From Campaign to Protect Rural England and Oxford Green Belt Network

BERINSFIELD GB REVIEW

In our view the now published NPPF at para 89 lends weight to the position we took at the original hearings that Berinsfield should be considered to be a major developed site in the Green Belt, not removed from it. As an already developed site, it would be possible to redevelop it as long as its impact on the Green Belt was no greater than before, and we believe this is the appropriate and sustainable course to take. The Council should be invited to state why this would not be feasible.

At the very least any inset should be drawn tightly around the present envelope. Although it would perhaps not be appropriate for a core strategy to delineate exact boundaries, the Council in proposing a Review, must surely have had a clear idea what it wished to achieve by it, and should be able to state what boundaries it had in mind. Green Belt Reviews are typically engaged with modifying a line to a proposed extent, removing a specified field from the GB. There should not be an open-ended Review at Berinsfield.

WINDFALLS

The NPPF at para 48 allows windfalls which can be reasonably predicted to form part of the five year land supply except in that they would be garden land.

As the Core Strategy is in the end largely to do with ensuring land supply, it is our view that the NPPF would now allow windfalls to be included in the Core Strategy, which was not possible under the rules obtaining at the first hearings.

Consequently we propose that windfalls should be added back to the extent they would comply with NPPF land supply guidelines.

This would require analysis by the Council to strike garden land out of its initial windfall forecast, but the net remaining could be incorporated in the core strategy and relive pressure on Thame, and other areas where they had been re-allocated last year. Conversely, not to do so risks them being permitted anyway as they arise, thus further increasing the pressure on scarce resources, notably water.

The Inspector is requested to ask the Council to provide such a forecast in the event he is minded to agree with our point.