

# BERINSFIELD NEIGHBOURHOOD DEVELOPMENT PLAN 2015-2027

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*Artist's impression of the proposed Wally Corner solar farm and associated visitor centre (Now with planning consent)*

## **CONSULTATION STATEMENT Responses Summary**

6<sup>th</sup> October 2015

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## Pre-Submission Consultation Statement - Responses Summary

### 1 Mission Statement

Although Berinsfield is regarded as one of the least affluent communities in Oxfordshire, it is a vibrant village with a strong community spirit. In order to meet the housing and employment needs, improve its overall amenity value and protect the village with its lifestyle for posterity, as well as benefitting from 25% of all CIL (Community Infrastructure Levy) payments, the Parish Council believes it is essential that a Neighbourhood Development Plan be prepared and adopted by the community following extensive consultation.

#### 1.1 Strategic aims

This Berinsfield Neighbourhood Development Plan (NDP) has set out to:

- achieve the vision for Berinsfield that emerges following public consultations.
- meet the current Berinsfield housing allocation over the 11-year remaining plan period for the strategic requirements as set out in the adopted South Oxfordshire District Council Core Strategy 2027 and emerging Local Plan to 2031 covering the housing employment and services requirements for larger villages.
- indicate how the development of Parish assets will be funded, including contributions from developers (Section 106 & Community Infrastructure Levy), local fund-raising and local, county & central government funding.

#### 1.2 Green belt limitations

All of Berinsfield, including its central Green and the surrounding land within the parish boundary currently lie within an area designated as the Oxford Green Belt (described as 'washed-over'). South Oxfordshire District Council's adopted Core Strategy identifies this designation as inhibiting future growth and regeneration of the village and its Core Strategy 2027 Policy CSEN2 (paras 7.21 & 7.22) provides for an early local review of the green belt at Berinsfield in consultation with the community.

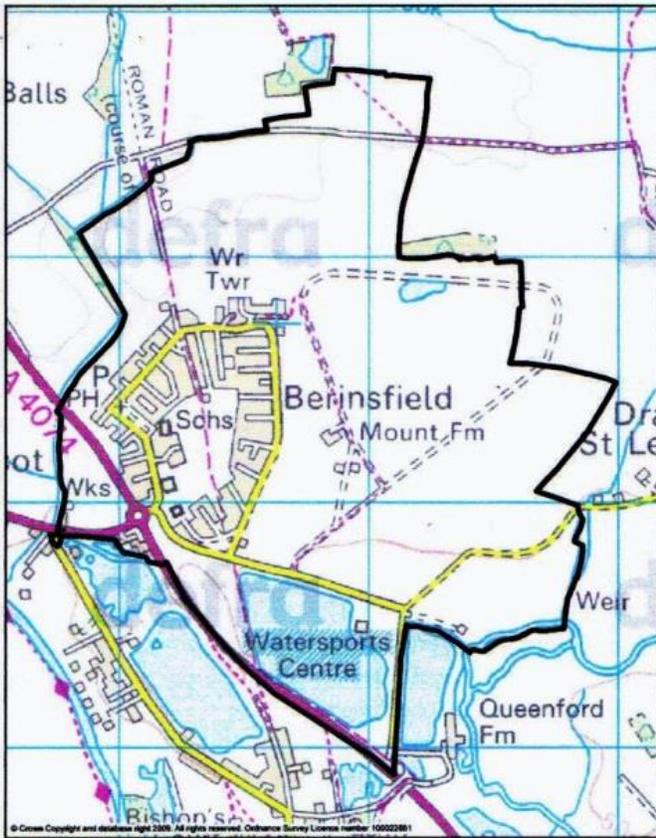
#### 1.3 Housing options

The NDP aims to identify the type and mix of housing that best meets the needs expressed by Berinsfield residents and to promote their preferential access to housing, where possible.

The Parish Council's NDP Steering Group's aim has been to collate the views of village residents, employers, landowners and other key community stakeholders and to distil these into a vision that will allow sustainable development to take place over the plan lifetime with benefits to all and, as stewards, to try to leave the village in a better position than it was inherited.

## 2 The Neighbourhood Area

Berinsfield Parish Council submitted an application to South Oxfordshire District Council (SODC) on 5<sup>th</sup> July 2013 to announce its intention to proceed with the preparation of a Neighbourhood Development Plan (NDP). The SODC then allowed a 7-week period for consultation before finally giving approval to the application on 25<sup>th</sup> October 2013.



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

The community has existed in its present form only since about 1960.

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



### 3 The Neighbourhood Development Plan

After producing a Scoping Report and Sustainability Appraisal, the Steering Group proceeded to a draft of its proposed NDP which was submitted for consultation to the SODC and to other statutory consultees on 22<sup>nd</sup> May 2015, allowing a period for consideration and response of 6 weeks ending 3<sup>rd</sup> July 2015.

Comments had earlier been solicited on the Scoping Report and Sustainability Appraisal which have been considered and, where appropriate, due amendments made to those drafts.

### 4 Statutory Consultation

Responses from statutory consultees and others were received by the 3<sup>rd</sup> July deadline whilst that from the SODC only came to hand on the 16<sup>th</sup> July. A summary of the comments showing Berinsfield's responses and the actions taken is attached as appendix 4 to this document.

In general the comments were helpful and constructive and the Steering Group's response has been keen to incorporate as many of the recommendations as possible without diluting the Parish Council's stated objectives.

However, a number of particular issues have been raised by statutory consultees which need further clarification and explanation.

#### 4.1 Green Belt status of Berinsfield

A number of comments reflect the view that, as the village lies completely within the Oxford Green Belt, Berinsfield cannot provide any of the 109 homes required by the SODC Core Strategy or other infrastructure development.

The SODC in drafting its Core Strategy 2027 (which was finally adopted in 2012) recognised that the existing Green Belt boundaries would be a limiting factor inhibiting Berinsfield’s future development and planned to conduct a “local review” to be undertaken “in consultation with the community”.

Indeed, the EiP Inspector’s Report in 2012 on the SODC Core Strategy 2027 stated – “The densely-planned nature of the village affords few ‘infill’ opportunities” and that it was “unusual for a GB village of this size not to be inset within its own boundaries”. This set of exceptional circumstances, he said, “justified a local GB review not confined to drawing a boundary tightly around the existing built-up area”.

This “Local Review” has not yet taken place but instead SODC has decided to undertake a district wide “Green Belt Study” which only started in the autumn of 2014 and, to date, no report on its findings has been published.

Several parts of the Parish contain previously developed (or brownfield) land which the NPPF (National Planning Policy Framework) encourages should be used first in any planned redevelopment/regeneration. The NPPF makes clear the position regarding which forms of development are no longer deemed inappropriate within the Green Belt.

#### 4.2 Local Wildlife Site

Some consultees have commented that Queenford Lakes Water Sports Centre (BER24) currently has a non-statutory designation as a Local Wildlife Site (LWS) due to its earlier interest for over-wintering birds. This is misleading as this former minerals site was designated by Oxford County Council in 1966 for recreational purposes and is used extensively year round for jet skiing, water skiing, fishing and open water swimming. Its planning history goes back over fifty years during which a public inquiry in 1995 removed all restrictions for recreational use from the original planning consent.



*Queenford Lakes Watersports Centre has a deserved reputation as a centre of excellence*

The site is managed for recreation with the water being stocked with fish and, for health & safety, a regular chemical treatment to inhibit algal blooms and the excessive growth of pondweed. Causeways have been constructed to separate active areas of the lakes.

The owner and operators of this site have prepared an information statement which is available on the Parish Council website for anyone who would like to better understand the full history of the site. See [www.berinsfield-pc.gov.uk](http://www.berinsfield-pc.gov.uk)

An independent review of this site's ecology value against published local wildlife site designation selection criteria was conducted by James Johnston Ecology in January 2014 and the full report can also be accessed via the Parish Council website.

### 4.3 Housing types & mix

A number of comments were received which made reference to the Steering Group's (SG) proposals for housing types and mix. The SG is concerned that the accepted definition of 'affordable housing' seems to mean at least 75% social housing. In the light of the existing unusually high proportion in Berinsfield of social housing to owner-occupied, there is concern that the SODC's district wide policies in respect of affordable housing quotas will hamper the Parish Council's aim to rebalance the community.

The SG is keen to retain a provision for local residents, who so wish, to be able to gain access to self-build sites. Its concern over provision for an ageing population will be strengthened by including Soha recommendations for 'extra-care housing'. The SG will also review the returns in the village survey and re-assess the question of recommended house sizes.

### 4.4 Flood risk

The Environment Agency persists in referring to Flood Risks for Berinsfield derived from its Thames Valley Flood Map 2000 which is based on an old coarse-scale model using aerial survey methodology with an accuracy of only  $\pm 0.7-1.0\text{m}$ .

However, most areas in adjacent Dorchester-on-Thames are NOT shown to be at risk of flooding following a more recent and more accurate scale modelling of the River Thames (accuracy of 0-0.15m) although Dorchester has a range of AOD comparable to or even lower than those found in Berinsfield.

***Following consultation with the Environment Agency, they commented that they had no plans to update their flood maps in the near future, some of which pre-date 2009.***

*Source: Environment Agency – consultation response 28.08.2014*

In response, the Steering Group voted to appoint independent consultants to carry out a flood risk assessment of all affected areas which showed that any risk identified by the EA was overstated.

### 4.5 Environmental Impact Assessment of Berinsfield 2012

SODC in partnership with Soha commissioned an Environmental Impact Assessment of Berinsfield in 2012 which identified that the village had many problems most created by the architectural style employed in the design of the village layout in the early 1960s.

The EIA Action Plan 2012 for Berinsfield comments that the form of the 1960s & 1970s architecture bears more relation to a run-down urban district of a town or city than to a rural village. This contrast is reinforced by the social make-up of the village. Unlike its more affluent neighbours, the village provides a relatively high level of rented affordable accommodation.

This Plan stated that the village is currently:

*"skewed towards 2-3 bed affordable housing units, with many areas lacking the essential diversity of housing type and social group to enable a successful and balanced community to develop. Areas of new housing and areas for infilling will need to be identified and hurdles will need to be overcome to relax restrictions within the Green Belt to enable this to take place."*

And that

*"it benefits from areas of open spaces within the residential areas which are much prized by residents. These are composed largely of grass with individual mature trees, typical of late 1960s/1970s housing developments. Due to the lack of co-ordinated maintenance, the quality of these spaces is poor."*

However, according to the EIA Action Plan,

*"Berinsfield falls short of the SODC standards for recreation. The village currently has some 4.2 hectares of formal recreation area, 0.8 hectares of equipped children's play space and more than 2.4 hectares of informal children's play space."*

*The standards in the SODC Local Plan recommend that a settlement like Berinsfield should have 5.0 hectares of formal recreation area and 2.25 hectares of children's equipped play space and informal play space. This suggests a slight shortfall in the recommendations for formal recreation areas which could be remedied as part of planning for any new developments in or around the village. Without careful planning, the problem will increase with the construction of any new dwellings in the village."*

*A large central area of open space is used for football, children's play, school playing fields and informal recreation.*

## 5 Consultation with Local Residents

Consultation with the community started with a questionnaire in 2008. Results were fed into the Berinsfield Parish Plan and recommendations were made. A further series of public meetings and consultations were held on the themes of housing, leisure facilities and meeting spaces in 2010/11. The results were used to clarify the community priorities.

The recommendations from the Berinsfield Parish Plan produced in 2009 were used to form the basis of the Community-Led Plan 2012 and some of this data was used to inform the earlier scoping report.

Whilst Berinsfield residents accept that new housing will be required, in local consultations, they have consistently stressed this should be **outside the current village boundaries**: the village's existing green spaces are highly valued, and other relevant sites are very limited. Furthermore, these new homes should not be joined onto the village's current infrastructure [drains & sewers] and transport issues need to be taken into account ensuring there are sufficient paths, parking and cycle paths, with access to public transport.



They included improving communication in the village, promoting a Neighbourhood Development Plan Steering Group and developing questionnaires for businesses.

Full copy of the Plan recommendations can be found on the Web at:

[http://www.berinsfield-pc.gov.uk/Berinsfield-Parish-Council/parish\\_plan-14968.aspx](http://www.berinsfield-pc.gov.uk/Berinsfield-Parish-Council/parish_plan-14968.aspx)

In addition, many residents have chosen to attend regular Parish Council or Steering Group meetings and have offered useful inputs to the various draft documents under discussion.

During the most recent Berinsfield fete (11<sup>th</sup> July 2015), visitors were invited to comment on the latest draft of the NDP by completing a seven-question survey. The focus was to canvass the views of those not previously involved with the NDP process and over 60 responses were received which showed an almost unanimous support for the policies being proposed.

Copies of the questionnaire and the summary of responses are attached as appendices 2 & 3.

### 5.2 Community-led Plan 2013

There is clearly a great pride and community spirit in Berinsfield, 47% of people have lived in the village for more than 20 years, and in surveys carried out by a local housing association over 70% rate Berinsfield as a good or very good place to live. Our green spaces and playing fields are regarded as a great asset, and there was a clear mandate to keep them as they are with no building allowed with 92% saying 'No'! It is unrealistic to hope that there would be no further building in the village and estimates for the number of new houses seem to vary from 50 to 150. This could prove to be a great opportunity for environmentally-friendly houses with good infrastructure to be built on the **outskirts** of the village, and that could prove an asset to Berinsfield.

Full copy of the Plan recommendations can be found on the Web at :

<http://www.visionwebsites.co.uk/Uploads/Site272/Files/BerinsfieldCLP2013FINAL.pdf>

### 5.3 NDP Community Survey 2014

The Parish Council commissioned the Oxfordshire Rural Community Council to carry out a detailed survey of households in the village in November 2014 with the results published in January 2015.

This provided an updated view of the wishes of residents for housing types and mix, their aspirations for improved employment opportunities and a desire for increased parking space to be provided.

The survey identified the 25 (now 26) sites around the village which had been earmarked for possible development and posed the question (Q6) which asked *“the Berinsfield Neighbourhood Plan will be used to shape the future vision of the village. The Plan needs to identify potential development sites and put in place policies for housing, shops, employment and other local infrastructure. Please tell us what you think of these sites.”*

The Steering Group worked its way through all the various responses which informed the choices that were incorporated into this final draft of the NDP.

## 6 Plan Modifications

Following the receipt of responses to the Parish Council's invitation to comment on the pre-submission draft of the NDP, these have been carefully reviewed and, where relevant and appropriate, such changes have been incorporated in an updated draft which is available via the Parish website.

In addition:

- The SODC will also be invited to publish the updated draft on its website
- Printed copies will again be placed in key locations around the village.
- Members of the community will continue to be encouraged to attend Steering Group meetings.

## 7 Local Authority

The SODC has expressed a wish to work with Berinsfield Parish Council and its NDP Steering Group to help shape the Berinsfield NDP and to try to ensure the vision and policies accord with the changing requirements of its emerging Local Plan 2031. Despite many problems with relocating offices and with staff retention at SODC, the LPA has now advised that Mike Cryan who took over from Hannah Guest is now being replaced by a Sarah Barker as Planning Policy Team Leader and the Steering Group is looking forward to working with Sarah and her team to move the NDP forward.

In its delayed response to the pre-submission consultation SODC stated that it couldn't accept the NDP in its current form because it did not agree with a number of the housing policies. Yet it was SODC which informed the Parish Council that it was to plan to provide for 109+ new homes and that it would be carrying out a review of the Green Belt that currently inhibited this. It did not agree with the housing mix proposed by residents but has made no effort to discuss the differences, although its Local Plan has yet to be published.

Residents have become frustrated at the number of 'surveys' that have been carried out in recent years with no obvious sign of any formal action to implement village wishes. The BNDP Steering Group is now resolved to submit the Plan in its current form for examination and to argue its case with the Inspector.

A key action is for SODC to publish the findings of its consultant's GB Study as quickly as possible.

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Berinsfield NDP Steering Group  
6<sup>th</sup> October 2015

**Berinsfield Parish Council**  
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Oxon, OX26 1UN

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 Berinsfield Neighbourhood Development Plan

## APPENDIX 1

### Summary of Responses to NDP Consultation

As is required, Berinsfield Parish Council has submitted its Pre-Submission draft NDP for 6 week consultation to the SODC and to the other statutory consultees. Responses were received from:

**Natural England**  
**Historic England**  
**Environment Agency**  
**Oxford County Council**  
**South Oxfordshire District Council**

A notice was included in the draft NDP on the parish council website inviting comment from residents and other interested parties by the 3<sup>rd</sup> Jul 2015.

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

An analysis of the comments received in response to consultation on Berinsfield's Scoping Report and Sustainability Appraisal is attached as Appendix 4.

An analysis of the comments received in response to the 6 week statutory consultation on the Pre-Submission draft of Berinsfield's NDP is attached as Appendix 5.

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## APPENDIX 2

### Neighbourhood Development Plan Pre-Submission Consultation

Please give us your views on the latest draft of the Berinsfield NDP. You will shortly be asked to vote in a “Berinsfield residents only” referendum giving a YES or NO vote on whether to adopt the plan produced by your Parish Council after extensive consultation or to allow others to decide how and where Berinsfield should grow in the future.

<b>1</b>	We are currently told we need to plan for 109 new homes over the next 12 years under the adopted South Oxfordshire Core Strategy. Is this enough to regenerate the village or should we plan for more?	Enough / Need more
<b>2</b>	The current draft NDP expresses a preference for expanding the village towards the east and south prioritising previously developed land in and around the village first. Do you agree with this strategy?	YES / NO
<b>3</b>	The NDP supports creating local employment opportunities and encourages the use of the car boot field for light industrial to enable the older industrial areas around the village to relocate over time, thereby allowing those sites to be regenerated as and when they become available. Do you support this part of the plan?	YES / NO
<b>4</b>	The former household landfill site at Wally Corner is identified in the NDP as a suitable place for a community-led solar farm. This site could generate 5MW of electricity and some of the funds raised from the project could come back to the village each year. Do you support this idea?	YES / NO
<b>5</b>	The former gravel pit and concrete plant to the south of the village was granted planning consent in 1967 for “aquatic recreational use” “to develop as a water amenity area” and is now used for fishing, swimming, water-skiing and as a boat testing centre for Berinsfield’s biggest employer (Williams Performance Tenders). The NDP provides for a Williams boat building facility at the lake, a 120 bed hotel, some self-build lakefront cabins and a café with greater public access to this previously developed site. Will the local employment opportunities and increased access to the lakes and café be good for the village?	YES / NO
<b>6</b>	The NDP is primarily about meeting our growing housing and economic growth needs but also provides an opportunity to address nature conservation, renewable energy and traffic and infrastructure. What are the top 3 issues you would like to see addressed as part of any future vision for the village?	1. 2. 3.
<b>7</b>	The NDP will not be able to incorporate every individual viewpoint, however it is essential that we take action since the issues facing the village will persist, and if we do nothing others will make the decisions affecting us and future generations. Should we push ahead with the Berinsfield NDP?	YES / NO

If you would like a full copy of the Berinsfield Neighbourhood Plan or the supporting documentation and evidence which accompanies it you can view or download everything via the Parish website: <http://www.berinsfield-pc.gov.uk> Paper copies can also be found in the library, school, health centre and sports centre.

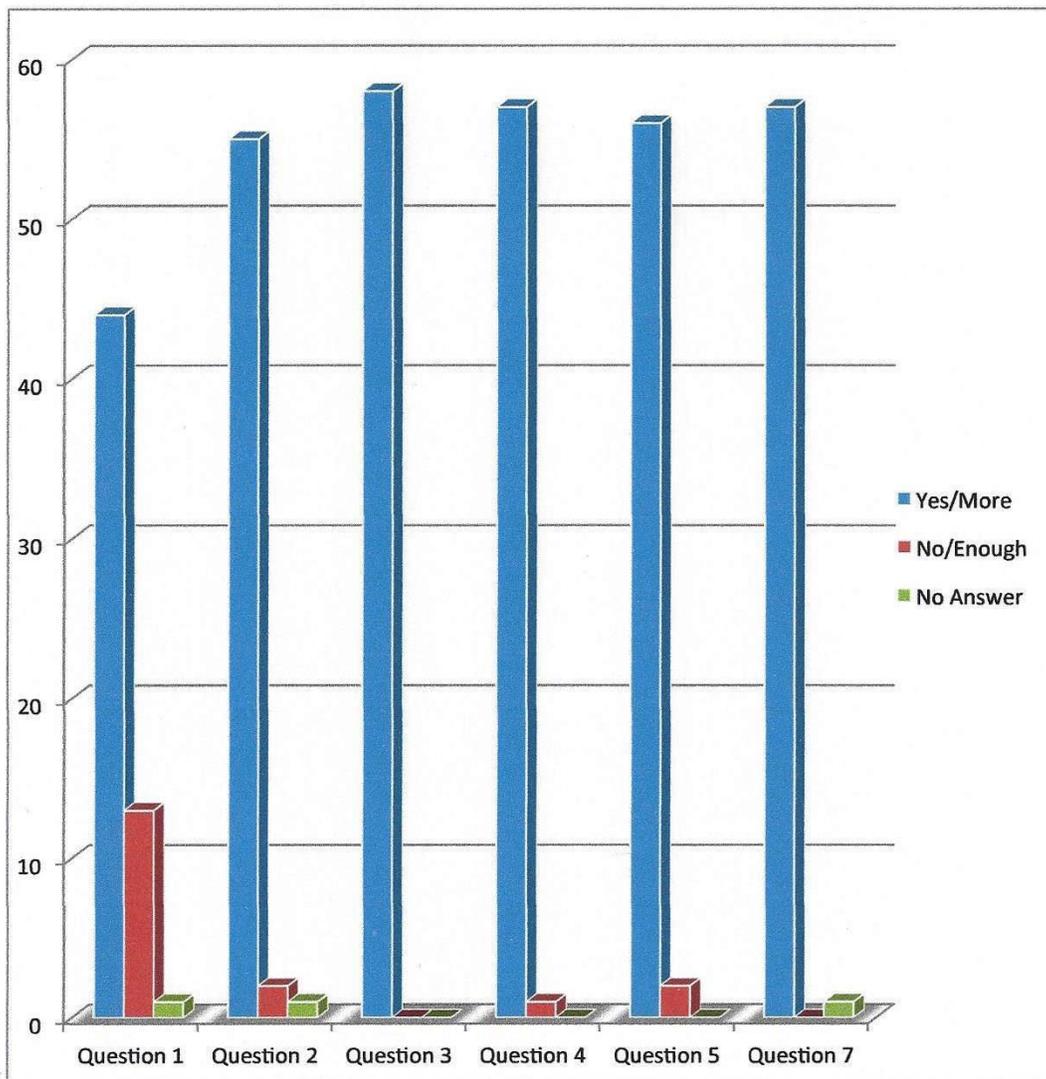
Name: .....

Address: .....

## APPENDIX 3

### Responses to Survey Questionnaire (village fete July 2015)

	Yes/More	No/Enough	No Answer	Yes/More
Question 1	44	13	1	75.86%
Question 2	55	2	1	94.83%
Question 3	58	0	0	100.00%
Question 4	57	1	0	98.28%
Question 5	56	2	0	96.55%
Question 7	57	0	1	98.28%



## APPENDIX 4

### Analysis of responses received from consultation on Berinsfield's Scoping Report and Sustainability Appraisal

	<u>2014</u>
1. Gemma Thynne – SODC	19 <sup>th</sup> Mar
2. Rev Paul Cawthorne – Minister - Village Church	12 <sup>th</sup> Apr
3 - 6. David Eldridge – Resident (Parish Cllr)	7 <sup>th</sup> May
7. Len Pomeroy - Resident (Parish Cllr)	12 <sup>th</sup> May
8. Suzanne Denham – Chair Governors, A W Academy	12 <sup>th</sup> May
9. Dr Melanie Mendonca - EAG	20 <sup>th</sup> May
10. George Farrant – Landowner (site - BER1) (e-mail)	21 <sup>st</sup> May
11. Matthew Hornsby, MD, Williams Performance Tenders	29 <sup>th</sup> May
12. OWSC – Employer/Leaseholder (site - Lakes to south of village)	6 <sup>th</sup> Jun
13. Steve Lynch, Director of Property, Soha Housing	9 <sup>th</sup> Jun
14. Marc G Hiles (District Cllr) (e-mail)	17 <sup>th</sup> Jun
15. Dr Jonathan Crawshaw – Berinsfield Health Centre	27 <sup>th</sup> Jun
16. Emma Lemounes, Soha Housing	1 <sup>st</sup> Jul
17. Water & Sewage – Thames Water	6 <sup>th</sup> Nov
18. Water Tower & radio masts – Paul Cawthorne	2 <sup>nd</sup> Dec
19. Transport issues – David Eldridge (e-mail)	8 <sup>th</sup> Dec
20. Jack Moeran - Environment Agency	
21. Hannah Guest - SODC	
22. Piotr Behnke – Natural England	

A number of comments on the initial draft Scoping Report had been received by the 20<sup>th</sup> June deadline and are summarised below along with subsequent comments on v.24 of the Sustainability Appraisal. All comments have been incorporated into the draft scoping report and, where appropriate, into the NDP also:

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

7	Add photo of flood by pumping station  (Councillor)	Read through draft Scoping Report and made some comments. Shops in Fane Drive are a disgrace!
8	Capacity of primary school  (Chairman of governors)	We are not running to capacity as yet so I guess that would hinder long term plans! The school has the capacity for at least 350 pupils and yet we have 270 on roll. We still have a lot to do to make it the school of choice
9	Role of Employment Action Group (EAG)  (Extract from e-mail)	Thanks very much for your help with this.  We have read the Scoping Report and would appreciate it if the text in the attached file could be added to it.
10	5.6 Future Development  (Landowner)	Confirmation that the car boot field identified as BER1 in SODC's SHLAA document is available for future development if required.
11	3.3 Encouraging business opportunities  (Williams Performance Tenders)  (Extract from e-mail)	Our long term aspiration would be to move our manufacturing operations next to the lake so that we could water test our craft straight from the factory. We support any Neighbourhood Planning proposals which help us achieve our strategic aims and to grow our business locally. We place considerable value on the water access we currently benefit from and which we believe is so essential to our business. Current forecasts are that we will need to employ another 20 staff by 2017.
12	4.10 & 4.12  Water sports centre  (OWSC)  (Extract from e-mail)	Despite being a previously developed site, the area still falls under the green belt designation and this is preventing the growth of our business. The lake is also wrongly identified by the Environment Agency as being in flood zone 3 (the EA social club is ironically one of our biggest corporate customers!). Queenford Lake has never burst its banks and did not flood this year after the wettest winter on record and we now understand that the EA has never carried out a detailed assessment of the true flood risk in or around Berinsfield.  OWSC supports the neighbourhood development plan and would encourage you to use the powers granted under the localism act to plan positively for the future. This should mean creating policies which support local businesses and leisure facilities not just focusing on the housing need.
13	Housing development  (Soha Housing)	As a significant landowner in Berinsfield I can confirm that Soha would be keen to work with the Steering Group to deliver the aims of the Plan and to assist in any way possible. Soha would consider redevelopment of some of its current landholdings to help deliver a vibrant & sustainable future for Berinsfield.

14	Multiple points raised in e-mail  (District Cllr)	Detailed amendments to Scoping Report suggested and incorporated
15	Health Services  Berinsfield Health Centre  (GP)	<ol style="list-style-type: none"> <li>1. As you say, we rent our parts of the Health Centre from NHS England who own the building (and they are responsible for most maintenance and upkeep). Realistically, funding for new premises would have to come from NHS England.</li> <li>2. The health issues facing Berinsfield over the next 5-20 years really mirror those of the rest of the country: i.e. a rising proportion of older people with multiple chronic illnesses and dementia, and continued increases in obesity and obesity-related diseases.</li> <li>3. We feel that the current health centre could accommodate another 1000-2000 patients without needing major rebuilding or extension of the premises.</li> </ol>
16	Contribution to 'sheltered accommodation'  (Soha)	People in Berinsfield like Berinsfield and want to stay, so when they are older and want to downsize within the estate to a bungalow or ground floor flat the take-up is quite high. The only problem, there is not enough older persons' accommodation.
17	Water & sewage  (Thames Water)	Proposals for text to be included in NDP to ensure that any development is sustainable and does not cause problems to other users. These have been incorporated in NDP.
18	Water tower and mobile phone antennae  (Resident)	Concerns over the position and number of aerals sited on the water tower in such close proximity to housing.
19	Transport issues  (Local councillor)	Raised a number of issues for consideration covering transport, parking, footpaths, cycle ways, etc, all of which have been added to NDP.
		<b>Responses from statutory consultees</b>
20	<b>Environment Agency</b>  Jack Moeran	Insists there is a high risk of flooding and says it would find the Berinsfield Neighbourhood Plan unsound if it proposes development within current Flood Zones 2 or 3. Suggests including reference to River Thame in neighbouring parish.
21	<b>SODC</b>  Hannah Guest	Suggests a number of changes to ensure the scoping report covers all the required topics. Thinks a table would help when planning sustainability objectives.

22	<b>Natural England</b>  Piotr Behnke	It is clear that broadly the approach and methodology would be acceptable to Natural England. Suggest making a mention of Wittenham Clumps in neighbouring parish.
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2015

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|-----|--|------------------------|
| 23. | Dr Mark Hinnells – Adviser to proposed solar farm            | 6 <sup>th</sup> April  |
| 24  | Dr Riki Thierval – Adviser to Steering Group on Plan content | 16 <sup>th</sup> March |
| 25  | Hannah Guest –Responsible officer at SODC                    | 20 <sup>th</sup> March |
| 26  | Daniel Scharf – Adviser to Mr Leadbitter (BER18)             | 16 <sup>th</sup> March |
| 27  | Rev Paul Cawthorne – Church minister                         | 19 <sup>th</sup> April |
| 28  | David Eldridge –Local resident                               | 21 <sup>st</sup> April |

23	<b>Mark Hinnells</b>	Changes to content order and extra draft text for solar farm item in Section 8
24	<b>Riki Thierval</b>  Plan adviser	Detailed critique of NDP v.1
25	<b>Hannah Guest</b>  SODC	Detailed critique of NDP v.1
26	<b>Daniel Scharf</b>  Adviser to Mr Leadbitter)	Useful input on draft policies based on his experience as a former town planner
27	<b>Paul Cawthorne</b>  Church minister	Comments on plans to upgrade church hall and suggests amendments to Section 13 of draft NDP to clarify the position.
28	<b>David Eldridge</b>  Cllr & Resident	General comments on a number of sections of the draft NDP v.5
29	<b>Joanne Garvey</b>  Cllr & Resident	General comments on layout and editorial content

## APPENDIX 5

### Analysis of responses received from consultation on Berinsfield's draft NDP

#### Statutory Responses (By 5<sup>th</sup> July 2015)

Ref	Author	Section	Comment	Berinsfield's view
SC.1.1	<b>Steve Lynch</b> Soha Housing	Policy H.2	Councils are no longer able to ask for AH on sites of under 10 units. I can understand lower percentage of affordable as presumably there is a feeling that there is a need to rebalance the community – demand for shared ownership may need some consideration	Comments noted
SC.1.2		Policy H.4	Seems an awful lot of 4 bed properties – not sure they could support this need & not sure a developer would fancy building mainly 4 bed houses particularly in Berinsfield and they certainly wouldn't want 30% with ground floor showers!	Noted. Will review village surveys and re-assess proposed mix of house sizes.
SC.1.3		Policy H.8	Not sure how this works? Does it come out of the AH percentage?	Yes. Wording changed to make this clear.
SC.2.1	<b>Maureen Adams</b> Soha Housing	Policy H.4	A lot of work has gone into producing this plan which is good to see after so many early discussions;  I would echo Steve's comments. However I do recognise that there are more extended families living in the Berinsfield district and a shortage of larger homes, so I understand the emphasis.	See SC1.2 above
SC.2.2		Policy H.3	I would also suggest that older persons' housing could include <b>Extra Care Housing</b> as well as smaller homes.	Noted. Draft policy reviewed and text changed to reflect this observation.

SC.2.3		Policy H.8	I wonder if the term ' <b>consideration</b> ' should be given to self- or group-build, custom build or self-finishing rather than ' <b>reserved for</b> ' as these schemes take time to develop and can be complicated.	Agreed Draft policy reviewed and text changed as suggested.
SC.3.1	Jack Moeran Environment Agency	Flood Zones	If we were consulted formally by South Oxfordshire District Council on this plan in its current form then we would find the Neighbourhood Plan <b>unsound</b> .	EA views are based on the coarse modelling data derived from aerial surveys which have an accuracy of only $\pm 0.70-1.0m$ .  BER21 on the Dorchester boundary is identified on the EA Thames Flood Map2000 as <b>not at risk</b> of flooding (see map on JMA report p.82). This site is shown to have an AOD spot height of 48.39m AOD for the 1 in 1000 year event. Sites referred to in EA's consultation response are all above this level. In particular, BER25 is clearly some 4.0m above the Dorchester flood risk area .
SC.4.1	Lynette Hughes Oxford CC	Broad range of subjects	We note the considerable work that has gone into preparing this draft Plan and have found it interesting and informative. Our comments at this stage are made without prejudice in respect of applications on any site detailed in the document or further comments at submission stage.	A number of most helpful comments covering 10 topics.
SC.4.1.1			<b>1.Process</b> We would like to see additional clarity	Reviewed and updated
SC.4.1.2			<b>2. Support</b>	Noted
SC.4.1.3			<b>3. Minerals</b> Berinsfield currently part of a mineral safeguarding area.	BER4,5 & 6 were all previously developed as an WWII airfield. OCC states it is unlikely to object to proposals for the extension of the built-up area of Berinsfield on grounds of conflict with mineral planning policies.

SC.4.1.4			<p><b>4. Transport</b> OCC would like to discuss Berinsfield's proposals for controlled crossing on A4074, new roundabout and new cycle route.</p>	Noted- Steering Group will be pleased to raise these issues further in due course.
SXC.4.1.5			<p><b>5. Education</b></p>	Noted
SC.4.1.6			<p><b>6. Drainage</b> Suggest adding OCC webpage link re SuDS.</p>	Noted - Link to website added to NDP, as requested.
SC.4.1.7			<p><b>7. Use of CIL Funds</b> We would like to work with you to ensure that CIL is used to meet the most important infrastructure needs in your area.</p>	Noted
SC.4.1.8			<p><b>8. Neighbourhood Development Orders</b> We consider that further thought be given to the appropriateness of these orders -with serious concerns over the Local Wildlife Site designation for BER24 .....</p> <p>and further development of BER25.</p>	<p>Comments noted. Sites proposed for NDOs are all 'previously-developed land' within the Green Belt as defined in the NPPF.</p> <p>BER24 was granted consent by OCC in 1966 (M.903/66) for recreational use. All conditions were removed on appeal 1995 (P94/W0251). For full details, see note on Parish Council website.</p> <p>LWS officers recently stated (email 24.02.2015) that "There is insufficient information on the bird interest to make a decision as to whether the site meets the criteria for selection as a Local Wildlife Site."</p> <p>BER25 In respect of this site – comments noted.</p>
SC.4.1.9			<p><b>9. Support for needs of ageing population</b> We would like to see Local Plans and Neighbourhood Plans specifically providing for extra-care housing, where possible</p>	Noted and reference has been added to Policy H.3

SC.4.1.10			<p><b>10.Land owned by OCC</b> Allocations relating to BER2, 9 and 17 are likely to be either inappropriate or unnecessary.</p>	<p>Noted Reviewed by the Steering Group</p>
SC.5.1	<p><b>Elise Batelaan</b> Natural England</p>	AONB	<p>Natural England supports the BNDP objective – ‘to seek opportunities to improve the design and landscape of Berinsfield’ – and, in particular, the aim – ‘to protect, enhance and conserve the landscape and views’.</p>	<p>Noted and due reference added to para 8.1 with photo.</p>
SC.5.2			<p>However, as Berinsfield lies close to the North Wessex Downs AONB, NE would expect this to be taken into consideration in the assessment and designation of sites for development.</p>	<p>None of the NDP area sits within an AONB. The proximity of the Wessex Downs AONB does not affect the allocation of sites for development in the Parish of Bernsfield.</p>
SC.6	<p><b>Robert Lloyd-Sweet</b> Historic England</p>	<p>Supports the community’s aspirations for high quality &amp; innovative design</p>	<p>Suggests</p> <p>1 Retain link to SODC Design Guide</p> <p>2 Whilst not architecturally distinguished, suggests that Berinsfield has a strong character as a result of a simple design ethos which could be retained in future development schemes.</p> <p>2 Identification of assets of community value on p.45 is supported and thinks the Parish Council should consider whether any of these sites has value to the community as part of a shared heritage which might merit recording in the County Council’s Historic Environment Record.</p>	<p>Many useful comments which the Steering Group has noted and will consider in finalising actions arising from the NDP.</p>

## Other Responses

<b>SC.7</b>	<b>Neil Clennell</b> BBOWT	Local wildlife sites	BBOWT supports the environmental objectives of the BNDP and in particular Policy ENV6. Its other comments are based on the fallacious view that its LWS designation has any meaningful value given the site's long-standing active use as a centre of excellence for watersports.	BBOWT refers to a LWS designation relating to BER24 (Queenford Lakes Watersports Centre). The owner has applied for the site to be 'de-selected' as it no longer meets the DEFRA requirements for such a designation.  Refer also to SC 4.1 point 8 above
<b>SC.8</b>	<b>Mark Stevenson</b> Dorchester NDP	Comment by neighbouring parish	Believes Dorchester PC may have some comments and will endeavour to supply these in time for Berinsfield's NDP meeting on 13 <sup>th</sup> July.	No comments were received but DPC vice-chairman Mark Williams did attend the meeting.
<b>SC.9</b>	<b>Robin Marriott</b> Dorchester resident	Objects to development in BER24	Expresses concern over development of a green field site to build a hotel, restaurant, self-build homes and a motorboat manufacturing facility.	BER24 has been designated for recreational use since 1966. Dr Marriott's house was built in the Green Belt after this date when the site was known to be a recreational site.
<b>SC.10</b>	<b>Steven Glanfield</b> Director - Oxford Wakeboard & Ski Club	Expresses support for plan	<ol style="list-style-type: none"> <li>1. Expresses support for NDP as a whole and for the proposed developments at BER24 in particular.</li> <li>2. Points out that Queenford Lakes is not a nature reserve and never has been!</li> <li>3. Planning consents exist giving the right to develop the site as a water amenity area which is not inappropriate in the Green Belt.</li> </ol>	Comments noted
<b>SC.11</b>	<b>Stuart Scott-Ely</b> Lakes Estates  (Owner of BER24)	Seeks to clarify misconceptions over the status of BER24	<ol style="list-style-type: none"> <li>1. Highlights the planning history of the site</li> <li>2. Questions the validity of the LWS designation</li> <li>3. Shows the flaws in the EA flood risk designation</li> <li>4. Reminds consultees that parts BER24 are 'previously developed land'</li> </ol>	Comments noted by the SG

<b>SC.12</b>	<b>Claire Holmes</b> Berinsfield resident	Questions choice of sites	<p>5. Why were BER24 &amp; 25 included in the shortlist of sites for development when they were only 7/8 in the development site survey?</p> <p>6. The SODC Core Strategy requires a minimum of 109 houses. Proposals for BER18 &amp; 24, currently, support only 27 dwellings.</p> <p>7. Why have the recommendations of the community for BER25 been ignored?</p>	<p>1.R. Basically, it comes down to availability. On both sites, development could, theoretically, start tomorrow whereas BER1 &amp; 4 are still very much constrained by the outcome of SODC's Green Belt Review.</p> <p>2.R. The allocation of 109 houses is from 2015 to 2027 but we know that the District needs to plan for many more Other preferred housing locations (yet to become available) are BER4, 13 &amp; 18 which together could provide up to 1000 new homes.</p> <p>3.R. At the time of the household survey, the Steering Group had not been made aware of the proposal to site a solar farm on BER25. This has the potential to provide an annual income to the village. The site will also be enhanced for nature conservation.</p>
<b>SC.13</b>	<b>Mark Williams</b> Vice-chair Dorchester PC	Primary school capacity	Has Berinsfield taken into account the role of DoT primary school in its future plans?	Abbey Woods currently has spare capacity for 200+ pupils. No problem unless number of houses planned increases significantly.
<b>SC.14</b>	<b>Richard Pullen</b> Director EAG (Employment Action Group)	Expresses support for the plan	Expresses support for the Berinsfield NDP as a whole. EAG is a charity based on site BER18)	Comments welcomed.

### SODC Response

*Received after 16<sup>th</sup> July and so missed the NDP Steering Group's consultation review that took place on 13<sup>th</sup> July.*

<b>SC.15.1</b>	<b>Mike Cryan</b> Interim Planning Policy Team Leader, SODC	Matters of general conformity and issues of concern	1. Housing policy H.1 will not pass examination as there is no mechanism to allocate sites in Green Belt.	SODC hasn't yet completed the long-awaited Green Belt Review as planned for in its Core Strategy 2027 (drafted in 2012).
<b>SC.15.2</b>			2. Housing policy H.2 will not pass examination.  SODC seeks 40% affordable housing.	Need for policy review as Berinsfield already has over 50% of its dwellings as social housing.

<b>SC.15.3</b>			3. Housing policy H.4 – conflicts with mix set out in SHMA.	Need to review policy as mix created by analysing comments from residents.
<b>SC.15.4</b>			4. Housing policy H.3 includes repetitive reference to self-build. Recommend removal.	Policy removed and incorporated in new H.7
<b>SC.15.5</b>			5. Housing policy H.7 repeats policy H.6	Policies merged and remainder renumbered
<b>SC.15.6</b>			6. Housing policy H.6 could be considered over-burdensome and contrary to sustainable development.	Revisit reasons for housing mix and SHMA requirements
<b>SC.15.7</b>			7. Housing policy H.8 could be considered over-burdensome and contrary to sustainable development. Consider allocating separate site for self-build development.	Policy reviewed by Steering Group
<b>SC.15.8</b>			8. Housing policy H.9 is not necessary as this is covered by CSQ.3.	Policy deleted and remainder renumbered
<b>SC.15.9</b>			9. Housing policy H.10 is covered by CSQ.2	Policy deleted and remainder renumbered.
<b>SC.15.10</b>			10. Housing policy H.11 duplicates policy set out in H.5	Policy deleted and remainder renumbered
<b>SC.15.11</b>			11. Housing policies H13, 14, 15 & 16 are not worded as planning policies. H.13 and H.14 should be merged.	Policies combined into one policy and reworded to start 'Planning permission will be granted for proposals that ....'
<b>SC.15.12</b>			12. Policies ENV.2 & 3 are not planning policies.	Policies deleted and text transferred to general text.
<b>SC.15.13</b>			13. Environmental policy ENV.5 could cause difficulties as district council will only be able to grant permission if 'very special circumstances' are demonstrated.	Supporting text to be modified to signal to Examiner that Steering Group is aware of this
<b>SC.15.14</b>			14. Environmental policy ENV.7 is in wrong place	Text moved to earlier section on Design and combined with Policy H.11 (old H.16)

<b>SC.15.15</b>			15. Transport policy T.2 is covered by T.1	Policy deleted and remainder renumbered
<b>SC.15.16</b>			16. Transport policies T.3 & 4 are not worded as planning policies	Wording changed to read 'Planning permission will be granted for proposals to ....'
<b>SC.15.17</b>			17. Transport policy T.5 is confusing as covered by policy H.5. Remove or change wording.	Berinsfield is keen to ensure adequate off-road parking is provided and has set the OCC Standards as a minimum requirement.
<b>SC.15.18</b>			18. Transport policy T.6 is too vague. What is 'ample off road parking?'	See above. Policy rephrased.
<b>SC.15.19</b>			19. Transport policy T.7 refers to policy T.4 so reference is wrong.	Earlier policy was deleted as requested and so change unnecessary
<b>SX.15.20</b>			20. Lifestyle policy L6 will need evidence to support Local Green Space designations and a map illustrating which spaces are so designated.	Policy will need review and a map produced
<b>SC.15.21</b>			21. Recreation policy R.3 should make clear if developments of 25+ homes need to include open space for residents to take exercise.	Intention is that space will be provided within the development for children to play. Space provided off-site would need to be covered by CIL.
<b>SC.15.22</b>			22. BER 24 is a Local Wildlife Site	Landowner has applied for the site to be de-selected due to it no longer meeting the criteria for selection. Decision has been deferred by TVERC due to lack of evidence.  See the Berinsfield Parish Council website for full details of site history.