developments that will kick-start the implementation of the full NDP.**

#### **Support for industry**

The Plan Steering Group has also taken account of the need to support local industry by creating a suitable climate within which to establish and grow and so to develop new employment opportunities.

#### **Protection of the environment**

Residents have been clear in various surveys of village sentiment that they wish any development to be sensitive to the need to protect the natural environment and so the Steering Group has ensured that adequate provision is made with the NDP to safeguard as far as possible existing green spaces and to promote biodiversity within any new developments.

#### **Redrawing the Green Belt boundaries**

The Parish Council is consulting with the SODC on proposals to remove Berinsfield from its current, 'washed-over' Green Belt status which is inhibiting the necessary regeneration. It is unusual for a village of this size not to be inset within its own boundaries and the Steering Group is looking for the village's 'exceptional circumstances' to result in a redrawing of the Green Belt boundaries to permit the necessary development to take place outside the confines of the current settlement area.

### 5.3 IDENTIFICATION OF SITES

A number of landowners responded to the SODC SHLAA survey in 2009 to indicate that their land would be available for development (notably, BER1, BER3, BER4, BER18 and BER24). Since work started on drafting this NDP, Corpus Christi College in Oxford has confirmed that land it owns in the village could also be made available (BER5 and BER6). This represents a land area totalling over 60ha.

It is proposed that BER1 (6.8ha) be identified for commercial development so that industrial businesses can progressively be moved out of the village centre to reduce traffic. Some commercial interest has also been expressed by Williams in expanding its development and manufacturing activities in BER24. Residential development is proposed for BER3, BER4, BER5, BER6 and BER18 with some lakeside development in BER24. Full details will be set out in the draft NDP.

### 5.4 IMPROVEMENTS TO VILLAGE INFRASTRUCTURE

As mentioned earlier, this draft NDP is concerned principally with the **identification of potential development sites**. In surveys, villagers have consistently expressed wishes to see further development within the village which may not be achievable under the remit of this NDP (for example, a new school). However, these views have been included in the NDP as a 'wish list' in the event that the opportunity arises at some future date to actively implement them.

When the scale of future development is known and the value of the Berinsfield's share of any Community Infrastructure Levy has been assessed, it will then be possible to consider implementing some of the improvements to village infrastructure suggested.

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## Section 6 NEXT STEPS

### 6.1 MILESTONES AND NEXT STEPS

- 1 Identify Neighbourhood Plan area (completed)
- 2 Produce draft Scoping Report and consult with community and interested parties (completed)
- 3 Revise Scoping Report incorporating community feedback and circulate to statutory consultees for a further 5-week period. (completed)
- 4 Finalise contents of Scoping Report (completed)
- 5 Produce draft of Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) and go out again for further consultation. (In progress)
- 6 Commission independent Flood Risk Assessment of potential deemed to be at risk. (completed)
- 7 SODC to appoint consultants to help with a Green Belt review. (Consultants now appointed and due to meet in early 2015)
- 8 Draft Neighbourhood Development Plan policies having objectively assessed all alternatives identified as part of the SA process and go out to further consultation (in progress).
- 9 Draft any Neighbourhood Development Orders for which an identified need emerges as part of the neighbourhood planning process.
- 10 Finalise draft of Neighbourhood Development Plan/Orders ahead of Examination prior to village referendum. (Anticipated early 2015)
- 11 Following successful referendum, NDP is adopted. (Anticipated September 2015)
- 12 Following adoption of SODC Local Plan 2031, review Berinsfield NDP and amend or update as necessary to reflect any possible changes to housing allocations and associated employment /infrastructure needs. (Anticipated 2017)
- 13 Review housing completions on a rolling 5-year basis and bring forward reserve sites as required.
- 14 Review the projects which have been selected by the Parish Council to benefit from the use of Community Infrastructure Levy (CIL) funds
- 15 Review and evaluate effects of social, economic and environmental outcomes to ensure that they meet sustainability objectives.

### 6.2 IMPLEMENTATION AND MONITORING

Monitoring of this Sustainability Appraisal will be carried out by South Oxfordshire District Council. The district council will look at the significant effects identified in this SA and compare them to its own SA monitoring framework.

If the significant effects identified are not covered by the district council's SA monitoring framework then the district council will need to add additional indicators.

The Berinsfield Neighbourhood Development Plan which is in preparation will run concurrently with the adopted SODC Core Strategy 2027 and its emerging Local Plan 2031. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.

Berinsfield Parish Council, as the qualifying body for Neighbourhood Planning in the parish, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to update it in line with the adopted Local Plan 2031 (anticipated adoption 2017) and other emerging national or local planning policies.

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## Section 7 – ACKNOWLEDGEMENTS

### 7.1 SOURCES

The Scoping Report and this Sustainability Appraisal for the Berinsfield Neighbourhood Development Plan have utilised inputs from the following sources:

Berinsfield Parish website  
Berinsfield Local Plan 2009 (based on Parish Plan questionnaire 2008)  
Berinsfield Community-led Plan 2012  
Rural Community Profiles for Berinsfield Parish (ORCC) – Jan 2012 & Nov 2013  
Berinsfield Environmental Improvements Action Plan 2012 (*Prepared for SODC*)  
The Campaign to Protect Rural England (CPRE)  
The National Planning Policy Framework 2012 & National Planning Practice Guidance 2014  
EA Water Resources for the Future – A strategy for the Thames Region 2004 & river basin management plan for the Thames Region 2009  
Oxfordshire LEP Strategic Economic Plan 2014  
OCC Preliminary Flood Risk Assessment 2011 & SODC Strategic Flood Risk Assessment 2009  
Oxfordshire Local Transport Plan 2011-2030  
South Oxfordshire District Council (SODC)  
Census 2011 Summary – 16 July 2014  
Landscape Assessment 2003  
Leisure & Sports Facilities Strategy March 2011  
Local Plan 2011  
Core Strategy 2027  
Housing Strategy 2008-2011  
Sustainable Community Strategy 2009-2026  
Strategic Housing Land Availability Assessment 2011 & 2013  
Locality.org.uk  
Ofsted – Office for Standards in Education, Children's Services & Skills  
Soha Housing  
Reports from the 'Daily Telegraph' & BBC 'Panorama'

### 7.2 ACKNOWLEDGEMENTS

Our thanks go to the writing teams of Woodcote Parish Council and Adderbury Parish Council for making available copies of their own reports and for their permission to re-use relevant data deriving from their research in this sustainability appraisal.

Berinsfield PC would also wish to express its thanks to all the members of the community who contributed so positively to the production of this document.

### 7.3 CONTACTS

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Facebook: [Berinsfield Neighbourhood Development Plan](#)

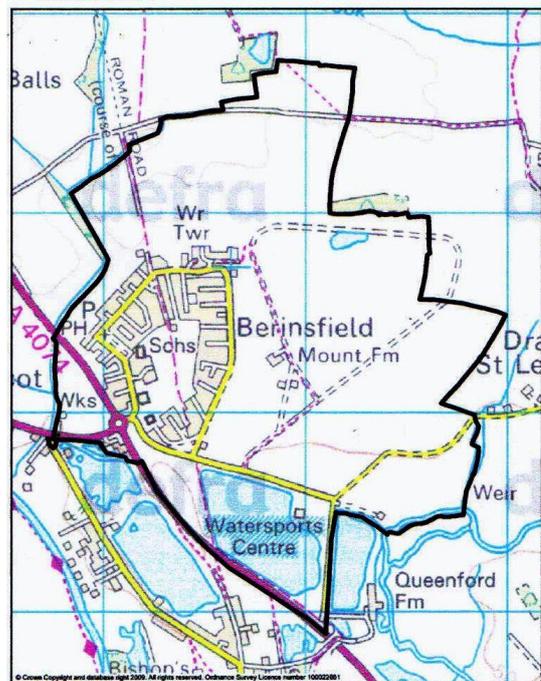
## APPENDIX 1

# SUSTAINABILITY APPRAISAL INTERIM REPORT NON-TECHNICAL SUMMARY

## The Berinsfield Neighbourhood Development Plan (BNDP) and sustainability appraisal

The BNDP aims to meet the village's need for a better mix of housing, greater local employment opportunities and improved local services and infrastructure. The BNDP's main aims are to:

- Show how Berinsfield plans to fulfil its contribution of a minimum of 109 new dwellings to meet the strategic requirements set out in the adopted South Oxfordshire District Council Core Strategy 2027.
- Encourage the retention and development of existing commercial and business ventures within the parish and to increase local employment opportunities.
- Future-proof these proposals by making provision for possible increases in housing and employment requirements locally should the need arise within the emerging SODC Local Plan 2031.
- Meet the vision for the future that emerges from public consultations and community feedback.



**Figure 1. Berinsfield Neighbourhood Development Plan area**

Figure 1 shows the BNDP area. The BNDP was prepared by a steering group consisting of Parish Councillors, residents, land owners, the housing organisation and other key community stakeholders. The steering group consulted local residents and employers several times during the development of the BNDP.

The steering group must show how the BNDP achieves sustainable development. Sustainability appraisal (SA) is a useful approach for doing this. This SA acts as a check to ensure the best options are selected in terms of economic, environmental and social considerations. The BNDP also requires a strategic environmental assessment (SEA) as it designates sites for housing.

Figure 2 shows the stages of SA/SEA. A Scoping Report was produced in July 2014. A draft of the scoping report had been put out to public consultation for five weeks in May 2014, and the report was revised accordingly. The scoping report was then further updated in September 2014 to take into account comments received from statutory consultees. Alternatives to the plan were identified and assessed in Autumn 2014. This report is a draft of Stage C, the SA report. To complete this report, an assessment will be carried out of the draft BNDP.

BNDP stage	SA stage
Develop and Evidence Base to Inform the Plan	<b>Stage A</b> <b>A1:</b> Identifying other relevant policies, plans and programmes and sustainability objectives. <b>A2:</b> Collecting baseline information. <b>A3:</b> Identifying sustainability issues and problems. <b>A4:</b> Developing the SA framework. <b>A5:</b> Consulting on the scope of the SA.
Consider options for the plan and prepare a draft plan	<b>Stage B</b> <b>B1:</b> Testing the Plan objectives against the SA framework <b>B2:</b> Developing the Plan options. <b>B3:</b> Predicting the effects of the draft Plan. <b>B4:</b> Evaluating the effects of the draft Plan. <b>B5:</b> Considering ways of mitigating adverse effects and maximising beneficial effects. <b>B6:</b> Proposing measures to monitor the significant effects of implementing the Plan
Finalise the Draft Plan	<b>Stage C:</b> Preparing the final SA report
Consult on the Draft Plan, Submit the Final Plan for Examination	<b>Stage D:</b> Consulting on the preferred options/policies and SA report, including <b>D1:</b> Public participation on the SA report and the preferred options/policies <b>D2:</b> Assessing significant changes <b>D3:</b> Making decisions and providing information
Adopt the Plan and monitor implementation	<b>Stage E:</b> Monitoring implementation of the Plan, including: <b>E1:</b> Finalising the aims and methods for monitoring. <b>E2:</b> Responding to adverse effects



Figure 2. The SA/SEA process

## Policy context

The National Planning Policy Framework sets 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*’.

The BNDP is a statutory document that, once adopted, will form part of the South Oxfordshire District Council (SODC) Local Development Plan suite of planning documents. It must be in “general conformity” with the South Oxfordshire District Council adopted Core Strategy 2027 and other local or national planning policies.

South Oxfordshire District Council is working on a review of the green belt at Berinsfield, as the parish of Berinsfield is currently 'washed over' by the Oxford Green Belt.

## Sustainability context and existing problems

Berinsfield is a village of about 2800 inhabitants located about 13km (8 miles) south of Oxford City within South Oxfordshire District Council. It has existed in its present form only since about 1960, having been previously used as an airfield. The nearest job centre is about 9km away and the nearest secondary school is 8km. It takes almost an hour to reach the nearest hospital.



Berinsfield is one of the least affluent communities in South Oxfordshire. It has low employment rates and a higher-than-average number of children in out-of-work families. Local residents' jobs reflect the opportunities in the local area: the largest local employment sectors are retail, health/social, and construction.

The village has some 1098 dwellings, up from 1020 in 2001. Housing density is high at 7.5 people per hectare, compared to neighbouring Benson and Dorchester which are under 2.5/ha. Housing in Berinsfield is not as diverse or 'up-market' as in many nearby villages. Only 7% of Berinsfield housing is detached, with 43% semi-detached and 38% terraced. 58% of homes are owner-occupied, 36% are social-rented, and 6% are privately rented: the proportion of rented housing is considerably higher than the South Oxfordshire average of 29%. House prices in Berinsfield are lower than the district average.

Berinsfield residents have marginally more health problems than the national average, and significantly more than the South Oxfordshire average. The population of the village is ageing. The village has a wide range of sports facilities, including the Abbey Sports Centre, and Queenford Lakes. The community's sewage system is overloaded.

The village enjoys an attractive rural setting with open farmland extending up to the perimeter of the settlement on three sides. The Oxford Green Belt imposes significant constraints to the future growth of Berinsfield. The village also has much open spaces within the residential areas which are much prized by residents. Villagers feel strongly that its green centre should remain 'green' with 92% saying 'no' to building on the Parish or School.

There are no designated nature conservation sites in or near Berinsfield. Whilst none of the potential redevelopment sites in Berinsfield is believed to suffer from major contamination, this needs to be checked before these areas can be redeveloped. CO<sub>2</sub> emission per person for Berinsfield is 8.0Kt, whereas the average for South Oxfordshire is 6.7Kt. Although there are no listed buildings of particular historic importance in Berinsfield, several sites have had significant archaeological interest, including Wally Corner.

The Environment Agency flood maps show three (BER3, BER4 and BER24) as being at risk of flooding. However, despite the heavy rains of the 2013/14, no major flooding incidents in the Neighbourhood Area were recorded.

### Key issues facing Berinsfield include:

- Any need for increased travel to find work would contribute to existing traffic problems and associated pollution.
- Local businesses/employment are vital to the economic wellbeing of the village. Some employment sites are in need of regeneration and suitable alternative sites need to be identified before redevelopment can take place. New local employment opportunities are welcomed.

- Berinsfield sits entirely within the Green Belt, which is preventing future growth and employment opportunities.
- The village's ageing population will require appropriate housing, health services etc.
- Better cycle ways and buggy-friendly routes are needed
- Greater skills training is needed to help make people more employable locally
- Upgraded local health and support services are needed
- More amenity space, leisure facilities and formal play areas are needed for children. The village doesn't want to build in the green centre.
- The sewerage pumping station is at capacity, also preventing building in the centre of the village.
- There is no community centre where meetings for over 100 people can take place.
- The existing housing stock is ageing and in some instances of poor quality.
- A growing proportion of privately-owned housing within the village is now rented which further increases the proportion of rented accommodation in the village.
- The district council is seeking 40% affordable housing in new developments, but Berinsfield already has much more affordable housing than the county average.
- Areas of Berinsfield have the potential to be contaminated. This will need to be checked and dealt with before these areas can be redeveloped.
- Parts of Berinsfield are designated as flood zones 2 and 3, which currently restricts their suitability for some forms of development. These designations are debatable.
- All new developments should incorporate measures that help to adapt to climate change, including water conservation and storage.

Without the Berinsfield NDP, it is unlikely that the improvements recommended in the EIA Report 2012 will be fully implemented.

## Appraisal framework

The emerging BNDP has been appraised through an 'SA framework' of sustainability objectives, consistent with that used by South Oxfordshire District Council (SODC): see Table 1. The SA objectives were used as a structure to ask general appraisal questions for the plan objectives and policies, and more specific questions for development sites.

<b>A</b>	<b>Housing:</b> To help provide existing and future residents with the opportunity to live in affordable and energy-efficient homes of a size suitable to their needs.
<b>B</b>	<b>Safety:</b> To help to create safe places for people to live and for businesses to thrive, to reduce antisocial behaviour and reduce crime and the fear of crime.
<b>C</b>	<b>Accessibility:</b> To improve accessibility for everyone to health, education, sport & recreation, cultural and community facilities and services.
<b>D</b>	<b>Transport:</b> To improve public transport choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
<b>E</b>	<b>Health:</b> To maintain & improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
<b>F</b>	<b>Open spaces:</b> To protect & enhance the village's open spaces & access to countryside
<b>G</b>	<b>Pollution:</b> To reduce harm to the environment by seeking to minimise pollution wherever possible.
<b>H</b>	<b>Biodiversity:</b> To conserve or enhance biodiversity wherever possible.
<b>I</b>	<b>Climate change:</b> To seek to address the causes and effects of climate change by: <ul style="list-style-type: none"> <li>c. securing sustainable building practices which conserve energy, water resources and materials;</li> <li>d. maximising the proportion of energy generated from renewable sources ensuring that the design and location of new development is as resilient as possible to the effects of any climate change.</li> </ul>
<b>J</b>	<b>Waste:</b> To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
<b>K</b>	<b>Participation:</b> Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

**Table 1 – Sustainability Objectives for the BNDP**

For both sets of SA objectives/questions, the following colour code has been used to describe the NDP's likely impacts:

<b>Policy appraisal</b>	+	positive impact	-	negative impact	0	no impact	?	uncertain impact
<b>Site appraisal</b>		no significant constraint		significant constraint		partial constraint		uncertain constraint

## Appraisal of the BNDP objectives

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

Plan Objective	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
<b>Housing:</b> To provide existing and future residents with the opportunity to live in a decent home.	✓										✓
<b>Community and lifestyle:</b> To maintain the character and vitality of the village.	✓	✓	✓		✓						✓
<b>Employment:</b> To enhance the prospects for local employment.		✓			✓						✓
<b>Design and landscape:</b> To seek opportunities to improve the design and landscape of Berinsfield.					✓	✓					
<b>Environment:</b> To promote scope for landscape, recreational and ecological gain whilst minimising environmental impact of new development.						✓	✓	✓	✓	✓	
<b>Transport:</b> To reduce the need for travel by car and shorten the length and duration of journeys.		✓	✓	✓					✓		✓

**Table 2 – Assessment of the Plan Objectives**

## Identification and assessment of alternatives

A wide range of alternatives were considered as part of the development of the BNDP. The main alternatives are discussed below.

**Number of new homes:** A key aim of the BNDP is to identify sites for new housing. SODC's Core Strategy tasks Berinsfield with providing space for at least 109 new homes. A more recent Strategic Housing Market Assessment of April 2014 concluded that South Oxfordshire might need to plan for up to 5900 more new homes than previously thought. Although NDPs may not plan for fewer homes than those allocated in a Core Strategy, they can plan for more homes to help direct the way the village develops over time and “future-proof” the NDP.

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
109 homes	+	0	0	0	0	0	-	-	0	?	+
More than 109 homes	+	0	+	+	+	-	-	-	+	?	+

The preferred alternative is to plan for more than 109 homes. The higher the number of new homes, the more affordable homes can be provided for. More homes can also provide more funding for community infrastructure.

**Proportion of affordable housing:** The SODC Core Strategy states that 40% affordable housing will be sought on sites where there is a net gain of three or more dwellings. A tenure mix of 75% social-rented and 25% intermediate housing should also be sought.

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
Proportion of affordable homes recommended by SODC (40%)	-	-	?	+	?	+	?	?	-	-	0
Lower proportion of affordable homes (<40%)	-	+	?	-	+	-	?	?	-	-	0

The preferred alternative is for less than 40% affordable homes, to be provided as a mixture of sizes, with some land being set aside for self-build housing. Berinsfield already has the highest percentage mix of social/tenanted to owner-occupied housing in the District. In recent consultations, many residents have called for a wider range of homes, both to provide for local need and to avoid Berinsfield becoming classified as a 'deprived area'.

**Housing density:** The SODC Core Strategy seeks a minimum housing density of 25 dwellings/hectare.

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
Minimum housing density of 25/ha	-	-	-	0	-	0	+	-	0	0	0
Minimum housing density of less than 25/ha	+	+	+	0	+	+	0	+	0	0	0

The preferred alternative is a less dense mix of housing than the 25/ha, as the village already has a very high core density. Creating a more 'garden city' style of environment would help to achieve a better mix and range of housing, help to resolve car parking problems, and enhance biodiversity objectives.

## Employment

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
No new employment sites	0	-	-	-	-	+	0	?	0	0	0
Create new employment sites	+	+	+	+	+	?	-	+	0	+	+

The preferred alternative is to create new employment site(s). A prime objective of the BNDP is to support and encourage a greater range of local employment opportunities in Berinsfield. Some existing commercial buildings are “end of life” and becoming less efficient, and many are sited at the top of the village requiring HGVs to transit residential areas to reach them. Opening new, purpose-built business park(s) within the parish will enable a wider range of job opportunities to be developed on the coat tails of future development in the Science Vale. Local businesses would also get a boost from new larger employers moving into the area.

**Sport and recreation:** Berinsfield is home to several top-class sports clubs and recreation facilities. SODC and Oxfordshire County Council are currently planning to redevelop the Abbey Sports Centre and co-locate some public services into a single new-build.

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
Expand the range of sport and recreation facilities available	0	+	+	+	+	0	0	0	0	0	0
Do nothing	0	0	-	-	-	0	0	0	0	0	0

The preferred alternative is to promote an expansion of the range of sport and recreational facilities. Expansion of these activities can serve to boost tourism and provide additional employment opportunities locally.

**Infill v. Greenfield development:** At present, development on anything other than “previously developed land” is restricted by the fact that the whole of Berinsfield currently lies within the Oxford Green Belt. SODC is undertaking a local review of the Green Belt land in and around the developed area

Policy Alternative	SA Objective										
	A Housing	B Safety	C Accessibility	D Transport	E Health	F Open space	G Pollution	H Biodiversity	I Climate change	J Waste	K Participation
Prioritise use of previously developed land.	0	0	0	0	0	+	+	+	+	0	0
Focus all development on green field sites around the village	0	0	0	0	0	-	-	-	-	0	+

The preferred alternative is to build on some greenfield sites, with infill only able to provide less than 10% of the required build. Although development on greenfield land would have negative impacts on the countryside, biodiversity, the environment and climate change, the social benefits would outweigh these negative impacts. Whilst most Berinsfield residents accept that new housing is required, they have stressed this should be outside the current settlement boundaries. Other factors influencing this decision are that the sewerage system is already overloaded, any additional properties within the existing village would increase the sense of overcrowding and traffic congestion and suitable infill sites which are available during the life of the NDP are extremely limited.

**Specific development sites:** SODC conducted a Strategic Housing Land Availability Assessment in 2011, and in 2013 asked the public to submit any further additional sites. The Steering Group reviewed all possible sites for possible new homes, shops, employment and infrastructure for the period 2015-2031.

Site Alternative	current use	ownership & availability	policy & physical	historic	landscape	biodiversity	proximity to roads	access to services	overall	
BER1	Land at junction of A 4074 and A415	0	+	0	+	+	0	0	0	0
BER2	Land at junction of Burcot Lane and A 4074 (near roundabout)	0	?	-	+	0	-	+	+	-
BER3	Land adjoining BER2 between A4074 and Queenford Lakes.	0	+	0	+	+	0	+	+	0
BER4	Farm land to the east of Fane Drive	0	+	0	+	+	0	+	0	0
BER5	Farm land to the north of village (behind industrial area))	0	?	0	+	+	+	+	0	0
BER6	Farm land to the north of the village (behind Berinscourt House) adj BER5	0	+	0	+	+	0	+	+	0
BER7	Site containing shops, public house, health centre and Berinscourt House	+	-	-	+	+	0	+	+	0
BER8	Berinsfield Community Association premises and land	+	-	+	+	0	+	+	+	-
BER9	Sports Centre, Library, PACT building and surrounding land	+	+	+	+	0	+	+	+	?
BER10	Industrial units off Fane Drive adjacent to BER4 and BER5	+	-	+	+	+	0	+	+	-
BER11	Industrial units adjacent to BER10	+	-	+	+	+	0	+	+	-
BER12	Gymnasium	+	+	+	+	+	+	+	+	+
BER13	Industrial units	+	+	+	+	+	+	0	+	+

BER14	Scout Hut	+	0	0	+	+	+	-	+	0
BER15	Coach Depot	+	-	+	+	+	+	0	+	-
BER16	Boxing Club	+	0	+	+	+	+	+	+	+
BER17	Abbey Woods Academy, Mount Farm CEC, Pre-school premises	+	0	0	+	0	+	0	+	?
BER18	Industrial units in Wimblestraw Road, opposite war memorial.	+	+	+	+	+	+	+	+	+
BER19	Industrial unit (former telephone exchange) adj BER 18	+	-	+	+	+	+	+	+	0
BER20	Industrial unit adj BER19 on junction of Wimblestraw Road and A4074	+	-	+	+	+	+	+	+	0
BER21	Deacon's Estate on junction of A4074 and A415, including café & scrap yard	+	-	+	0	+	+	+	+	0
BER22	Small area of land adjacent to BER1.		-	0	+	+	0	0	+	-
BER23	Shop premises, flats and car park at junct. of Fane Drive and Chiltern Close	+	0	0	+	+	+	+	+	+
BER24	Queenford Lakes Watersports Centre	+	+	0	+	+	0	0	0	0
BER25	Wally Corner		?	-	+	+	0	0	0	0

The principal areas selected for the first round of *commercial* development are BER1 and BER24. Both sites are available in the Plan timeframe, have good access, have few constraints (or constraints that can be overcome), and are large sites that can provide a step-change in employment.

The creation of new business centres to the south and west of the village together with a new access off the A4074 could reduce traffic problems, provide improved employment opportunities within easy reach of local residents, and free up existing industrial sites for redevelopment.

The principal areas selected for the first round of *residential* development are BER4, BER12, BER13, BER18 and BER24. These are all currently available and the owners have expressed interest in developing. If BER4 is developed, road access should be via the existing access road from Burcot Lane to Mount Farm or via a new entrance off the A4074 using the Old Drayton Road.

**Other alternatives** considered as part of the NDP process include how to provide retirement homes, secondary school places, shops/services, and renewable energy; what to do about the water tower; how to improve public transport; the future of Wally Corner; and how any Community Infrastructure Levy should be used.

## Next steps

The next steps will be to consult on this SA/SEA report. Please send your views to [berinsfieldndp@gmail.com](mailto:berinsfieldndp@gmail.com)

An independent Flood Risk Assessment by JBA Consulting published in January 2015 has been commissioned to help understand why so many discrepancies exist within the Environment Agency flood maps and how the potential for flooding may impact strategic planning.

Oxfordshire Rural Community Council (ORCC) has now published its report (Jan 2015) following the survey of Berinsfield households in November 2014 – Berinsfield Community Survey Jan 015

A review of site ecology value against published local wildlife site designation criteria was commissioned by the owner of BER24 from James Johnston Ecology of Coleford, Glos which shows the reduced conservation significance of the site.

SODC will undertake its Green Belt review as per paras 7.21 & 7.22 of the adopted Core Strategy 2027.

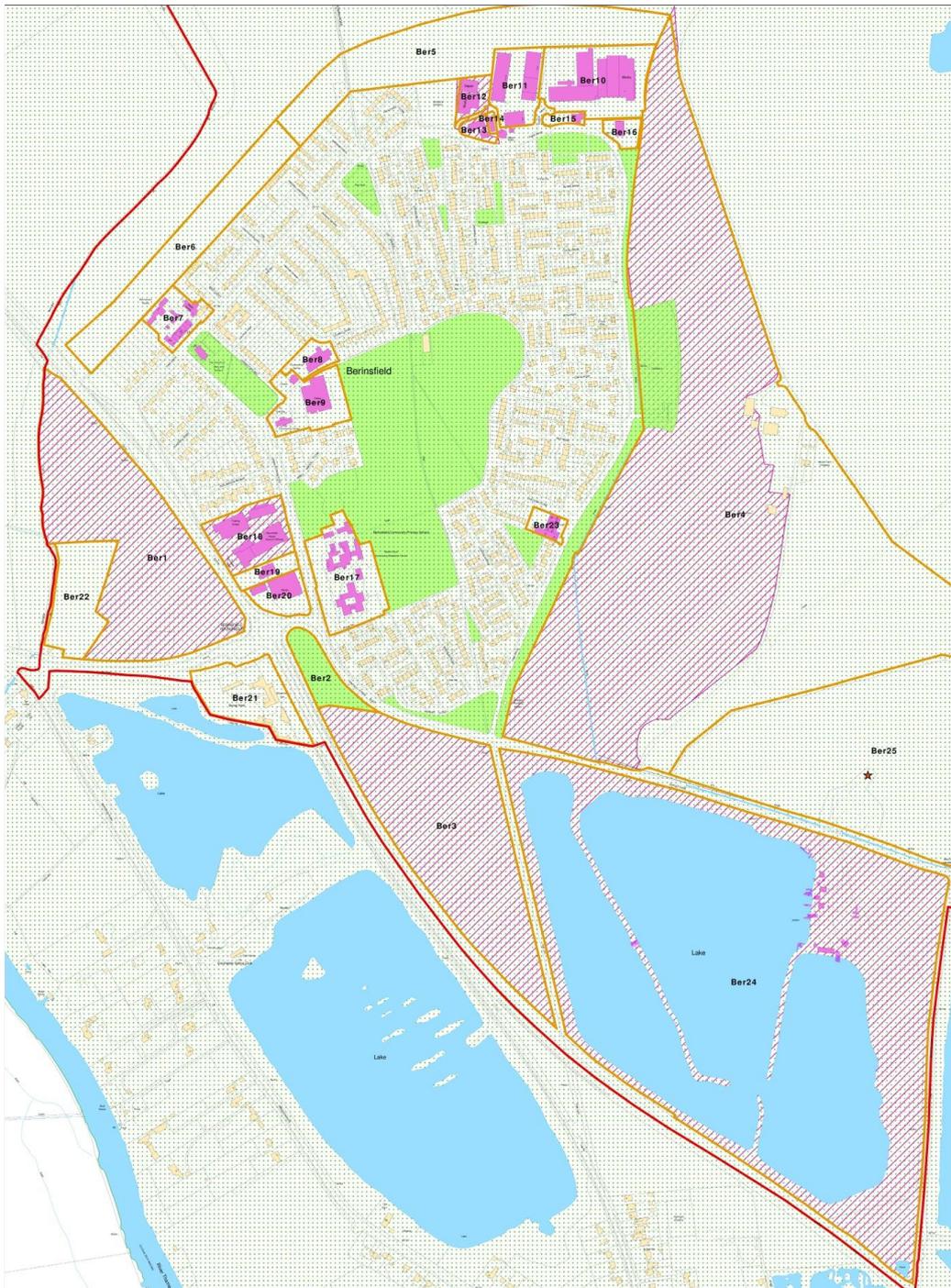
A draft BNDP will then be written, and any necessary Neighbourhood Development Orders will be drafted.

A referendum on the BNDP will then be held, and if it is successful the BNDP will be adopted.

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## APPENDIX 2

### OUTLINE PLAN OF BERINSFIELD SHOWING DISPOSITION OF POTENTIAL DEVELOPMENT SITES



#### NB

The red cross-hatched areas (BER1, BER3, BER4, BER 12/13, BER18 & BER24) mark those sites which the landowner has already indicated willingness to make available for development. The BNDP Steering Group is currently also exploring the possibility of BER4 increasing in size and BER25 being used as a community owned solar farm.

## APPENDIX 3

# RESPONSES TO SCOPING REPORT CONSULTATION

A number of comments on the initial draft Scoping Report had been received by the 20<sup>th</sup> June deadline and are summarised below. Comments have been incorporated into the draft scoping report and, where appropriate, into the NDP also:

	NDP TOPIC	COMMENT
1	Location of New Sports Centre (SODC)	We are in the process of agreeing our procurement strategy for appointment of our project team and as such it could be some 6-months before we have an assessment of options to consider, but we will look to coordinate with the NDP as this progresses.
2	Description of church (Minister)	I would change "nominally" to say "Although the church is owned and maintained by the C of E, the building is shared...." For your info, we are currently beginning a rolling upgrade of the facilities as funds become available. To be honest I think the hall element is ripe for complete rebuilding with extension to add extra facilities for wide community use, but that's well beyond our present fundraising capacity.
3	Update to 'Transport' section (Resident)	Cycle parks. There are 5 bicycle parking points outside the Adult Education Centre. There should be cycle racks at both shopping centres and at the Health Centre.
4	Correction to 'Public Transport' section (Resident)	The second sentence 'The T2 service connects to nearby Abingdon' should be extended to read 'The T2 service connects to Abingdon, Cowley and Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford and Abingdon'.
5	New text for "Footpaths and permitted rights of way" (Resident)	The OS Pathfinder 1136 map at a scale of 1:25000 shows the roman road as a bridleway, running through the centre of the field, Lay Avenue and Roman Road. It is part of a route running from Dorchester to the Baldons and east Oxford. This path is used mainly for walking although cycling (not motor bikes) is permitted. There is also a footpath leading from the roman road at the edge of the village which skirts the allotments and joins a track which leads past Mount Farm, and joins Burcot Lane. Other field and lakes nearby have no official access but have been used for recreational walking. These facilities are much needed and their loss is to be deplored.
6	Add to 'Pollution' section (Resident)	Air pollution can be a local health problem, where the burning of wooden pallets creates toxic smoke due to probable solvents/wood preservatives contained in them.
7	Add photo of flood by pumping station (Councillor)	Read through draft Scoping Report and made some comments. Shops in Fane Drive are a disgrace!
8	Capacity of primary school (Chairman of governors)	We are not running to capacity as yet so I guess that would hinder long term plans! The school has the capacity for at least 350 pupils and yet we have 270 on roll. We still have a lot to do to make it the school of choice
9	Role of Employment Action Group (EAG (Extract from e-mail)	Thanks very much for your help with this. We have read the Scoping Report and would appreciate it if the text in the attached file could be added to it.

10	5.6 Future Development (Landowner)	Confirmation that the car boot field identified as BER1 in SODC's SHLAA document is available for future development if required.
11	3.3 Encouraging business opportunities  (Williams Performance Tenders) (Extract from e-mail)	Our long term aspiration would be to move our manufacturing operations next to the lake so that we could water test our craft straight from the factory. We support any Neighbourhood Planning proposals which help us achieve our strategic aims and to grow our business locally. We place considerable value on the water access we currently benefit from and which we believe is so essential to our business. Current forecasts are that we will need to employ another 20 staff by 2017.
12	4.10 & 4.12 Water sports centre  (OWSC) (Extract from e-mail)	Despite being a previously developed site, the area still falls under the green belt designation and this is preventing the growth of our business. The lake is also wrongly identified by the Environment Agency as being in flood zone 3 (the EA social club is ironically one of our biggest corporate customers!). Queenford Lake has never burst its banks and did not flood this year after the wettest winter on record and we now understand that the EA has never carried out a detailed assessment of the true flood risk in or around Berinsfield. OWSC supports the neighbourhood development plan and would encourage you to use the powers granted under the localism act to plan positively for the future. This should mean creating policies which support local businesses and leisure facilities not just focusing on the housing need.
13	Housing development  (Soha Housing)	As a significant landowner in Berinsfield I can confirm that Soha would be keen to work with the Steering Group to deliver the aims of the Plan and to assist in any way possible.  Soha would consider redevelopment of some of its current landholdings to help deliver a vibrant & sustainable future for Berinsfield.
14	Multiple points raised in e-mail  (District Cllr)	Detailed amendments to Scoping Report suggested and incorporated
15	Health Services  Berinsfield Health Centre (GP)	<ol style="list-style-type: none"> <li>1. As you say, we rent our parts of the Health Centre from NHS England who own the building (and they are responsible for most maintenance and upkeep). Realistically, funding for new premises would have to come from NHS England.</li> <li>2. The health issues facing Berinsfield over the next 5-20 years really mirror those of the rest of the country: i.e. a rising proportion of older people with multiple chronic illnesses and dementia, and continued increases in obesity and obesity-related diseases.</li> <li>3. We feel that the current health centre could accommodate another 1000-2000 patients without needing major rebuilding or extension of the premises</li> </ol>
16	Contribution to 'sheltered accommodation'  (Soha)	People in Berinsfield like Berinsfield and want to stay, so when they are older and want to downsize within the estate to a bungalow or ground floor flat the take-up is quite high. The only problem, there is not enough older persons' accommodation.
17	Water tower and mobile phone antennae  (Resident)	Concerns over the position and number of aerials sited on the water tower in such close proximity to housing.

18	Water & sewage (Thames Water)	Proposals for text to be included in NDP to ensure that any development is sustainable and does not cause problems to other users. These have been incorporated in NDP.
19	Transport issues (Local councillor)	Raised a number of issues for consideration covering transport, parking, footpaths, cycle ways, etc which have been added to NDP.
		<b>Responses from statutory consultees</b>
20	<b>Environment Agency</b> Jack Moeran	Insists there is a high risk of flooding and says it would find the Berinsfield Neighbourhood Plan unsound if it proposes development within current Flood Zones 2 or 3. Suggests reference to River Thame in neighbouring parish.
21	<b>SODC</b> Hannah Guest	Suggests a number of changes to ensure the scoping report covers all the required topics. Thinks a table would help when planning sustainability objectives
22	<b>Natural England</b> Piotr Behnke	It is clear that broadly the approach and methodology would be acceptable to Natural England. Suggest a mention of Wittenham Clumps.

**APPENDIX 4**

**A REVIEW OF POTENTIAL SITES FOR DEVELOPMENT**

Site code: <b>BER1</b>	Location: <b>Off A415 trunk road at junction with A4074</b>	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>6.8ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p>The photo (►) showing the layout of the site is taken from the north looking south, and so is upside-down to the map above. A parcel in bottom left is owned separately.</p>		<p><i>BER1 – site proposed for new industrial estate</i> ↓N</p>	
<b>Current use:</b>			
The site is a greenfield site rated as grade 2 agricultural land and is used on an infrequent basis for car-boot sales.			
<b>Description of site:</b>			
A broadly flat, triangular site rising slightly from S-N bounded on the west side of the A4074. The main access to the site is currently from the A415 trunk road.			
<b>Ownership &amp; availability:</b>			
The site is owned by a local farming family and is believed to be free of any restrictive covenants. The owners have submitted this site for consideration and the site appears on SODC's submitted development sites map and is identified as BER1 in Appendix 3 of the July 2013 SHLAA (Strategic Housing Land Availability Assessment).			
<b>Policy Considerations and Physical Constraints:</b>			
A small part of the site (1.1Ha) on the northern boundary is identified on old EA flood maps as lying within Flood Zones 2/3.			
<b>Historic Environment Constraints:</b>			
There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed. A sewerage pipe serving Berinsfield runs under the land.			

<p><b>Landscape Impact:</b></p> <p>The site is located on the western edge of the parish with the main residential settlement to the east. A small group of industrial and commercial operations is situated at Deacon's Estate to the south on the other side of the A415. There would be no detrimental impact on landscape views.</p>
<p><b>Biodiversity:</b></p> <p>The site is bounded by hedges with the central area left to grass. There are no on-site ecological constraints to exclude this site.</p>
<p><b>Proximity to Road Network:</b></p> <p>The site fronts the A415 Abingdon Road, some distance from the Berinsfield roundabout on the A4074, and there is an existing access for a water treatment works (outside the site area). The existing site access has good sight lines and could be suitable for a commercial development.</p>
<p><b>Access to Services:</b></p> <p>The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.</p>
<p><b>Overall Suitability and Summary:</b></p> <p>Previous planning applications for residential development have been rejected on grounds of its location within the Oxford Green Belt, separation from the main village and the perceived danger of flooding on the lower section. Its size and position would make it viable for industrial and commercial uses and could potentially allow Berinsfield's industrial areas to be gradually relocated freeing them up for regeneration as mixed use development sites.</p>
<p><b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b></p> <p>YES/NO</p>

Site code: <b>BER2</b>	Location: <b>Between Wimblestraw Road and the A.4074</b>	Submitted by landowner as part of SHLAA 2013: YES / <b>NO</b>	Area: <b>0.67ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>EXCLUDED</b>
Map: 		Photo: 	
<p><i>BER2 The site can be seen in the photo as the square of planted trees in the centre of frame. N ←</i></p>			
<b>Current use:</b>			
The site is a greenfield site rated as grade 2 agricultural land that is currently planted as a small woodland copse.			
<b>Description of site:</b>			
A small, broadly flat, site at the entrance to the village sandwiched between the A4074 on one side and Wimblestraw Road on the other.			
<b>Ownership &amp; availability:</b>			
<b>Policy Considerations and Physical Constraints:</b>			
Not really suitable for housing and best kept as a 'green space'			
<b>Historic Environment Constraints:</b>			
There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b>			
The site is located on the western edge of the parish with the main residential settlement to the east. A small group of industrial and commercial operations is situated at Deacon's Estate on the other side of the A4074. There would be a detrimental impact on landscape views if the trees were to be removed.			
<b>Biodiversity:</b>			
Apart from the loss of numerous young trees, there are no on-site ecological constraints to exclude this site.			
<b>Proximity to Road Network:</b>			
The site is sandwiched between the A4074 on one side and Wimblestraw Road on the other. The existing site access has good sight lines and could be suitable for some form of development.			

**Access to Services:**

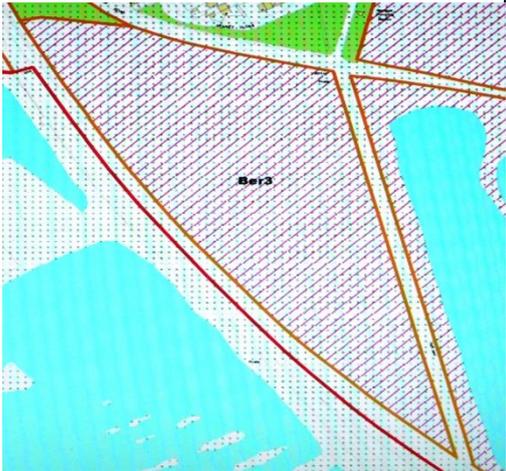
The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

There have been planning applications on this site in the past which were refused. It is felt that the site is unsuitable for housing and is best kept as a 'green space'.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

YES/NO

Site code: <b>BER3</b>	Location: <b>Off Wimblestraw Road /Burcot Lane</b>	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>6.92ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p><i>BER3 – site has several proposals for potential development N ↓</i></p>			
<p><b>Current use:</b> The site is rated as grade 2 agricultural land and is used for arable crops</p>			
<p><b>Description of site:</b> Broadly flat, triangular site lying between Wimblestraw Road and the A4074 trunk road. The access to the site is currently from Wimblestraw Road.</p>			
<p><b>Ownership &amp; availability:</b> The main site is owned by a local farming family and is believed to be free of any restrictive covenants. The site has been submitted for consideration and appears on SODC's submitted development sites map and is identified as BER3 in Appendix 3 of the July 2013 SHLAA (Strategic Housing Land Availability Assessment).</p>			
<p><b>Policy Considerations and Physical Constraints:</b> Approx 5ha of the site is identified on old EA flood maps as lying within Flood Zones 2/3 but this area <b>didn't flood</b> in the heavy rains of the recent 2013/2014 winter (wettest winter on record)</p>			
<p><b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed. Thames Water has some capped off wells under this land but has raised no objection to development subject to certain undertakings by a developer.</p>			
<p><b>Landscape Impact:</b> The site is located on the southern edge of the parish with the main residential settlement to the north. There would be no detrimental impact on landscape views.</p>			
<p><b>Biodiversity:</b> The site is bounded by hedges/trees. The route of the old Roman Road runs down one side and now serves as a bridleway. There are no on-site ecological constraints to exclude this site.</p>			

**Proximity to Road Network:**

The site lies between Burcot Lane and the A4074. Access to the site is from Burcot Lane. The existing site access has good sight lines and would be suitable for residential or mixed use development.

**Access to Services:**

The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

While suitable in principle, previous planning applications for residential development have been rejected on grounds of its location within the Oxford Green Belt, the perceived danger of flooding on part of the site and being contrary to the earlier SODC Local Plan.

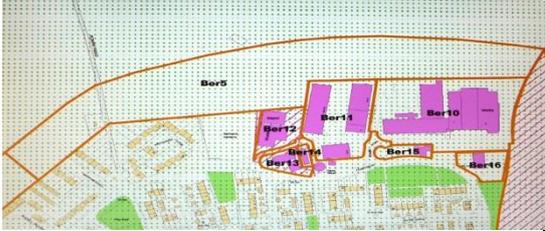
**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

There are several proposals for BER3 as a site for new housing or mixed use development.

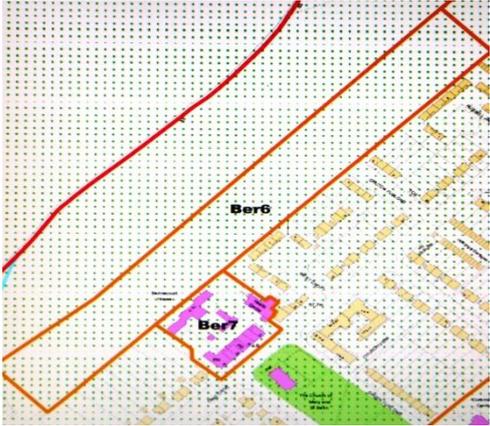
YES/NO

Site code:  <b>BER4</b>	Location:  <b>Off Fane Drive</b> (To the east of the village)	Submitted by landowner as part of SHLAA 2013:  <b>YES</b> / NO	Area:  <b>33.2ha</b>
Availability timeframe:  <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of ND or          Local Plan 2031</b>
Map: 		Photo:  <p><i>BER4 – site has potential for new housing N ↓          The photo shows the site looking down from the north.</i></p>	
<b>Current use:</b> The site is rated as grade 2 agricultural land and is used for arable crops. Some farm buildings also remain on the site.			
<b>Description of site:</b> Broadly flat, triangular site rising gently from south to north and fronting onto Burcot Lane to the south and Fane Drive to the west. The access to the site is currently from Burcot Lane. A surface water drainage channel, Elaine's Ditch, runs diagonally across the bottom end of the site. There is a sewage pumping station just to the bottom left of the site.  The new Berinsfield cemetery is established within the site boundary. Any plans for the site should also allow for the cemetery to be extended at some future date. Otherwise the site's size and position make it suitable for residential development and the logical direction for the village to grow.			
<b>Ownership &amp; availability:</b> The site is owned by a local farming family who have submitted the land for consideration and the site appears on SODC's submitted development sites map. It is identified as BER4 in Appendix 3 of the July 2013 SHLAA (Strategic Housing Land Availability Assessment).			
<b>Policy Considerations and Physical Constraints:</b> Proximity to cemetery. Previously considered unsuitable as approx <b>5.3ha</b> is said to lie within flood zones 2/3. Thames Water has some capped off wells under this land but has raised no objection to development subject to certain undertakings by a developer. Some remains from former use as WWII air base.			
<b>Historic Environment Constraints:</b>			

<p>There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.</p>
<p><b>Landscape Impact:</b> The site is located on open farmland on the edge of the settlement with the main residential development to the west. There would be no detrimental impact to landscape views except for from those properties currently fronting Fane Drive.</p>
<p><b>Biodiversity:</b> The site is open and not bounded by hedges other than the row of trees separating it from Fane Drive. The drainage channel, Elaine's Ditch, runs diagonally across the bottom end of the site. Proper maintenance of this channel, and its onward route to the river Thames, is important to mitigate risk of ground-water flooding. There are no on-site ecological constraints to exclude this site.</p>
<p><b>Proximity to Road Network:</b> The site lies between Burcot Lane and Fane Drive. Access to the site is from Burcot Lane. The existing site access has good sight lines and would be most suitable for residential development.</p>
<p><b>Access to Services:</b> The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.</p>
<p><b>Overall Suitability and Summary:</b> While suitable in principle, previous planning applications for residential development have been rejected on grounds of its location within the Oxford Green Belt, the perceived danger of flooding on part of the site and being contrary to the former SODC Local Plan. The EA flood maps show a risk of flooding in the SW corner.</p>
<p><b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b> The BER4 site has the greatest housing potential and could accommodate a wider range of housing sizes.</p> <p><b>YES/NO</b></p>

Site code: <b>BER5</b>	Location: <b>Off Fane Drive</b> (To the north of the village)	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>4.31ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p><i>BER5 – site lies behind the Tower industrial estate</i> <b>N</b> →</p>			
<p><b>Current use:</b> The site is rated as grade 2 agricultural land and is used for arable crops.</p>			
<p><b>Description of site:</b> A rectangular plot of land to the north of the village, currently under cultivation. The access to the site would be from Fane Drive.  The village allotments about this site and any development should ideally allow for a modest increase in the amount of land available for this purpose.</p>			
<p><b>Ownership &amp; availability:</b> The site is owned by Corpus Christi College in Oxford. Site is identified as BER5 in Appendix 3 of the July 2013 SHLAA (Strategic Housing Land Availability Assessment) but was not put forward by owner then. The College's agent has now confirmed (Jan 2015) that the land is available.</p>			
<p><b>Policy Considerations and Physical Constraints:</b> Green belt designation. Some former underground pipes and remains from former use as WWII air base. Development here would increase traffic through the village.</p>			
<p><b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.</p>			
<p><b>Landscape Impact:</b> The site is located on the edge of the parish with the main residential development to the south. There would be no detrimental impact to landscape views except from properties overlooking the fields.</p>			

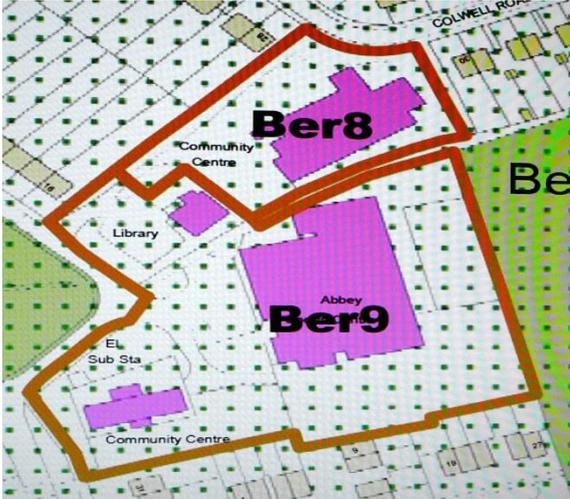
<b>Biodiversity:</b> The site is open and not bounded by hedges. There are no on-site ecological constraints to exclude this site. Longer term relocation of the industrial complex would remove the need for so much heavy goods vehicle traffic in the village and could help reduce pollution.
<b>Proximity to Road Network:</b> The site lies behind the existing Tower/Vogue industrial estates. Vehicular access to the site would be from Fane Drive.
<b>Access to Services:</b> The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> While suitable in principle, previous planning applications for residential development have been rejected on grounds of its position within the Green Belt, its grade 2 agricultural land status and being contrary to the then SODC Local Plan. There is no known risk of fluvial flooding.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b> The site is considered suitable for residential or mixed use development and is close to other sites which have been submitted by owners as available for redevelopment.
<b>YES/NO</b>

Site code: <b>BER6</b>	Location: <b>Off Fane Drive</b> <i>(To the north-west of the village)</i>	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>2.53ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p><i>BER6 – site lies behind the health centre and shops ← N</i></p>			
<p><b>Current use:</b> The site is rated as grade 2 agricultural land and is currently used for arable crops.</p>			
<p><b>Description of site:</b> A fairly flat, rectangular plot of land to the north-west of the village, currently under cultivation. The access to the site would be via West Croft, alongside the health centre from Fane Drive.  The site's size and position make it ideal for increased retirement &amp; sheltered accommodation residential uses.</p>			
<p><b>Ownership &amp; availability:</b> The site is owned by Corpus Christi College in Oxford. Site is identified as BER6 in Appendix 3 of the July 2013 SHLAA (Strategic Housing Land Availability Assessment) but was not put forward by owner then. The College's agent has now confirmed (Jan 2015) that the land is available.</p>			
<p><b>Policy Considerations and Physical Constraints:</b> A small part of the site (0.05ha) is identified on old EA flood maps as lying within Flood Zones 2/3. Green belt designation. Some former underground pipes and remains from former use as WWII air base. Development here would increase traffic through the village</p>			
<p><b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.</p>			
<p><b>Landscape Impact:</b> The site is located on the edge of the parish with the main residential development to the south. There would be no detrimental impact to landscape views except from those properties located next to the site.</p>			

<p><b>Biodiversity:</b> The site is open with some hedges &amp; trees. There are no on-site ecological constraints to exclude this site.</p>
<p><b>Proximity to Road Network:</b> Vehicular access to the site would be from Fane Drive via West Croft.</p>
<p><b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.</p>
<p><b>Overall Suitability and Summary:</b> Whilst suitable in principle, previous planning applications for residential development have been rejected on grounds of its position within the Green Belt, its grade 2 agricultural land status and being contrary to the then SODC Local Plan. There is a small risk of fluvial flooding from Burcot Brook which runs outside and parallel to the NW boundary of the site.</p>
<p><b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b> The site lies adjacent to existing sheltered housing at Berinscourt House and provides easy links to the health centre, shops and church. There could be scope here to develop more housing suitable for older members of the community seeking to downsize with, perhaps, some form of communal garden or park area and outdoor recreation area.</p> <p><b>YES/NO</b></p>

Site code: <b>BER7</b>	Location: <b>Existing Health Centre, shops &amp; Berinscourt</b>	Submitted by landowner as part of SHLAA 2013: YES / <b>NO</b>	Area: <b>0.56ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p><i>BER7 – Health Centre to be protected within the village</i></p> <p>↓N</p>			
<b>Current use:</b>			
A mixed residential & commercial complex which includes the village Health Centre and important shops along with village pub.			
<b>Description of site:</b>			
Currently completely developed with Berinscourt House (sheltered housing) at the rear.			
<b>Ownership &amp; availability:</b>			
NHS owns the Health Centre which is operated by trustees. Shops, public house and Berinscourt all believed to be in separate ownership and unlikely to become available during life of the NDP.			
<b>Policy Considerations and Physical Constraints:</b>			
Land is currently within the Oxford Green Belt. Strong local support for all facilities identified within BER 7. Limited scope for growth unless BER 6 becomes available and land removed from the green belt. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b>			
There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b>			
The site is in a prominent position, easily seen from the Fane Drive. There would be no greater adverse impact on landscape appearance through any redevelopment of the site.			
<b>Biodiversity:</b>			
There would be no adverse impact on biodiversity through any redevelopment of the site			
<b>Proximity to Road Network:</b>			
There is already vehicular access to Fane Drive via West Croft.			

<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Facilities here are much needed by the local community but many are in need of modernisation. If the village is to grow so too will the demand on important facilities such as these. BER 6 could play a part in enabling the growth of the health centre or Berinscourt in the longer term even if it was to provide much needed parking. According to the recent JBA Consulting flood risk assessment, there is no known risk of fluvial flooding on this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER8</b>	Location: <b>Community Centre</b>	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.30ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: <i>BER8 – site considered for redevelopment with the Abbey Sports Centre</i> ↑N	
<b>Current use:</b> BER8 is used by Berinsfield Community Centre together with associated car parking spaces.			
<b>Description of site:</b> A large parcel of land centrally located in the village and standing next to the library and sports centre.			
<b>Ownership &amp; availability:</b> Believed to be owned by the Berinsfield Community Centre itself which is managed by its trustees. Not submitted as “available for development” but could be pivotal in the redevelopment of the Sports Centre and Library. The BCC is an important community facility and has strong support locally.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt location but classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> Although the site lies in a visually prominent position, there would be no greater adverse landscape impact through redevelopment of this site			
<b>Biodiversity:</b> There would be no adverse biodiversity impact through redevelopment of this site			
<b>Proximity to Road Network:</b> Vehicular access is via Wimblestraw Road			

**Access to Services:**

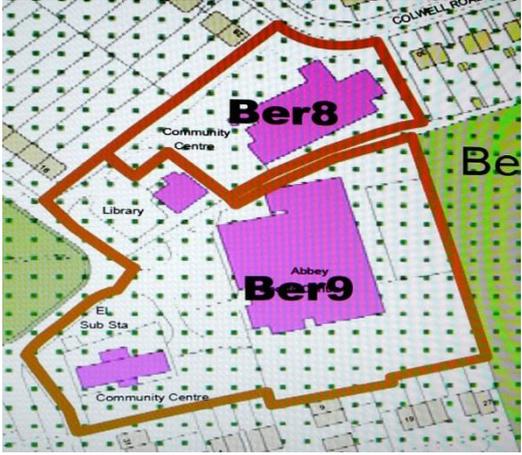
The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

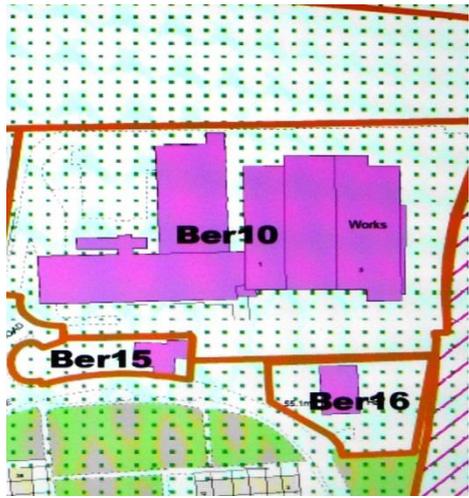
The Berinsfield Community Centre is important to the village and should be protected. Any redevelopment of the site will need to be with the support of the trustees although the land it occupies could play an important role in the redevelopment of the Abbey Sports Centre and Library. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

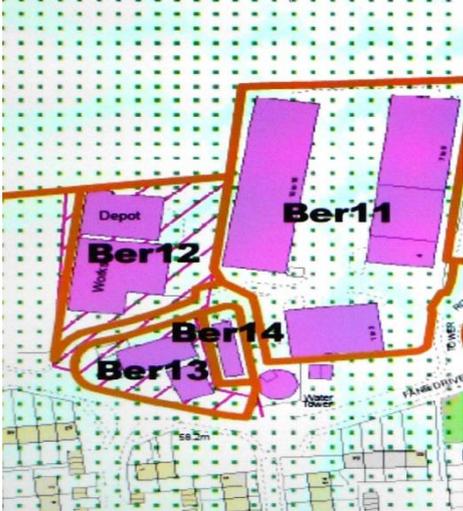
**YES/NO**

<p>Site code: <b>BER9</b></p>	<p>Location: <b>Abbey Sports Centre, Library &amp; Children's Nursery</b></p>	<p>Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b></p>	<p>Area: <b>0.95ha</b></p>
<p>Availability timeframe: <b>0-5 years</b></p>	<p><b>5-10 years</b></p>	<p><b>10-15 years</b></p>	<p><b>Not during life of NDP or Local Plan 2031</b></p>
<p>Map:</p> 		<p>Photo:</p>  <p><i>BER9 – Abbey Sports Centre site proposed for redevelopment</i> ↑N</p>	
<p><b>Current use:</b> Abbey Sports Centre, associated car parking, nearby children's nursery and library.</p>			
<p><b>Description of site:</b> The centre 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. SODC Leisure and Sports Facilities Strategy dated March 2011 describes the site as a "Level 1 Tier facility which is not fit for purpose and requires significant investment".</p>			
<p><b>Ownership &amp; availability:</b> SODC and Oxfordshire County Council are currently considering the co-location of public services within Berinsfield into a single new building on or close to this site. This could potentially include a replacement pool, leisure facility, library, information centre and early intervention facilities plus associated parking.</p>			
<p><b>Policy Considerations and Physical Constraints:</b> According to the Open Space, Sport and Recreation facilities (PPG17 2006) study completed by the SODC in November 2007, Berinsfield is in need of qualitative improvements to its sports hall, swimming pool, community hall, football pitch &amp; recreation ground. All currently stand within the Oxford Green Belt. Item 35 in Appendix A - South Oxfordshire Infrastructure Delivery Plan dated October 2014 provides for "a new leisure centre at Berinsfield". Site is classified as "previously developed land" under the National Planning Policy Framework (NPPF)</p>			
<p><b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.</p>			
<p><b>Landscape Impact:</b> Although the site lies in a visually prominent position, there would be no greater adverse landscape impact through redevelopment of this site</p>			
<p><b>Biodiversity:</b> There would be no adverse biodiversity impact through development of this site.</p>			

<b>Proximity to Road Network:</b> Vehicular access is via Wimblestraw Road. There is currently parking for 45 cars. There are a limited number of cycle racks for parking of bicycles.
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> SODC and Oxfordshire County Council are currently considering the co-location of public services within Berinsfield into a single new building(s). No site decision has been taken at this time. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  <b>YES/NO</b>

Site code: <b>BER10</b>	Location: <b>Vogue industrial Estate</b> off Fane Drive	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>1.74ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>EXCLUDED</b> <b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo:  <i>BER10 – industrial estate not available during life of NDP</i> ↓ N	
<b>Current use:</b> Site currently provides a manufacturing base leased to Williams Performance Tenders Limited and extensive indoor sports space (futsal) leased to Oxford City FC.			
<b>Description of site:</b> A collection of modernised factory, office and indoor sports units on a predominantly industrial site.			
<b>Ownership &amp; availability:</b> The landowner has already engaged with the NDP process but it is anticipated that no significant change of use/redevelopment will take place here during the life of the next Local Plan.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Recent change of use consent to create indoor sports facilities (primarily Futsal). Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b> The site requires vehicular access via Fane Drive which means that all HGV and industrial traffic must pass through the residential parts of the village.			

<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Considered suitable in principal for redevelopment as residential or mixed use but because neither the owner nor most of the other neighbouring employment site owners wish to redevelop during the life of this NDP, this site is considered not viable at this time. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER11</b>	Location: <b>Tower Industrial Estate</b>	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.86ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>EXCLUDED</b> <b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo:  <i>BER11 – industrial estate not available during life of NDP</i> ↓ N	
<b>Current use:</b> The Tower Industrial Estate embraces a range of industrial and commercial activities.			
<b>Description of site:</b> A collection of somewhat dated factory and office units on an industrial site.			
<b>Ownership &amp; availability:</b> Each unit/group of units individually owned on long term leases. None has been put forward as available for redevelopment.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Strong local support for employment opportunities within the village. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b> The site requires vehicular access via Fane Drive which means that all industrial traffic must pass through the residential parts of the village.			

**Access to Services:**

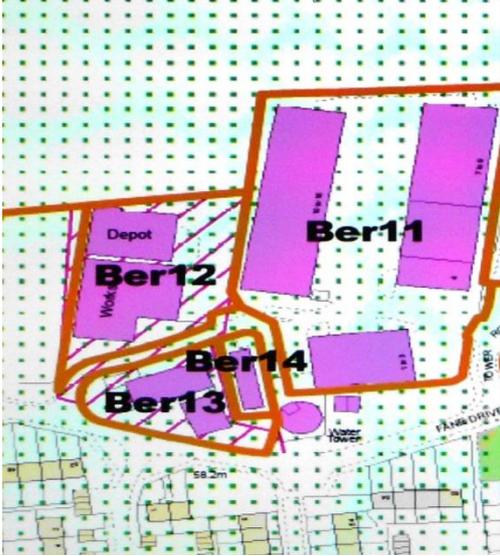
The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

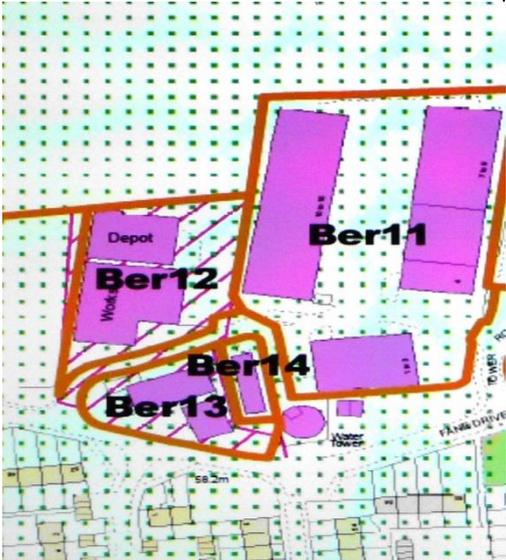
A local employment site which is in several different ownerships/tenures. Not submitted as available for redevelopment and therefore not considered viable during the life of this NDP. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

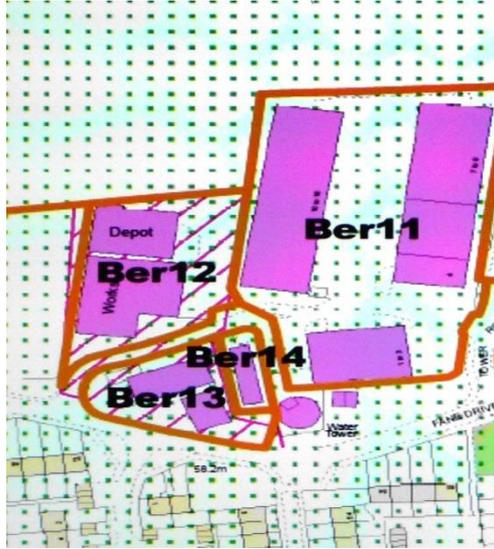
YES/NO

Site code: <b>BER12</b>	Location: <b>Abingdon Gymnastic Club</b>	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.29ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
		BER12 – site proposed for redevelopment ↓N	
<b>Current use:</b> A sports gymnasium facility leased by Abingdon Gymnastic Club			
<b>Description of site:</b> Formerly D2 industrial use but now used for indoor sport and recreation together with associated car parking.			
<b>Ownership &amp; availability:</b> The site has been submitted together with BER 13 to SODC as part of the SHLAA study (SODC site ref 130) and is considered available for residential or mixed use development by the owners.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt location. Policy E6 – Loss of employment sites. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> The site requires vehicular access via Fane Drive
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Considered suitable in principle although proximity to industrial units and radio masts on water tower may prove difficult to overcome. Access to Scout hut and water tower would need careful thought or design. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  <b>YES/NO</b>

Site code: <b>BER13</b>	Location: <b>Industrial units</b> next to water tower just off Fane Drive	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>0.15ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map:	Photo:		
			
BER13 – site proposed for redevelopment ↓N			
<b>Current use:</b> Industrial units next to water tower and allotments just off Fane Drive. Double glazing business and specialist car (minis) repairs business			
<b>Description of site:</b> The site features a collection of old industrial units in D2 use			
<b>Ownership &amp; availability:</b> The site has been submitted together with BER 12 to SODC as part of its SHLAA study (SODC site ref 130) and is considered available for residential or mixed use development by the owners.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt location. Policy E6 – Loss of employment sites. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> The site is part of an existing industrial complex and any redevelopment will have no significant impact on the landscape in this part of the village.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> The site requires access from Fane Drive.
<b>Access to Services:</b> The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Considered suitable in principal although proximity to industrial units, scout hut and radio masts on water tower may prove difficult to overcome. Access to Scout hut and water tower would need careful thought or design. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER14</b>	Location: <b>Scout hut</b>	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.04ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo:  <i>BER14 – Scout Hut needs upgrading</i> ↓ N	
<b>Current use:</b> A hut used by the local Scouts and Brownies			
<b>Description of site:</b> The wooden building is tired and has seen better days			
<b>Ownership &amp; availability:</b> The land on which the scout hut stands is owned by the SODC but the hut itself is owned by the Scouts.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Location of scout hut is less than ideal but until such time as an improved location and associated funding can be secured, this important community group and its meeting place must be protected. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b> Poor with limited or no parking provision.			

**Access to Services:**

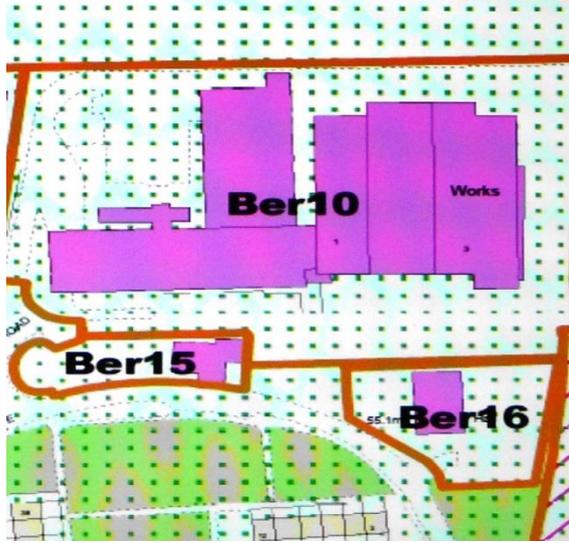
The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

This site is not considered large enough to make any significant contribution to the future growth of the village but opportunities to relocate to a more suitable site should be explored and encouraged in the NDP. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

**YES/NO**

Site code: <b>BER15</b>	Location: <b>Site in Tower Industrial Estate</b> owned by Pearce's Coaches	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.12ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>EXCLUDED</b> <b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo:  <i>BER15 – site proposed for development</i> ↓ N	
<b>Current use:</b> BER15 is the head office for the local transport operations run by Pearce's Coaches.			
<b>Description of site:</b> An office building with parking area and workshops for a number of single-decker coaches			
<b>Ownership &amp; availability:</b> The site is owned by Pearce's Coaches. Owner has stated that the business does not wish to relocate away from this site during the life of this NDP. Site is therefore NOT considered to be available.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Policy E6 – Loss of employment site. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> Access to the site is via Fane Drive which means that all coach traffic must pass through the residential parts of the village.
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Not considered suitable as site not available during life of this NDP. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER16</b>	Location: <b>Corrigan's Gym</b> (Home to Berinsfield ABC)	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.22ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<p><i>BER16 –Corrigan's Boxing Club / Gym</i>      ↑N</p>			
<b>Current use:</b>			
A gymnasium which is the home of the highly-regarded Berinsfield Amateur Boxing Club. The club caters for members of all ages and both sexes.			
<b>Description of site:</b>			
A purpose-built structure			
<b>Ownership &amp; availability:</b>			
The land is owned by SODC but the building which stands on it is believed to be owned by the boxing club itself.			
<b>Policy Considerations and Physical Constraints:</b>			
Green Belt location. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b>			
There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b>			
There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b>			
There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b>			
Access to the site is via Fane Drive and there is adequate off-road parking at the club.			

**Access to Services:**

The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

Site is considered suitable in principal for residential or mixed use development subject to agreement with the boxing club and an alternative venue being secured somewhere within the parish of Berinsfield.  
The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

**YES/NO**

Site code: <b>BER17</b>	Location: <b>Abbey Woods Academy</b> (Former primary school & adult education centre)	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>1.49ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 	Photo: 	BER17 – Primary school & adult education centre ↑N	
<b>Current use:</b> The main complex operates as a primary school, now the Abbey Woods Academy with about 270 pupils. Parts of the site are used by the adult education centre and a pre-school nursery facility.			
<b>Description of site:</b> The site provides primary school facilities for some 270 pupils with a projected capacity for up to 350 pupils. The buildings are dated and would benefit from redevelopment. The site benefits from the proximity of playing fields which provide sport and recreational opportunities for pupils.			
<b>Ownership &amp; availability:</b> The school is now an academy and as such the future decisions are made by the trustees. Whilst there is a desire to see a new school built within the village, the decision will depend on funding and the willingness of the trustees to take such action. The site is considered available subject to an alternative site within the parish being secured first.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Ownership and funding limitations. Classified as “previously developed land” under the NPPF			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> Although the site lies in a visually prominent position, there would be no greater adverse landscape impact through redevelopment of this site			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> Access is via Wimblestraw Road. There are problems at the school with inadequate space for parking by parents bringing or collecting children by car.
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> The proportion of disabled pupils and those with special educational needs supported by School Action Plus, or with a statement of special educational needs, is above average. The school has a designated unit for pupils with moderate learning difficulties. The site is considered suitable in principle for redevelopment conditional upon a new school and associated land being provided within the Parish. The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER18</b>	Location: <b>Industrial units</b> off Wimblestraw Road	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>1.08ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
		BER18 – site proposed for redevelopment ↓ N	
<b>Current use:</b> A collection of run-down industrial units off Wimblestraw Road			
<b>Description of site:</b> Site comprises “end of life” industrial units in need or regeneration. Currently let until March 2015. Employment Action Group (a local charity) is based in one of the buildings.			
<b>Ownership &amp; availability:</b> Privately owned and leased on short term basis to several local small businesses. Available for redevelopment within 0-5 years. Owner fully engaged with the NDP process.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt location. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> The site is in a prominent location and any redevelopment of the area would lead to landscape improvement.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> The site fronts to Wimblestraw Road which leads directly to the exit from the village and to the A4074 roundabout.
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Site considered suitable for redevelopment. Land owner engaged with the NDP process. Community support for a residential / mixed use development of the site. Possible Neighbourhood Development Order to grant outline permission for uses subject to locally-approved scheme.  The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

Site code: <b>BER19</b>  Link with BER20	Location:  Site in Wimblestraw Road (opp War Memorial) - former telephone exchange	Submitted by landowner as part of SHLAA 2013:  YES / <b>NO</b>	Area:  <b>0.27ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>EXCLUDED</b> <b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo:  <i>BER19 – site not available during life of NDP</i> ↓ N	
<b>Current use:</b> Building used for distribution of goods related to owner's business.			
<b>Description of site:</b> The former village telephone exchange. Same owner owns BER20			
<b>Ownership &amp; availability:</b> Owner currently does not wish to the premises to be included, but Steering Group felt that if the situation changed, the village would like to see the redevelopment of this site.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt location. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b> The site fronts to Wimblestraw Road which leads directly to the exit from the village and to the A4074 roundabout.			

**Access to Services:**

The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

Land owner has no interest in redeveloping this site during the life of this NDP so site considered unsuitable for the time being. However, the sites are so important to the first impressions of the village that some wording should be included within the NDP to reflect the villager's wishes should the situation change.

The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

YES/NO

Site code: <b>BER20</b>	Location: Site off Wimblestraw Road (Former Warwick Pumps)	Submitted by landowner as part of SHLAA 2013:  YES / <b>NO</b>	Area: <b>0.47ha</b>
Link with BER19			
Availability timeframe:			<b>EXCLUDED</b>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map:		Photo:	
			
		<p><i>BER20 – site not available during life of NDP</i> ↓ N</p>	
<b>Current use:</b>			
Buildings used for distribution of goods related to owners' business.			
<b>Description of site:</b>			
Office building. The former Warwick pumps premises. Same owner owns BER19.			
<b>Ownership &amp; availability:</b>			
Owner currently does not wish to the premises to be included, but Steering Group felt that if the situation changed, the village would like to see something done with the site.			
<b>Policy Considerations and Physical Constraints:</b>			
Green Belt location. policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF.			
<b>Historic Environment Constraints:</b>			
There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b>			
There would be no adverse landscape impact following redevelopment of this site.			
<b>Biodiversity:</b>			
There would be no adverse biodiversity impact following redevelopment of this site.			

<b>Proximity to Road Network:</b> The site fronts to Wimblestraw Road which leads directly to the exit from the village and to the A4074 roundabout. On-site parking for employees.
<b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.
<b>Overall Suitability and Summary:</b> Land owner has no interest in redeveloping this site during the life of this NDP so site considered unsuitable for the time being. However, the sites are so important to the first impressions of the village that some wording should be included within the NDP to reflect the villager's wishes should the situation change.  The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site
<b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b>  YES/NO

<p>Site code: <b>BER21</b></p>	<p>Location: <b>Deacon's Estate</b> between A4074 and A415</p>	<p>Submitted by landowner as part of SHLAA 2013:  YES / <b>NO</b></p>	<p>Area: <b>1.37ha</b></p>
<p>Availability timeframe:</p>			<p><b>EXCLUDED</b></p>
<p><b>0-5 years</b></p>	<p><b>5-10 years</b></p>	<p><b>10-15 years</b></p>	<p><b>Not during life of NDP or Local Plan 2031</b></p>
<p>Map:</p>  		<p>Photo:</p>  <p><i>BER21 – site proposed for redevelopment →N</i></p>	
<p><b>Current use:</b> A mixed-use industrial/ commercial site. Site of the popular biker H Café. Scrap yard, scaffolding yard, shops and associated parking</p>			
<p><b>Description of site:</b> Outside the main village settlement and directly alongside the A4074 and A415, there is a small collection of other businesses – the H Café, Infinity motorcyclist accessory store, Clover's Discount Store, a scaffolding business, a motor vehicle garage with used-car dealership and a scrap yard / metals recycling operation. This site offers considerable scope for re-development.</p>			
<p><b>Ownership &amp; availability:</b> Owner does not wish to put the site forward, but it is a site the village would like to see regenerated.</p>			
<p><b>Policy Considerations and Physical Constraints:</b> Green Belt location. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF According the Flood Risk Assessment produced by JBA Consulting (Jan 2015), there is no known risk of fluvial flooding on this site which lies 48.39m above ordnance datum (AOD) for the 1 in a 1000 year event.</p>			
<p><b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed. Contaminated land issues surrounding the scrap yard</p>			

<p><b>Landscape Impact:</b> The site is in a prominent location and any redevelopment of the area would lead to landscape improvement.</p>
<p><b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.</p>
<p><b>Proximity to Road Network:</b> The site is located at the corner of the junction between the A415 Abingdon Road and the A4074 Oxford Road where there is a major roundabout. The position and layout of the site provides ample opportunity for off-road parking</p>
<p><b>Access to Services:</b> The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.</p>
<p><b>Overall Suitability and Summary:</b> This collection of mixed industrial &amp; commercial outlets lies just off the roundabout between the A4074 and the A415 which separates it from the proposed BER1 commercial development site. Land owner has no interest in redeveloping this site during the life of this NDP so site considered unsuitable for the time being. However, the sites are so important to the first impressions of the village that some wording should be included within the NDP to reflect the villager's wishes should the situation change.</p> <p>The recent JBA Consulting flood risk assessment shows no known risk of fluvial flooding to this site</p>
<p><b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b></p> <p><b>YES/NO</b></p>

Site code: <b>BER22</b>	Location: Parcel within BER1	Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO	Area: <b>1.36ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<b>Current use:</b> Agricultural land currently used by owner to walk his dog.			
<b>Description of site:</b> A parcel of land fronting onto the A415 and contained within the larger BER1 site but in separate ownership			
<b>Ownership &amp; availability:</b> Believed to be owned by same owner as BER 15. Owner has expressed no interest in making this site available for development during the life of the NDP.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt. Site stands next to a sewerage pumping station.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> There would be no adverse landscape impact following redevelopment of this site assuming BER 1 was to be developed also. There is an existing building to the south of the site used by Thames Water as part of a sewerage pumping station			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			

**Proximity to Road Network:**

The site fronts the A415 Abingdon Road, some distance from the Berinsfield roundabout on the A4074, and there is an existing access for a water treatment works (outside the site area). The existing site access has good sight lines.

**Access to Services:**

The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

Not available according to current owner and not considered suitable in isolation of BER 1

According to the recent JBA Consulting flood risk assessment, Burcot Brook flows along the western boundary giving some risk of fluvial flooding along this boundary.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

YES/NO

Site code: <b>BER23</b>	Location: <b>Lower Shops</b> off Fane Drive	Submitted by landowner as part of SHLAA 2013: <b>YES / NO</b>	Area: <b>0.21ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
BER23 – site of rundown shops south of village ↑N			
<b>Current use:</b> Shop premises – most not in use but some with residential flats above.			
<b>Description of site:</b> A group of six shops of which just one (Costcutters) remains open and functioning. Bakery believed to be still trading but not as a retail business. Some off road parking in front of the shops but most are boarded-up and covered with graffiti. Planning permission exists for flats in the rear car park.			
<b>Ownership &amp; availability:</b> Current owner has not engaged with the NDP process but his agent advises that site may be available for redevelopment subject to existing lease terms and viability of any scheme.			
<b>Policy Considerations and Physical Constraints:</b> There is extant planning consent for the erection of four 1-bed flats in the parking area to the rear of these premises which could impair any future plans for regeneration of commercial operations on the site. Green Belt location. Policy E6 – Loss of employment sites Classified as “previously developed land” under the NPPF.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			
<b>Landscape Impact:</b> The site is in a prominent location and any redevelopment of the area would lead to a significant improvement of the townscape.			
<b>Biodiversity:</b> There would be no adverse biodiversity impact following redevelopment of this site.			
<b>Proximity to Road Network:</b> The shops front to Fane Drive at the junction with Chiltern Close			

**Access to Services:**

The site is within five minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley & Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford & Abingdon. Bus stops on the A4074 allow residents to connect to X39 & X40 bus services to Oxford going north and to Wallingford & Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

This site has long been a source of complaint by residents due to the general lack of maintenance of the property and the image they present of the village. Site considered suitable for regeneration either as shops or as residential subject to new retail sites being identified at this end of the village.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

YES/NO

<p>Site code: <b>BER24</b></p>	<p>Location: <b>Queenford Lakes</b> off Burcot Lane &amp; Drayton Road</p>	<p>Submitted by landowner as part of SHLAA 2013: <b>YES</b> / NO</p>	<p>Area: <b>32.6ha</b> (of which <b>10.9ha</b> is land)</p>
<p>Availability timeframe:</p>			
<p><b>0-5 years</b></p>	<p><b>5-10 years</b></p>	<p><b>10-15 years</b></p>	<p><b>Not during life of NDP or Local Plan 2031</b></p>
<p>Map:</p> 		<p>Photo:</p>  <p><i>BER24 – This site comprises the lakes and surrounding land to the south of the village ... ← N</i></p>	
<p><b>Current use:</b> Predominantly a water sports centre of excellence. Queenford Lakes is nationally recognised for its excellence in water skiing and wakeboarding. Oxford Wakeboard &amp; Ski Club is based at the site and attracts visitors from all over the world. Triathlon clubs, open-water swimmers and the Berinsfield fishing club also use the water.  Williams Performance Tenders Ltd (Berinsfield’s biggest employer) leases part of the site and buildings as do the RAF and a number of small businesses.</p>			
<p><b>Description of site:</b> An unrestored former minerals extraction pit with part reclaimed land benefitting from planning permission for a variety of uses, permanent structures and associated fixed surface infrastructure. The A4074 runs along the southern boundary with Burcot Lane to the north, Drayton Road to the east and the old Roman Road to the west. The access to the site is from both Burcot Lane and the old Drayton Road. No public access or rights of way exist.</p>			
<p><b>Ownership &amp; availability:</b> The site is owned by Stuart Scott-Ely (elected Chairman of the Berinsfield NDP in Feb 2014) and is free of any restrictive covenants. The site has been submitted to SODC since 2006 as part of its SHLAA (Strategic Housing Land Availability Assessment) studies (SODC site ref 088) and is available for employment, leisure or mixed-use development.</p>			

<p><b>Policy Considerations and Physical Constraints:</b></p>
<p><u>Green belt.</u> Part of the site is classified as “previously developed land” under the NPPF definition.</p> <p><u>SODC Core Strategy</u></p> <p>(i) Objective 6: Leisure, culture and health - (i) Promote provision of high quality sports, leisure, cultural and health facilities for all ages across the district.</p> <p>(ii) Policy CSEM1 - (vi) 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.</p> <p><u>Flood risk</u> The lakes and a small part of the lake shore are identified on old EA flood maps as lying within Flood Zones 2/3 but no flooding occurred during the heavy rains of the 2013/2014 winter (wettest on record). However, the recent flood risk assessment produced by JBA Consulting highlighted the fact that BER21, which does not flood according to more recent survey modelling techniques, stands at 48.39m AOD whereas BER24 land is all above 50m AOD.</p> <p><u>Planning consents</u> Planning consent for recreational use since 1967. <i>(“To develop the area from which sand and gravel has been worked, as a water amenity area”)</i> Planning permissions currently exist for unrestricted recreational use and lawful bankside development. Recent consents include residential dwelling, clubhouses, café, shop, workshops, offices, storage and judges’ tower with associated facilities.</p> <p><u>Recreational excellence</u> Designated “National Centre of Excellence” by British Water Ski &amp; Wakeboard Designated “National Home for Sport” by the Royal Air Force.</p>
<p><b>Historic Environment Constraints:</b></p> <p>There are <b>NO</b> Listed Buildings or Conservation Areas within or close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.</p>
<p><b>Landscape Impact:</b></p> <p>The lakes are located on the southern part of the parish with the main residential development to the north. The site is well screened by hedges and planting around the perimeter boundary and there would be no detrimental impact to landscape views.</p>
<p><b>Biodiversity:</b></p> <p>Whilst there are <b>NO</b> statutory designations, local conservationists have accorded the site “Local Wildlife Site” status based on historic bird count data. Ornithological interest has diminished since aquatic recreational use intensified significantly from ca 1995.</p> <p>The Thames Valley Environmental Records Centre (TVERC) has stated that Queenford Lakes is not the most important lake in the Dorchester complex and in respect of its continued status, said (05 Feb 2015) <i>“The panel have deferred Queenford Pit due to the lack of adequate bird survey data and the level of interest (as related to the Local Wildlife Sites criteria) cannot be accurately assessed”.</i></p> <p>A full ecological assessment by James Johnston Ecology of the conservation value of this site in relation to its merit as a local wildlife site is available on the Berinsfield Parish Council website.</p>
<p><b>Proximity to Road Network:</b></p> <p>Vehicular access to the site is from Burcot Lane or the old Drayton Road which connect to the A415 and A4074 trunk roads at the Berinsfield roundabout nearby.</p>
<p><b>Access to Services:</b></p> <p>The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency.</p>

Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.

**Overall Suitability and Summary:**

Suitable for some form of redevelopment of previously-developed parts of the site possibly involving Williams Performance Tenders Ltd, a resort style hotel/leisure development or possibly self-build lakefront homes associated with the recreational use of the site. Improved sports facilities and café/restaurant would also be appropriate in this location.

The recent JBA Consulting flood risk assessment shows the wet parts of the site as lying within Flood Zone 2/3 but since almost all the land is outside any flood zone, it is deemed suitable in principle for redevelopment.

**Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:**

There is general interest in creating a hotel or leisure facility in the parish which would provide local employment opportunities as well as a boost to tourism. The Oxford Wakeboard & Ski Club has indicated its clients would like to see some lakefront residential accommodation on site

Williams Performance Tenders currently leases part of the lake and buildings and has plans to expand. As Berinsfield's biggest employer (50+ currently), Britain's biggest boat-builder and winner of the 2010 Queen's Award for International Enterprise, the company would like to move from Vogue Industrial Estate to a new eco-factory on the site with direct lakefront access.

**YES/NO**

Site code: <b>BER25</b>	Location: <b>Wally Corner</b> – former landfill site off Burcot Lane	Submitted by landowner as part of SHLAA 2013:  YES / <b>NO</b>	Area:  <b>13.0ha</b>
Availability timeframe: <b>0-5 years</b>	<b>5-10 years</b>	<b>10-15 years</b>	<b>Not during life of NDP or Local Plan 2031</b>
Map: 		Photo: 	
<b>Current use:</b> Land lies fallow and is not currently being used for agricultural purposes.			
<b>Description of site:</b> Wally Corner was a former mineral extraction site subsequently used for household waste landfill, but is now closed and grassed over. Gases from the ongoing decomposition are currently flared off via a methane burner.			
<b>Ownership &amp; availability:</b> This former landfill site is owned by company in Sutton Courtenay which has a duty to look after it.			
<b>Policy Considerations and Physical Constraints:</b> Green Belt Location. Ongoing monitoring of the surrounding ground water quality to ensure no leachate from the former landfill operations. Limited after-uses of this household landfill site.			
<b>Historic Environment Constraints:</b> There are <b>NO</b> Listed Buildings or Conservation Areas close to the site. The whole of the site currently falls within the Oxford Green Belt which is to be reviewed.			

<p><b>Landscape Impact:</b></p> <p>The site is located towards the southern edge of the parish with the main residential development further to the north-west. Site is raised above surrounding ground levels and any development (such as a solar farm) would need to be suitably screened (fenced and/or planted) from views. The existing boundary fencing, landscaping and drainage ditches are in poor condition and in need of maintenance/repair.</p>
<p><b>Biodiversity:</b></p> <p>There would be little adverse biodiversity impact following redevelopment of this site. In fact the site might suit some form of nature reserve and/or habitat creation subject to funding and landowner support.</p>
<p><b>Proximity to Road Network:</b></p> <p>The site fronts to the Burcot Lane with easy access to the A415 and A4074 trunk roads at the Berinsfield roundabout.</p>
<p><b>Access to Services:</b></p> <p>The site is within ten minutes walk from two bus stops. The T2 service connects to Abingdon, Cowley &amp; Oxford. There is also the 97 service to Didcot and the 114 service serving Wallingford &amp; Abingdon. Bus stops on the A4074 allow residents to connect to X39 &amp; X40 bus services to Oxford going north and to Wallingford &amp; Reading going south with about half-hourly frequency. Culham railway station is about 4km to the west. A cycleway runs from Berinsfield past Culham station to Abingdon.</p>
<p><b>Overall Suitability and Summary:</b></p> <p>The Steering Group considered <u>the</u> site needs tidying up and putting to use as renewable energy site with combined nature conservation provision. Possibility to use methane gas to generate electricity or as solar farm subject to not puncturing the landfill cap.</p>
<p><b>Consideration for inclusion in the Berinsfield Neighbourhood Development Plan:</b></p> <p><b>YES/NO</b></p>