



South Oxfordshire **Strategic Housing Land Availability** **Assessment**

Appendix 3: Berinsfield

July 2013

BERINSFIELD

Settlement	Berinsfield		
Site Reference	BER1		
Other useful references	Site Submission 114		
Site address	Land West of Berinsfield and A4074.		
Planning history	P80/N0320	Provision of a burial ground	Withdrawn
	P63/M0726	Site for houses and accesses	Refused
Site size (hectares)	6.8		
Site description and current uses	Agriculture, Car Boot sales		
Site boundaries	Established hedgerows and trees.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• A415 to South• A4074 to East• Agriculture to West and North		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Development on the edge of Berinsfield would be contrary to current policies in the Local Plan 2011.• Within green belt• Northern part of site is Grade II agricultural land		
Physical problems or limitations	<ul style="list-style-type: none">• Separated from Berinsfield by the Berinsfield Roundabout, A4074 and A415• Approximately 1.1ha within flood zones 2 and 3		
Suitability	Not considered suitable in principle as site is physically separated from existing residential by A4074 and A415.		
Availability and Achievability			
Availability	Intention known through site submission 114 and SHLAA form.		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

BERINSFIELD

Settlement	Berinsfield		
Site Reference	BER2		
Other useful references	None		
Site address	Land adjacent to Berinsfield roundabout and Dorchester by-pass		
Planning history	P90/W0043/0	Hotel, restaurant, parking, car sales showroom, petrol filling station.	Refused
	P90/W0042/O	Petrol filling station	Refused
	P71/M0798	Residential Development	Refused
	P60/M0523	Site for housing development.	Permitted
Site size (hectares)	0.7		
Site description and current uses	Agricultural land adjacent to Berinsfield roundabout, A415 and Wimble Straw Road		
Site boundaries	Established hedgerows and trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential and employment land to NorthQueensford Lake (County Wildlife Site) to EastDorchester Sailing Club to South East		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Development on the edge of Berinsfield would be contrary to current policies in the Local Plan.Within green beltGrade II agricultural land		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Site has not been submitted through the plan making process so availability is unknown		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BERINSFIELD

Settlement	Berinsfield		
Site Reference	BER3		
Other useful references	Site submission 241		
Site address	Land the North West of Queensford Pit, adjacent to Dorchester by-pass		
Planning history	P90/W0043/0	Hotel, restaurant, parking, car sales showroom, petrol filling station.	Refused
	P50/M0353	Sand and gravel extraction	Permitted
Site size (hectares)	6.9		
Site description and current uses	Agricultural land adjacent to A415 and Wimble Straw Road		
Site boundaries	Established hedgerows and trees.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Residential and employment land to North• Queensford Lake (County Wildlife Site) to East• Dorchester Sailing Club to South East		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Development on the edge of Berinsfield would be contrary to current policies in the Local Plan.• Within green belt• Grade II agricultural land		
Physical problems or limitations	<ul style="list-style-type: none">• Approximately 5ha of site is within flood zones 2 and 3• Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle as over a third of the site is flood zone 3.		
Availability and Achievability			
Availability	Intention known through site submission 241		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

BERINSFIELD

Settlement	Berinsfield		
Site Reference	BER4		
Other useful references	Site submission 034		
Site address	Land East of Berinsfield		
Planning history	P93/W0057	Change of use from agricultural land to burial ground	Permitted
	P59/M0079	Removal of concrete runways, taxi tracks and standing bays and restoration to agricultural use.	Permitted
Site size (hectares)	22.7		
Site description and current uses	Agricultural land and cemetery		
Site boundaries	Hedgerows and trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Open agricultural land to the North and East.• Agricultural buildings to East• Residential to the West• Queensford Lake to the South• Sewage pumping station to South West• Lake and Dorchester Sailing Club to the South		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Development on the edge of Berinsfield would be contrary to current policies in the Local Plan.• Within green belt• Grade II agricultural land		
Physical problems or limitations	<ul style="list-style-type: none">• Approximately 5.3ha of site is within flood zone 2 and 3• Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 034 and SHLAA form.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

BERINSFIELD

Settlement	Berinsfield
Site Reference	BER5
Other useful references	None
Site address	Land North of Berinsfield
Planning history	No relevant planning history
Site size (hectares)	4.3
Site description and current uses	A large area of relatively flat agricultural land located to the north of Berinsfield. The southern boundary of the site adjoins the urban edge of Berinsfield.
Site boundaries	Raised mounds
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the North • Employment to the East • Residential to the South • Agriculture to the West
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Development on the edge of Berinsfield would be contrary to current policies in the Local Plan. • Within green belt • Grade II agricultural land
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown
Achievability	Unknown
Overcoming constraints	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

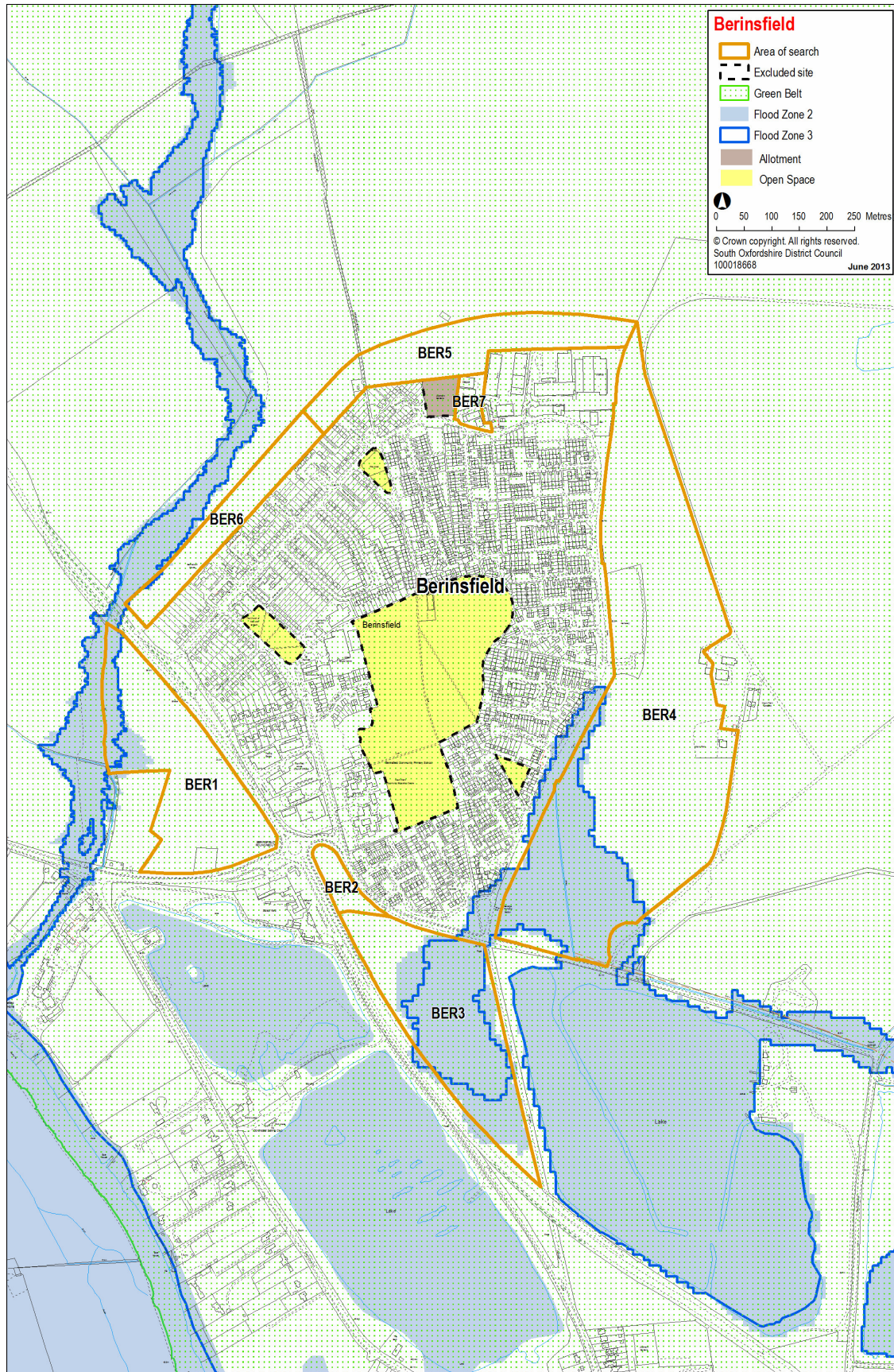
BERINSFIELD

Settlement	Berinsfield
Site Reference	BER6
Other useful references	None
Site address	Land North West of Berinsfield
Planning history	No relevant planning history
Site size (hectares)	2.5
Site description and current uses	An area of relatively flat agricultural land.
Site boundaries	Hedgerows and trees
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the North and South West • Residential to the South East
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Development on the edge of Berinsfield would be contrary to current policies in the Local Plan. • Within green belt • Grade II agricultural land
Physical problems or limitations	<ul style="list-style-type: none"> • Borders Flood Zone 2 and 3 (overlaps the site by less than 0.05ha) • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

BERINSFIELD

Settlement	Berinsfield
Site Reference	BER7
Other useful references	Site submission 130
Site address	Land of Fane Drive
Planning history	No relevant planning history
Site size (hectares)	0.5
Site description and current uses	Part of Fane Drive Industrial Estate (currently D2 use)
Site boundaries	
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agriculture to the North • Residential to the South and West • Industrial uses to east
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • The loss of the employment use would be contrary to Policy E6 of the Adopted Local Plan unless it was demonstrated that the use is no longer viable under the requirements of the policy. • Within green belt
Physical problems or limitations	<ul style="list-style-type: none"> • Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints and as long as the policy restriction was overcome.
Availability and Achievability	
Availability	Intention known through site submission 130.
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle and available. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

BERINSFIELD



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Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

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Chinese

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