

# BERINSFIELD NEIGHBOURHOOD DEVELOPMENT PLAN



*Aerial view of RAF Mount Farm, ca 1943-45*



*Berinsfield today*

## **BASIC CONDITIONS STATEMENT**

**August 2015**  
Draft v.2

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 Berinsfield Neighbourhood Development Plan

# 1 INTRODUCTION

1.1 This Basic Conditions Statement has been prepared to accompany the Neighbourhood Development Plan for the parish of Berinsfield covering the period 2015-2027, known as the Berinsfield Neighbourhood Development Plan (BNDP).

1.2 Berinsfield Parish Council is a qualifying body (as defined by the Localism Act 2011) having submitted an application to South Oxfordshire District Council (SODC) on 5<sup>th</sup> July 2013 to announce its intention to proceed to the preparation of a Neighbourhood Development Plan (NDP). After allowing a 7-week period for consultation, SODC finally gave its approval to the application on 25<sup>th</sup> October 2013.

1.3 The BNDP is the only NDP currently in existence for the neighbourhood area and its scope is limited solely to the parish of Berinsfield. It is planned to cover the period 2015-2027.

1.4 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

- (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) the draft NDP must contribute to the achievement of sustainable development;
- (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case South Oxfordshire District Council's (SODC) Core Strategy and saved policies from the Local Plan; and
- (iv) the draft NDP must meet the relevant EU obligations.

1.5 The BNDP is submitted by Berinsfield Parish Council and has been the subject of a Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA). Comments arising from consultation on both the sustainability appraisal and the final draft NDP have been considered by the Steering Group and, wherever relevant and appropriate, changes have been made to the draft texts.

1.6 None of the policies in the BNDP relate to 'excluded development'.

1.7 This Basic Conditions Statement addresses these requirements in the chapters that follow.

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## 2 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 The National Planning Policy Framework (NPPF) in sections 183-185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF. The Berinsfield Neighbourhood Development Plan (BNDP) has taken due regard to the NPPF and supporting National Planning Policy Guidance.

2.2 This section demonstrates that the BNDP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy
- Promoting sustainable transport
- Delivering a wide choice of high-quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment.

### **Building a strong, competitive economy**

2.3 The NPPF states in paragraph 19 that *'Planning should operate to encourage and not act as an impediment to sustainable growth..... Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:*

- *set out a clear economic vision and strategy for their area which positively and proactively economic growth encourages sustainable;*
- *identify strategic sites to meet anticipated needs over the plan period;*
- *support existing business sectors;*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*
- *facilitate flexible working practices such as the integration of residential and commercial uses in the same unit.'*

2.4 The BNDP aims to build a strong, competitive economy through a strategy focused on meeting an initial requirement for 109 new dwellings with associated infrastructure (as per South Oxfordshire Core Strategy 2027), while identifying appropriate sites with the potential to deliver many more homes, shops, infrastructure and local employment opportunities.

2.5 Planning for significantly more new homes is considered necessary in order to attract investment into the village and deliver the rebalancing of housing stock (as identified in the SODC Core Strategy) along with the required infrastructure improvements/modernisation and overall requirements for regeneration; This could include relocation of the older business/employment sites, redevelopment of the primary school in conjunction with plans for a new secondary school, redevelopment of the Abbey Sports Centre and other village amenities. Consideration has been given to the concurrent redevelopment of the Culham Science Centre (as part of the Science Vale Area Action Plan) and the likelihood of greater employment choice and opportunities in our area.

### **Supporting a prosperous rural economy**

2.6 It is one of the aims of the BNDP to provide a wider range of employment opportunities and, to this end, proposals which generally provide greater opportunities for local employment will be encouraged and supported.

- EM1 Local employment encouraged
- EM2 Development of BER1 as an industrial estate will be supported
- EM3 Redevelopment of the Deacon's Estate (BER21) will be supported
- EM4 Provision of improved facilities for EAG will be supported
- EM5 The area's tourism industry will be supported

### **Promoting sustainable transport**

2.7 The NPPF states in paragraph 29 that:

*'The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.'*

2.8 The NPPF goes on to state in paragraph 35:

*'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.'*

2.9 The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:

- *giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities and*
- *creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.*
- *incorporate facilities for charging plug-in and other ultra-low emission vehicles.*

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

2.11 The BNDP addresses the above through the following policies:

- T1 New developments to provide safe access to link footpaths & cycle tracks
- T2 Provision of cycling routes
- T3 Use of Roman Road to create cycle track to Oxford
- T4 Provision of ample off-road parking
- T5 Provision of adequate parking on commercial sites.

### **Supporting high quality communications infrastructure**

2.12 The BNDP states that proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported as will proposals which provide land for a radio mast in a suitable location away from residential areas that will also provide some form of annuity income for the village.

- L2 Expansion of electronic communications networks and high-speed broadband
- L3 Provision of land for community-owned radio mast

### **Delivering a wide choice of high quality homes**

2.13 The NPPF states in paragraph 47 that local authorities should

*'Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15'.*

2.14 The NPPF outlines that local authorities should look *'To deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'*.

This should include:

- *Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;*
- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *Where they have identified that affordable housing is needed... creating mixed and balanced communities.*

Such policies should be sufficiently flexible to take account of changing market conditions over time.

2.15 The following policies address these requirements:

- H1 Allocate land for 109+ new homes
- H2 Ratio of 'affordable housing'
- H3 Types and sizes of new housing incl 'extra-care housing
- H4 Housing mix
- H5 Design brief for new housing
- H7 Self build options
- H8 Proposals for sustainable development using modern technologies
- H9 Need for new, innovative designs in keeping with the rural village environment
- Section 14: Site-specific policies BER1-BER25

2.16 The BNDP identifies a range of sites to deliver the 109+ homes outlined by the South Oxfordshire Core Strategy that are required to be delivered by 2027. This is set out in policy H1 and the developable allocated sites are covered in the 'site policies' section of the BNDP.

2.17 The requirement to provide high-quality homes and mixed communities outlined in paragraph 50 of the NPPF are met in a number of policies including policies H2 and H3. Policy H2 outlines the hands on role that the community and local authority should take in the design of new development. Policy H3 ensures that the needs of different groups within the community are met, requiring a mix in the size of type and tenure of housing.

### **Self-build options**

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

- H7 Self-build options

### **Requiring good design**

2.18 The NPPF places great importance on the design of the built environment and states in paragraph 56 that: *'Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.'*

2.19 The NPPF goes on to state in paragraph 58:

*'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.'*

2.20 The NPPF is clear that design policies should avoid unnecessary prescription or detail, stating that: *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.'*

2.21 The following policies within BNDP aim to address the need to deliver high-quality design of housing, without imposing specific architectural styles or tastes:

- H3 Types and sizes of new housing incl 'extra-care housing
- H4 Housing mix
- H5 Design brief for new housing
- H7 Self-build options
- H8 Proposals for sustainable development using modern technologies
- H9 Need for new, innovative designs in keeping with the rural village environment
- ENV7 New developments should incorporate the principles of 'Secured by Design'

2.22 In addition to these policies, site allocations in the 'site specific policies' section help to accommodate an appropriate mix of uses by encouraging the provision of public open space, local facilities and transport infrastructure (pedestrian, cycle routes included) where required.

### **Promoting healthy communities**

2.23 The NPPF states in paragraph 69 that: '

*The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'. With paragraph 70 reiterating that 'to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'*

2.24 The following Policies within the BNDP align with the need to deliver health communities:

- L1 Provision of healthcare facilities
- H3 Provision of extra-care house as part of housing mix
- R2 Proposals to improve access to sport
- L6 Local green spaces will be protected
- L8 Provision of allotments
- R6 Redevelopment of Abbey Sports Centre

2.25 Regarding schools, the NPPF indicates local authorities should *'give greater weight to the need to create expand or alter schools'*. The Abbey Woods Academy is currently housed in a series of ageing buildings on a cramped site, with limited provision for staff to park their cars. Policy C2 states - The improvement of existing education facilities and/or the provision of new school(s) will be supported.

2.26 The NPPF also has clear guidance on the provision of protection and open space, stating that: *'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'. And that 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'*

2.27 The BNDP takes this into account within the following policies with regards to public open space and green infrastructure, in accordance with the South Oxfordshire District Council 2011 Green Infrastructure Strategy and Infrastructure Delivery Plan:

- ENV1 Conditions for development of green field sites
- L6 Local green spaces to be protected
- L8 Provision of extra allotments
- R3 Play areas to be provided in new developments
- R4 Existing open spaces to be protected

2.28 Any changes to open spaces and associated facilities (such as children's play areas) will be required to consult with local residents as outlined within policy 'H3: Design Brief'.

### **Protecting Green Belt land**

2.29 The SODC has stated in its Core Strategy 2027 (Para 7.21) that a review of the Oxford Green Belt is essential as, currently, Berinsfield is washed over. The 'exceptional circumstances' given by SODC in para 7.21 to justify this local review are:

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

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

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

### **Meeting the challenge of climate change, flooding and coastal change**

2.32 Paragraph 93 of the NPPF states that *'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure'*

And that *'to support the move to a low carbon future, local planning authorities should:*

- *plan for new development in locations and ways which reduce greenhouse gas emissions;*
- *actively support energy efficiency improvements to existing buildings; and*
- *when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.'*

2.33 It also states in paragraph 95 that'

*'to help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:*

- *have a positive strategy to promote energy from renewable and low carbon sources;*
- *design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;*
- *consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure;*
- *support community-led initiatives for renewable and low carbon energy;*
- *identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems.*

2.34 The BNDP has acknowledged the need to move towards a more sustainable, low-carbon future that mitigates the impacts of climate change. The plan includes the following policies that embody this:

- H8 Encourages sustainable development using renewable energy and modern technologies t
- H9 High design standards required in keeping with rural village
- ENV2 Large-scale renewable energy projects supported if community benefit

2.35 Flooding is not seen as a key issue within the BNDP area. Thus no specific policies relating to flooding have been outlined due to conclusive adopted policies within the local authority's Core Strategy. Although the Environment Agency has expressed concern that some sites identified with development potential have flood warnings, no historic records of flooding in Berinsfield exist and an independent flood risk assessment commissioned by the Parish Council has shown that the flood data used by the EA is out of date. (Source: JBA Consulting – Berinsfield Flood Risk Assessment Jan 2015)

### **Conserving and enhancing the natural environment**

2.36 Paragraph 109 of the NPPF states that

*'The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

2.37 Berinsfield has no statutory designations for nature conservation although TVERC has listed Queenford Lakes Watersports Centre (BER24) as a Local Wildlife Site. An application to have the site deselected is outstanding.

An independent review of the site ecology value against published local wildlife site designation selection criteria was conducted by James Johnston Ecology in January 2014 and the full report can be accessed via the Parish Council website under the neighbourhood planning tab + Queenford Lakes Watersports Centre. See [www.berinsfield-pc.gov.uk](http://www.berinsfield-pc.gov.uk)

3.5 James Johnston states in his report that – “To reach the LWS selection criteria for non-breeding birds, notable species of birds must “frequently” use the lake in moderate numbers. No evidence has been provided by TVERC confirming such frequent use of Queenford lake by notable birds, and it seems very unlikely that notable birds could frequently use this lake, with the un-restricted high levels of year-round powered craft activity that occurs”.

2.38 The BNDP has considered the NPPF in the allocation of development sites and ensured that any new development conserve and enhance biodiversity in the neighbourhood plan area, including

- All watercourses, their banks and associated river corridors; and
- Existing and new open-and green spaces

2.39 Allocations for development strike a balance between the need to protect and enhance the natural environment with other policy considerations such as access to sustainable transport. The following policies intend to support, conserve and enhance the natural environment within the BNDP area:

- ENV1 Conditions for developing green field sites
- ENV3 Safeguard biodiversity at Wally Corner development
- ENV4 Biodiversity on new developments to be protected or enhanced
- L6 Local green spaces to be protected
- L8 Additional allotments to be provided
- R4 Open spaces will be protected

### **Conserving and enhancing the historic environment**

2.40 The NPPF sets out in paragraph 126 that:

*'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment..... In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

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

2.42 Whilst few, if any of the sites or buildings in Berinsfield is of more than sixty years in age, Historic England has pointed out that it regularly considers sites and buildings that are of thirty years in age for national level designations as potentially of interest as heritage assets. Where these sites have a local value to the community such that they have developed an historic interest, then they may also be considered to represent non-designated heritage assets.

### **Facilitating the sustainable use of minerals**

2.43 Due to location and activities associated with the BNDP area, the facilitated sustainable use of minerals section of the NPPF is not seen as an appropriate issue to address. Any issues of this nature should be addressed via the South Oxfordshire Core Strategy.

2.44 OCC has stated that although Berinsfield lies within an area protected by reason of its reserves of sand & gravel, the quality is so poor that no restriction will be placed on any development with the Neighbourhood area.

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## 3 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

3.1 The following sections outline how the BNDP contributes to the achievement of sustainable development within the Neighbourhood Plan area as defined by the NPPF. In addition to the below, the BNDP has been subject to Sustainability Appraisal (SA), and this has helped to ensure that the principles of sustainable development have been considered.

3.2 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and *'should be seen as a golden thread running through both plan-making and decision-taking.'* The BNDP contributes to the achievement of sustainable development by:

- To deliver an appropriate range and mix of housing to achieve a balanced community with specific concern over meeting the needs of an ageing population including 'extra-care' housing
- To promote walking, cycling and public transport as first choice modes for all residents with high quality safe routes to reliable and sustainable transport services.
- To deliver and maintain "A vibrant community with a range of high quality sports, leisure, education and social facilities to meet the needs of the whole population, making best use of the village's qualities and the energy of the community, ensuring that children can choose to walk safely to school".
- Protecting and enhancing urban and rural habitats, seeking to create new habitats to foster greater ecological diversity.
- To require new development to meet the challenge of climate change and flooding.

### **Delivering Economic Sustainability**

3.3 The NPPF defines the economic role of development is to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

3.4 The BNDP objectives that contribute to economic sustainability are:

- Deliver an appropriate range and mix of housing to achieve a balanced community
- Encouraging mixed-use developments with employment, retail and housing uses. As well as providing a wider mix and variety of shops and services in the community.
- Provide for the needs of a wide range of industries including start-ups and high tech companies as well as the hotel and retail sectors.
- Encourage tourism initiatives

3.5 The relevant policies within the BNDP that demonstrate this are:

- H1 Allocate land for 109+ new homes
- H2 Ratio of 'affordable housing'
- H3 Types and sizes of new housing incl 'extra-care housing

- EM1 Local employment encouraged
- EM2 Development of BER1 as an industrial estate will be supported
- EM3 Redevelopment of the Deacon's Estate (BER21) will be supported
- EM4 Provision of improved facilities for EAG will be supported
- EM5 The area's tourism industry will be supported
- L4 Support regeneration of retail units in Fane Drive

### **Delivering Social Sustainability**

3.6 The NPPF defines the role of development to facilitate social sustainability by supporting strong, vibrant and healthy communities, providing housing, accessible local services that reflect the community's needs and support its health, social and cultural well-being.

3.7 The BNDP objectives that contribute to social sustainability are:

- Ensure that the required health, education, leisure and community infrastructure is in place;
- Ensure that the health needs of the whole population are met and encourage community involvement in community facilities;
- Improve public access to green space;
- Require development to reflect the local character of the area;
- Promote walking, cycling and public transport as first choice modes to local facilities and
- Provide appropriate levels of affordable housing for local residents.

3.8 The relevant policies within the BNDP that demonstrate these objectives are:

- H3: Type and size of new housing
- H4: Design brief
- H7 Provision of self-build facilities
- H9 Developments to reflect rural village environment
- T1/T2: Cycling routes
- L1 Ensure access to healthcare facilities
- L2 Improve electronic communications and access to high-speed broadband
- L5 Approve proposals to add services and facilities
- R2 Improve access to sport
- R6 Approve proposals to redevelop the Abbey Sports Centre

### **Delivering Environmental Sustainability**

3.9 The NPPF defines environmental sustainability as development that contributes to protecting and enhancing our natural, built and historic environment.

3.10 The BNDP objectives that contribute to environmental sustainability are:

- The promotion of walking, cycling and public transport as sustainable modes of transport.
- That new development minimizes congestion and air quality impacts of vehicle traffic.
- Urban and rural habitats are protected and enhanced, particular local ANOB's, with new habitat being created to foster greater ecological diversity.
- New development should meet the challenge of climate change and flooding.
- Conserve and enhance the unique historic built environment assets of the area.

3.11 The relevant policies within the BNDP that demonstrate this are:

- T1 Safe pedestrian access to footpaths and cycle ways
- T2 Cycling routes in community
- T3 Cycle route along old Roman Road to Oxford
- L6 Local Green spaces to be protected
- L8 More space for allotments sought
- R1 Facilities for sport and recreation to be improved
- R2 Improve access to sport
- R3 Play space needed on all new developments
- R4 Existing open spaces to be protected
- ENV1 Conditions for developing green field sites
- ENV2 Applications for large-scale renewable energy project (community benefit)
- ENV3 Proposal for solar farm at Wally Corner will be approved with conservation provision
- ENV4 Proposals for new developments to include details of how the bio-diversity of the site would be protected or enhanced

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## 4 CONFORMITY WITH LOCAL PLANNING POLICY

4.1 The SODC Core Strategy was adopted by the Council in December 2012. Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy is a Local Plan and provides strategic planning policy up to the year 2027.

4.2 The table at Appendix 1 summarises the links between the policies of the Core Strategy and the BNDP. Thereafter, the following table sets out the links between the BNDP and the saved policies of the 2011 Local Plan. The South Oxfordshire Local Plan 2011 was adopted by the Council in 2006. Following the adoption of the SODC Core Strategy on December 2012 a strike-through version of the Local Plan was published outlining the policies that are still applicable within south Oxfordshire's jurisdiction.

## 5 MEETING EU OBLIGATIONS

5.1 The plan includes no housing site allocations within an Area of Outstanding Natural Beauty and so a full Strategic Environmental Assessment (SEA) was not judged to be required by South Oxfordshire District Council.

5.2 No screening was undertaken, with an SA Scoping Report being the first stage. This was submitted to the statutory environmental bodies and made available via the BNDP website. Comments by consultees were taken on board in adjusting the scope of the subsequent sustainability appraisal.

5.3 A Sustainability Appraisal was produced and updated throughout the plan making process, published alongside the first pre-submission consultation (May 2014) and then updated and published alongside the May 2015 pre-submission consultation.

5.4 The Sustainability Appraisal meets the requirements of an SEA and remains available on the Berinsfield Parish Council BNDP website – [www.berinsfield-pc.org.uk](http://www.berinsfield-pc.org.uk)

5.5 The SODC Core Strategy has undertaken a Habitats Regulations Assessment (HRA). There are no European sites within the BNDP area that would be affected by the proposals and, therefore, an HRA was not necessary.

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## APPENDIX 1

## BNDP BASIC CONDITIONS STATEMENT Annexe (4.2 above refers)

## South Oxfordshire Core Strategy 2027 – Adopted Dec 2012

Core Strategy Policies	Summary of CS Requirements	Relevant BNDP Policies	Commentary of BNDP Compliance with Core Strategy
CSS1 The overall strategy	To support and enhance the larger villages as local service centres (includes Berinsfield)	L1 R6 C2 C3	Berinsfield has a health centre and dental practice serving the local area. The community will support provision of a new school and any extension or redevelopment of the church. The ageing sports centre is in need of redevelopment.
CSR1 Housing in villages	In order to contribute to the present and future economic environmental and social sustainability of the villages ( <i>in S.Oxon</i> ) housing will be allowed where the scale and nature of the development is as follows: <u>Larger villages</u> Allocations – YES Infill – YES – no limit Rural exceptions YES, if need shown	H1 H7	Berinsfield village has already a high density of housing with virtually no possibility of infill.  Population density is 7.5/ha, more than double that of neighbouring communities.  The NDP will provide opportunities for self-build.
CSH1 Amount & Distribution of Housing	Planning permission will be granted to meet housing requirements in accordance with ... Table 7.3  Table 7.3 shows planned housing provision in rest of District for larger villages	H1	The SODC has allocated 109+ new dwellings as Berinsfield's contribution but this may be increased following the latest SHMA review  To meet this requirement, development will have to be located in areas around the village which are currently greenfield sites.
CSR2 Employment in rural areas	Planning permission will be granted for proposals which support the economy of rural areas.	EM1 EM2 EM3 EM4 EM5	Berinsfield is alert to this need and has made proposals in its NDP to create space for industrial expansion and improved facilities for EAG.

<p>CSR3 Community facilities and rural transport</p>	<p>Proposals which result in the provision of facilities and services in rural areas will be encouraged.</p>	<p>L4 L5</p>	<p>Berinsfield is keen to stimulate development of run-down areas and to create opportunities for employment.</p>
<p>CSM1 Transport</p>	<p>(v) Support measures to encourage use of public transport, cycling &amp; walking (vi) Promote traffic management measures and environmental improvements to make villages more attractive (vii) Adopt a comprehensive approach to car parking (viii) Encourage use of sustainable modes of transport (ix) Promote electronic communications (x) Cater for the needs of all users.</p>	<p>T1 T2 T3 T4 T5 T6</p>	<p>Berinsfield has created a suite of policies designed to encourage walking, cycling and use of public transport.</p> <p>The community is also keen to promote policies that provide ample off-road parking with the recommendations of OCC as a minimum acceptable standard</p>
<p>CSEM1 Supporting a successful economy</p>	<p>SODC will work with business and education partners to provide an environment that proactively encourages sustainable economic growth, including specifically -:</p> <p>(v) Support development of the digital economy and the roll-out of high-speed broadband across the district. (vi) Supporting the prosperity of the area's tourism industry and recreation-based rural diversification.</p>	<p>L2 L3 EM4 H8</p>	<p>Berinsfield seeks to promote the digital economy and the early connection to high-speed broadband.</p> <p>It supports the Employment Action Group (EAG) and the provision of improved facilities for them.</p> <p>Berinsfield supports and seeks to develop its own tourist and recreation-based activities which have earned a well-deserved reputation for excellence.</p>
<p>CSEM2 Employment</p>	<p>New employment sites should provide for a range of types and sizes of units including start-up and grow-on space.</p>	<p>EM1 EM2 EM3</p>	<p>Promoting local opportunities for employment is a key aim of the BNDP. Development of BER1 for industrial use will enable a range of activities and employment.</p>
<p>CSEM3 Culham Science Centre</p>	<p>The redevelopment and intensification of Culham Science Centre for research and science-based businesses will be supported</p>	<p>EM2</p>	<p>Development of BER1 for industrial purposes would make it available for a range of support services for the Culham Science Centre.</p>

CSEM4 Supporting economic development	Planning permission will be granted for reuse of rural buildings where the proposals accord with other policies in the development plan.	EM1 EM3	Promoting local opportunities for employment is a key aim of the BNDP
CSH2 Housing density	On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare will be required unless this would have an adverse effect on the character of the area.	None	This is a SODC requirement with which Berinsfield will aim to implement.
CSH3 Affordable housing	40% affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site.	H2	H2 suggests a 25% ratio of affordable housing as Berinsfield already has over 50% of its homes designated as social housing.  It seeks to rebalance the community by increasing the owner-occupier element.
CSH4 Meeting housing needs	A mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.	H3 H4	A broad mix of properties is required with special emphasis on property suitable for an ageing population and extra care housing
CST1 Town centres and shopping	The district's village centres (which includes Berinsfield) will be supported and strengthened to ensure that they continue to be the focus of communities. Initiatives which support their role and function will be supported.	L4 L5	Berinsfield is keen to regenerate the retail units in the village and to encourage other businesses and service to establish here.  Early regeneration of the retail units in Fane Drive is important in fulfilling this aim.
CSEN1 Landscape	The district's distinctive landscape character and key features will be protected against inappropriate development and, where possible, enhanced.	ENV1 ENV3 ENV4 L6	Berinsfield is keen to safeguard its environment and open spaces.  All developments will have regard to minimising the impact of any development and to safeguarding & promoting habitat creation and improved biodiversity.

<p>CSEN2 Green Belt</p> <p>Incl paras 7.21 &amp; 7.22</p>	<p>A local review of the Green Belt will take place at Berinsfield</p>	<p>See site specific policies</p>	<p>The GB Review promised by SODC in 2012 in CSEN2 has yet to take place.</p> <p>The District Council recognises that the Green Belt is restricting Berinsfield's development but, to date, it has only carried a 'Study' the results of which have not yet been published.</p> <p>Some BNDP sites include areas of previously developed land.</p>
<p>CSEN3 Historic environment</p>	<p>The district's historic heritage assets will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p>	<p>None</p>	<p>The village was created on the site of an old WWII airfield in the 1960s and so has little of real 'historic' value to protect. Historic England has made some suggestions and wonders if some of the assets of community value could be noted in the OCC Historic Environment Record.</p>
<p>CSQ1 Renewable energy</p>	<p>Proposals for development for the generation of energy from renewable sources will be permitted provided any adverse impact on the landscape, heritage and biodiversity of an area ... is outweighed by wider environmental, social, economic or other benefits.</p>	<p>H8 ENV2 ENV3</p>	<p>Berinsfield will support proposals that demonstrate sustainable development using renewable energy and materials. It is co-operating in development of the Wally Corner site to create a 5MW photo-voltaic solar farm with education centre and community benefit.</p>
<p>CSQ2 Sustainable design &amp; construction</p>	<p>States proposals for new development will be acceptable provided the materials and methods meet certain criteria</p>	<p>H5 H8 H9</p>	<p>These BNDP policies show support for proposals for all forms of development that promote and use renewable energy technologies.</p>
<p>CSQ3 Design</p>	<p>Planning permission will be granted for new development that is of high quality and inclusive design.</p> <p><i>All proposals for new development should be accompanied by a design and access statement to show how they have responded to the criteria identified.</i></p>	<p>H9 ENV5 ENV6</p>	<p>These BNDP policies show support for proposals for all forms of development that achieve high quality not only in their construction techniques but also in their aesthetic appearance.</p>

CSG1 Green infrastructure	A net gain in green infrastructure including biodiversity will be sought.	ENV1 ENV4	These BNDP policies support the aims expressed in CSG1.
CSB1 Conservation & improvement of biodiversity	Opportunities to achieve a net gain of biodiversity across the district will be actively sought.	ENV4 and site specific policies	These BNDP policies support the aims expressed in CSB1.
CSI1 Infrastructure provision	New development must be served and supported by appropriate on- and off-site infrastructure and services.	H5 H9	These BNDP policies support the aims expressed in CSI1
CSC1 Delivery & contingency	Sites are anticipated to be delivered in the timescales set out in Table 18.	None	The BNDP covers the period 2015-2027 but is being held up by SODC which hasn't yet finalised its GB Review.
Leisure Sports Facility Strategy March 2011	Extracts state: Swimming pools & sports halls-  Priority should be given to improve facilities at Abbey Sports Centre  There is a quantitative shortfall of MUGAs in ....Benson, Berinsfield,	R1 R2 R3 R4 R5 R6	Berinsfield is fortunate to have a wide-range of active sports clubs within the community covering boxing, gymnastics, pool & open-water swimming, football, fishing, & waterskiing.  The BNDP seeks to encourage and support such activity and its R6 policy is specifically aimed at regenerating the old Abbey Sports Centre as a focal point for community activity.  The SODC Registration 123 list shows funding for this work.

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## APPENDIX 2

### CONSULTATION RESPONSES

The draft NDP was circulated for comment to the statutory consultees in May with the request that any comments be received within 6 weeks, by the 3<sup>rd</sup> July.

Timely responses were received from:

**Oxford County Council**  
**Environment Agency**  
**Historic England**  
**Natural England**

#### **SODC**

NB The response from SODC was only received on 16<sup>th</sup> July.

Other responses were received from

**Soha (2)**  
**BBOWT**  
**EAG (Employment Action Group)**  
**Oxford Wakeboard & Ski Club**  
**Lakes Estates (owner of BER24)**  
**Berinsfield resident**

**Dorchester resident**  
**Dorchester NDP (chair)**  
**Dorchester Parish Council (vice-chair)**

#### **Draft NDP Pre-Submission Statutory Consultation Feedback**

These comments were duly considered and wherever possible changes were made to the original draft to accommodate them.

A detailed analysis of the comments received in response to the 6-week statutory consultation is attached as Appendices 4 & 5 to the Consultation Statement - Responses Summary.

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