

Appendix A Table 12 Berinsfield

The following alternatives for Berinsfield have been assessed against the SA Framework:

- Option 1 Do Nothing
- Option 2 Inset Berinsfield from the Green Belt

✓✓	✓	x x	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

	Option 1		Option 2
1 To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure	0	x	✓✓
	<p>Berinsfield is a large village within South Oxfordshire approx. 8 miles from Oxford, within the Science Vale area.</p> <p>Berinsfield sits entirely within the Green Belt, which is inhibiting the regeneration of parts of the village and is preventing future growth and employment opportunities</p> <p>The existing housing stock is ageing and in some instances of poor quality.</p>		
	<p>Housing and employment sites will remain in a poor condition, community facilities, walkways, cycle lanes and amenity space will remain the same; however over time these poor conditions will deteriorate further which in the long term will result in negative effects.</p> <p>Mitigation:</p>	<p>If Berinsfield is inset from the Green Belt this will provide opportunities to improve housing conditions and provide further housing which will result in significant positive effects.</p> <p>Mitigation: The positive effects could also be enhanced.</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.</p>	

	Option 1		Option 2
	<p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.</p> <p>Ensure infrastructure is phased alongside new housing development and is integrated with the village of Berinsfield.</p> <p>Affordable homes should be provided within all developments.</p> <p>Work with service providers to ensure this is implemented in a timely fashion.</p> <p>Poor housing and infrastructure conditions should be improved.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>		<p>Ensure infrastructure is phased alongside new housing development and is integrated with the village of Berinsfield.</p> <p>Affordable homes should be provided within all developments.</p> <p>Work with service providers to ensure this is implemented in a timely fashion.</p> <p>Poor housing and infrastructure conditions should be improved.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2 To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	0	x	✓
	The area does not suffer from a high crime rate. There is potential for the crime		The area does not suffer from a high crime rate, new development could provide the opportunity to design a safe environment which could reduce and prevent

	Option 1	Option 2
	<p>rate to deteriorate in the long term which may result in negative effects.</p> <p>Mitigation:</p> <p>Ensure good quality urban design is implemented and work with the local community.</p>	<p>antisocial behaviour. Thames Valley police have suggested that extra homes may require extra policing.</p> <p>Mitigation:</p> <p>Ensure good quality urban design is implemented and work with the local community.</p>
<p>3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.</p>	<p>Berinsfield is classified as a larger village with the following services.</p> <ul style="list-style-type: none"> • Employment for more than 250 people • A primary school • A doctors' surgery and dentist • Public park / garden • Community hall • Leisure facility (indoor sports hall and pool) • Supermarket • Retail facilities including a Post Office • Good public transport links (on premium bus route). • 18 allotments <p>Berinsfield is one of South Oxfordshire's deprived areas, which includes poor access to hospitals.</p> <p>The Health Centre and dispensary in Berinsfield provide a valued service to patients from Berinsfield as well as the surrounding rural area and has confirmed that the practice could cope with up to an additional 1000 patients. There is also an NHS dental practice.</p> <p>Abbey Woods Academy is a co-educational school for children aged 4+ to 11 years mostly from the Parish. There is a current enrolment of around 270 with a notional capacity of 350 pupils. Berinsfield Adult Learning & Voluntary Day Centre is located behind the academy, which provides adult education and classes for adults with learning difficulties.</p>	

	Option 1	Option 2	
	Key issues facing Berinsfield: <ul style="list-style-type: none">• A need for greater skills training to help make people more employable locally,• A need to update local health and support services,• A need for more amenity space, leisure facilities and formal play areas for children,		
	x	x	✓✓
	<p>If Berinsfield is not inset from the Green Belt, it is unlikely that there will be an improvement to services through regeneration, resulting in long term negative effects without mitigation.</p> <p>Accessibility to facilities and services is unlikely to improve for existing residents with this option, resulting in negative effects.</p> <p>Mitigation</p> <p>Produce a masterplan for regeneration.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required to ensure that social cohesion is promoted.</p> <p>Good urban design principles will be required that ensure accessibility is</p>	<p>If Berinsfield is inset from the Green Belt this will provide opportunity for regeneration and may result in the addition of new residents in Berinsfield, it will be therefore be necessary to improve facilities at the library, health centre, school, community centre and village green, to prevent negative effects.</p> <p>Both the health centre and the school have stated that, currently, they can cope with a modest increase in population. (Berinsfield NDP 2015). There is however an opportunity to regenerate Berinsfield and improve services, resulting in significant positive effects in the long term.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CIL requirements and the IDP.</p> <p>An IDP would be produced, to ensure that any required infrastructure is provided in a timely fashion.</p> <p>Mitigation</p> <p>Produce a masterplan for regeneration.</p>	

	Option 1	Option 2
	<p>promoted throughout the development phases.</p> <p>Ensure the PRoW are protected and enhanced where appropriate</p> <p>Ensure that the identity of Drayton St. Leonard is protected.</p> <p>Consider providing more allotments for local use.</p> <p>Consider expansion of the cemetery for future requirements.</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required to ensure that social cohesion is promoted.</p> <p>Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p> <p>Ensure the PRoW are protected and enhanced where appropriate</p> <p>Ensure that the identity of Drayton St. Leonard is protected.</p> <p>Consider providing more allotments for local use.</p> <p>Consider expansion of the cemetery for future requirements.</p>
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	Berinsfield has a relatively high score on the indices of multiple deprivation, despite South Oxfordshire as a whole being one of the least deprived parts of the country. Performance is particularly poor in the education, training and skills domain.	
	0	x
	If Berinsfield is not inset form the Green Belt, it is unlikely that there will be an improvement to services through regeneration, resulting in long term negative effects without mitigation.	<p>There is an opportunity to regenerate Berinsfield and improve services, improve education and skills training resulting in significant positive effects in the long term.</p> <p>The Health Centre and dispensary in Berinsfield provide a valued service to patients from Berinsfield as</p>

	Option 1	Option 2
	<p>Accessibility to facilities and services is unlikely to improve for existing residents with this option, resulting in negative effects.</p> <p>Mitigation</p> <p>If Berinsfield is inset from the Green Belt, produce a masterplan for regeneration.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required to ensure that social cohesion is promoted.</p> <p>Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p> <p>Ensure the PRoW are protected and enhanced where appropriate</p> <p>Ensure that the identity of Drayton St. Leonard is protected.</p> <p>Consider providing more allotments for local use.</p> <p>Consider expansion of the cemetery for future requirements.</p>	<p>well as the surrounding rural area and has confirmed that the practice could cope with up to an additional 1000 patients.</p> <p>There is also an NHS dental practice.</p> <p>There are only 24 allotments plots, any increase in population will increase demand for plots. Allotments can assist with health a well-being for residents. These facilities offer positive effects in terms of providing for new residents.</p> <p>Mitigation/Enhancement</p> <p>If Berinsfield is inset from the Green Belt, produce a masterplan for regeneration.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required to ensure that social cohesion is promoted.</p> <p>Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p> <p>Ensure the PRoW are protected and enhanced where appropriate</p> <p>Ensure that the identity of Drayton St. Leonard is protected.</p> <p>Consider providing more allotments for local use.</p>

	Option 1	Option 2	
		Consider expansion of the cemetery for future requirements.	
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	Key issues: <ul style="list-style-type: none">• The current sewerage system is over capacity,• Areas of land within and around Berinsfield have the potential to be contaminated,• Parts of Berinsfield are designated as flood zones 2 and 3, surface water flooding can be a problematic after heavy downpours,• All the sites proposed for development around the village currently lie in Green Belt and some are rated as grade 2 agricultural land.		
	x	✓	?
	<p>The regeneration of Berinsfield has the potential to resolve the key issues noted above, therefore if Berinsfield is not inset from the Green Belt then potential negative effects are identified in the long term.</p> <p>Opportunities for sustainable transport may not be improved with this option, thus car travel may increase leading to further congestion and reduction in air quality locally, resulting in negative effects.</p> <p>Mitigation:</p> <p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p>	<p>There is a high chance of flooding from surface water, the sites lies within a nitrate vulnerability zone.</p> <p>If Berinsfield is inset from the Green Belt this offers the opportunity to implement infrastructure to prevent surface water flooding for example SuDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change and will assist with preventing surface water flooding. Resulting in potential positive effects.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p> <p>Overall uncertain effects are identified because the location of any new facilities will determine the effects.</p>	

	Option 1	Option 2	
	<p>No development should take place within flood zones 2 & 3.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change and will assist with preventing surface water flooding.</p> <p>Include SUDS in all designs.</p> <p>Protect mineral consultation zones from development, lease with Oxfordshire County Council.</p>	<p>Mitigation:</p> <p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p> <p>No development should take place within flood zones 2 & 3.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SUDS in all designs.</p> <p>Protect mineral consultation zones from development, lease with Oxfordshire County Council.</p> <p>Consider impacts on loss of agricultural land.</p>	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	x	x	✓
	<p>Berinsfield is one of the larger villages in South Oxfordshire, with a population of around 2,800 people. The village sits on the A4074 providing connections to Oxford and Reading.</p> <p>The nearest large town is Wallingford, approx. 6 miles away, buses run every 30 minutes.</p> <p>Buses run direct to Oxford City Centre every half an hour and take 30-45 minutes depending on traffic congestion, there are 2 routes by bus, one route passes through Oxford Science Park and Cowley where there are large amounts of retail; taking approx. 9 minutes.</p> <p>There are direct buses to Abingdon, running hourly. Taking approx. 20 minutes other routes are not direct and journey time can be up to 40 minutes depending on traffic.</p>		

	Option 1	Option 2
	<p>Buses to Reading run hourly and take approx. 1 hour.</p> <p>The nearest train station is located in Culham station, approx. 3.5 miles away, and buses every 30 minutes and take 15 mins.</p> <p>Buses stops are located around the edge of Berinsfield and on the A4074, each of the sites boarder Berinsfield and are therefore within 10 mins walk of a bus stop.</p> <p>They are several bus services to Didcot and Milton Park, however the services are either half hourly or every 50 minutes, the journey time can fluctuate from half an hour to over an hour.</p>	
	<p>Opportunities for sustainable transport may not be improved with this option, thus car travel may increase leading to further congestion and reduction in air quality locally, resulting in negative effects.</p> <p>Accessibility to facilities and services is unlikely to improve for existing residents with this option, resulting in negative effects.</p> <p>Mitigation Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented within the new settlement and to create good access to Berinsfield Village.</p>	<p>There are a number of positive effects with inseting Berinsfield from the Green Belt in terms the location of the village and also existing sustainable transport availability although improvements to the service is required to prevent further personal vehicle use and to prevent negative effects as the population of the village increases.</p> <p>Mitigation Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented within the new settlement and to create good access to Berinsfield Village.</p> <p>Access to other locations were service provision and employment options exist, should be improved.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required.</p>

	Option 1	Option 2	
	<p>Access to other locations where service provision and employment options exist, should be improved.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include cycle ways, linking to green infrastructure.</p> <p>The addition of new bus stops may be required, to ensure that bus stops are located near to new residential development.</p>	<p>This should include cycle ways, linking to green infrastructure.</p> <p>The addition of new bus stops may be required, to ensure that bus stops are located near to new residential development.</p>	
	0	✓	?
7. To conserve and enhance biodiversity	No direct impact	<p>Queensford Lake County Wildlife site lies to the south of Berinsfield, there are a number of known farmland and grassland bird species in the area surrounding Berinsfield including a nature conservation target area. The location of further development may impact these areas, therefore the effects are uncertain; however, additional development in Berinsfield could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. This will result in positive effects.</p> <p>Current impact is uncertain until a Habitats Regulation Assessment Screening is undertaken.</p>	

	Option 1	Option 2
		<p>The following European Sites need to be considered when identifying areas for additional housing development.</p> <p>Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC and Oxford Meadows SAC.</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's.</p> <p>Current impact is uncertain until a Habitats Regulation Assessment Screening is undertaken for all the options above.</p> <p>Mitigation/enhancement:</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey, mitigate where necessary.</p> <p>Protect Queensford Lake County Wildlife Site.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken.</p>
8 To improve efficiency in land use and to conserve and enhance the	There are mineral consultation zones surrounding Berinsfield and some areas rated as grade 2 agricultural land, potential areas of contamination within the village and surrounding areas.	

	Option 1	Option 2
district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality.	<p>Landscape Capacity Assessment 2017</p> <p>A landscape Capacity Assessment has been carried out for Berinsfield Area A and Area B. Please see Landscape Capacity Assessment 2017 (ADD MAP)</p> <p>Berinsfield A</p> <p>Site description:</p> <p>The site comprises a number of medium to large arable fields generally not sub-divided by hedgerows extending north and north-east from the northern edge of Berinsfield. The short south-western boundary is formed by the A4074 with the vegetated corridor of a small stream forming the angular western edge. Much of the northern boundary is formed by a farm track with a small area of site extending beyond the track, with the boundary not marked on the ground. The north-eastern boundary is also unmarked by any feature, cutting arbitrarily across a field. The south-eastern boundary is variously marked by a gappy hedge, a small area of woodland and strip of set aside land.</p> <p>Berinsfield A</p> <p>Key landscape planning factors:</p> <p>The site is within the Oxford Green Belt. The Local Green Belt Study for South Oxfordshire District Council (September 2015) recommended that Berinsfield be inset but that the settlement boundary should not be extended to the north of the village. The reason given was that although the land directly to the north and north-west of Berinsfield 'is not greatly important to the Green Belt functions, there are no recognisable and permanent boundary features which could form an inset boundary without extending almost 700m north of the village edge'.</p> <p>Berinsfield B</p> <p>Site description:</p> <p>The site is located on the western edge of Berinsfield and comprises much of a large open gently undulating arable field with a small triangular field in the south-western corner divided from the large</p>	

	Option 1	Option 2
	<p>field by a ditch. The land is the site of a former airfield which is barely apparent on the ground, and contains a cluster of farm buildings at Mount Farm, in the centre of the site (bounded by a belt of conifer trees). There is a tree belt to the western boundary at the southern end, becoming thicker with a gappy hedgerow to the north. A cemetery is located adjacent to the western boundary. The northern boundary is variously marked by a gappy hedge, a small area of woodland and strip of set aside land. Part of the eastern boundary is unmarked, with part marked by a change of crop. The site is accessed from Burcot Lane to the south, along a farm track, which also forms part of the route of a public footpath which crosses the site. The site is bounded to its west side by the eastern section of Berinsfield's peripheral road beyond which lies the settlement edge of Berinsfield, and on its south side by Burcot Lane beyond which is a lake used for watersports. A small pond surrounded by trees lies inside the northern boundary.</p>	
	0	?
	No direct impact	Berinsfield A
		<p>Key landscape planning factors:</p> <p>The site is within the Oxford Green Belt. The Local Green Belt Study for South Oxfordshire District Council (September 2015) recommended that Berinsfield be inset but that the settlement boundary should not be extended to the north of the village. The reason given was that although the land directly to the north and north-west of Berinsfield 'is not greatly important to the Green Belt functions, there are no recognisable and permanent boundary features which could form an inset boundary without extending almost 700m north of the village edge'.</p> <p>Berinsfield B key landscape planning factors:</p> <p>The site is within the Oxford Green Belt. The Local Green Belt Study for South Oxfordshire District Council</p>

	Option 1	Option 2
		<p>(September 2015) recommended that Berinsfield be inset and that the settlement (and inset) boundary could be extended a short way to the east of the village to include land that is 'less sensitive and less vulnerable to encroachment' than further east.</p> <p>Therefore positive effects are identified if Berinsfield is inset from the Green Belt, however mitigation would need to be implemented to prevent negative effects.</p> <p>There are mineral consultation zones surrounding Berinsfield and some areas rated as grade 2 agricultural land,</p> <p>There are potential areas of contamination within the village and surrounding areas.</p> <p>The location of development will influence the impact therefore uncertain effects are identified.</p> <p>Mitigation</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.</p> <p>Any development would require substantial woodland planting would be required to prevent intrusion.</p> <p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>No impact on the AONB should occur.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p>

	Option 1	Option 2
		<p>Consult Oxfordshire County Council with regard to the mineral consultation zones.</p> <p>Protect the grade 2 agricultural land.</p> <p>Remediate any potential areas of contamination within the village and surrounding areas.</p>
	0	?
<p>9 To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p>	<p>No direct Impact</p>	<p>The village is unusual in being a new, relatively large, post-war settlement in the open countryside. It has a heavy concentration of ex-Council housing and all the hallmarks of a planned entity of its time – shops, services and community facilities positioned around a large green, a series of culs-de-sac served off a circular distributor road and separate industrial sites on the village edges. Most of the housing in Berinsfield was designed and built in the 1960s, is not architecturally distinguished and lacks the character of other older villages within the County.</p> <p>It is clear from the study of archaeological remains uncovered during previous developments that Berinsfield has had a long and varied history dating back to the Bronze Age. Although there are no listed buildings or structural sites of particular historic interest or importance, a number of sites within the village boundary are of significant archaeological interest, and any future developments would need to have due regard to possible future discoveries elsewhere.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide.</p>

	Option 1	Option 2
		<p>This will require high quality design and materials, sensitive building heights and would consider the impact on the historic environment</p> <p>The sites have known archaeological constraints, however a predetermination archaeological desk-based assessment and evaluation should be undertaken to remove any uncertainties, and the location of development will influence the effects.</p> <p>Mitigation</p> <p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>Ensure the South Oxfordshire Design Guide is used.</p> <p>Historic England Consultation Responses SA Report June 2016:</p> <p>According to our records, there are no designated heritage assets in Berinsfield. However, a brief review of the Oxfordshire Historic Environment Record indicates that Berinsfield lies within an area of high archaeological potential – the Thames gravels in the locality is an unusually rich area for the preservation of sites of pre-historic, Roman and Anglo-Saxon archaeology. Previously-recorded remains include the course of the Dorchester to Bicester Roman road, evidence of Roman pottery manufacturing and Iron Age and earlier Prehistoric remains including the surviving parts of the Dorchester cursus monument. Accordingly, the proposed feasibility study and masterplan for the</p>

	Option 1	Option 2	
		regeneration of Berinsfield should take full and proper account of the potential archaeological interest of the parish, some of which may be of national importance. Reference should also be made to the Oxfordshire Historic Landscape Characterisation, details of which are available from Oxfordshire County Council.	
10 To seek to address the causes and effects of climate change by:	x	x	✓
<p>a) securing sustainable building practices which conserve energy, water resources and materials;</p> <p>b) protecting, enhancing and improving our water supply where possible</p> <p>c) maximizing the proportion of energy generated from renewable sources; and</p> <p>d) ensuring that the design and location of new development is resilient to the effects of climate change.</p>	<p>The regeneration of Berinsfield offers the opportunity to implement sustainable design principles and address currently key issues, therefore potential negative effects for this option as it reduces the chances of improving current conditions.</p> <p>Mitigation:</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p> <p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p>	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p> <p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p>	

	Option 1	Option 2
11 To reduce the risk of, and damage from, flooding.	Parts of Berinsfield are designated as flood zones 2 and 3, surface water flooding can be a problematic after heavy downpours.	
	x	?
	<p>The regeneration of Berinsfield has the potential to resolve the key issues noted above, therefore if Berinsfield is not inset from the Green Belt then potential negative effects are identified in the long term.</p> <p>Mitigation:</p> <p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p> <p>No development should take place within flood zones 2 & 3.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SUDS in all designs.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>	<p>There is a high chance of flooding from surface water, the sites lies within a nitrate vulnerability zone, If Berinsfield is inset from the Green Belt this will provide, opportunity to implement infrastructure to prevent surface water flooding for example SuDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change and will assist with preventing surface water flooding. Resulting in potential positive effects. Uncertain effects are also identified because the location of the development influences the effect.</p> <p>Mitigation:</p> <p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p> <p>No development should take place within flood zones 2 & 3.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SUDS in all designs.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>

	Option 1	Option 2
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	<p>0</p> <p>No direct impact</p>	<p>x</p> <p>The development of new housing, will lead to construction and demolition waste being produced. Regeneration could result in more construction and demolition waste being reduced. Resulting in potential negative effects.</p> <p>Berinsfield lack recycling facilities for the local community.</p> <p>Mitigation:</p> <p>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</p> <p>The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.</p> <p>Consider implementing more recycling facilities.</p>
13 To assist in the development of:	x	✓✓
<p>a) high and stable levels of employment and facilitating inward investment;</p> <p>b) a strong, innovative and knowledge-based economy that deliver</p>	<p>Without regeneration the accessibility to employment for local people may not improve, this could have a negative effect for future generations.</p> <p>Mitigation:</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy, by supporting and enhancing the larger villages. The sites are situated 3.5 miles away from Culham Science centre. Approximately 8 miles south of Oxford, 7 miles east of Abingdon and 7.5 miles north of Didcot. Oxford, Abingdon and Didcot are large towns with many employment opportunities.</p>

	Option 1	Option 2
<p>high-value-added, sustainable, low-impact activities;</p> <p>c) small firms, particularly those that maintain and enhance the rural economy; and</p> <p>d) thriving economies in market towns and villages</p>	<p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision and any loss of employment land should be replaced locally.</p>	<p>If Berinsfield is inset from the Green Belt, this will result in significant positive effects, by, maintaining and enhancing the rural environment.</p> <p>Wallingford is a town, approx. 6 miles away that offers a range of employment opportunities (Hithercroft Industrial Estate, the town's main employment area) and links with the concentration of environmental science organisations at nearby Crowmarsh Gifford, resulting in potential positive effects.</p> <p>There are significant levels of dissatisfaction and frustration with current broadband provision in South Oxfordshire. The lack of adequate broadband services has a direct impact on local businesses and the economy and hence there is a need for fast and reliable access to the internet and mobile phone communications.</p> <p>Mitigation:</p> <p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision and</p>

	Option 1	Option 2
		any loss of employment land should be replaced locally.
14 To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a) attracting new high value businesses; b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the Science Vale area.	x Without regeneration the accessibility to employment for local people may not improve, this could have a negative effect for future generations. See above	✓✓ Berinsfield is within Science Vale UK, development here would support the vision for Science Vale UK. See above
15 To assist in the development of a skilled workforce to support the long term competitiveness of the district by raising education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work.	x Without regeneration the education and skill training for local people may not improve, this could have a negative effects for future generations. Mitigation:	✓✓ If Berinsfield is inset from the Green Belt, this will provide an opportunity to provide further employment and on the job skill training resulting in significant positive effects . Mitigation: Encourage local work force and on the job skill training through-out the development of new housing.

	Option 1	Option 2
	<p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision and any loss of employment land should be replaced locally.</p>	<p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Some further land may be needed around Berinsfield to improve the mix of housing and to provide further opportunities for employment and service provision and any loss of employment land should be replaced locally.</p>
16 To encourage the development of a buoyant, sustainable tourism sector.	<p>x</p> <p>Tourism and economic opportunities for Berinsfield will decline as the village deteriorates further. Therefore potential negative effects have been identified.</p> <p>Mitigation:</p> <p>Encourage local work force and on the job</p> <p>Work with service providers to ensure a fast and reliable access to the internet and</p>	<p>✓✓</p> <p>If Berinsfield is inset from the Green Belt, will has opportunity to provide tourism and economic opportunities for Berinsfield significant positive effects.</p> <p>Mitigation:</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Consider tourism opportunities.</p>

	Option 1		Option 2
	mobile phone communications is provided through-out the district. Consider tourism opportunities.		
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	x	✓✓	✓✓
	The Council has involved the community in the decision making process and the community. The community of Berinsfield have shown optimism and support for regeneration, therefore negative effects are identified if regeneration does not occur.		The Council has involved the community in the decision making process and the community. The community of Berinsfield have shown optimism and support for regeneration, therefore significant positive effects are identified with this option.