

Berrick Salome Parish Neighbourhood Plan Consultation Statement

April 2019



Contents

Click on heading below to go to the corresponding document section.

Introduction	3
Aims.....	3
Background to the Plan.....	3
Communication with the Parish during the drafting of the plan.....	4
Plan Production Timetable.....	4
Parish Questionnaire.....	4
Analysis of Parish Questionnaire	4
Pre-submission consultation.....	6
Appendix A: Questionnaire	7
Appendix A1: Correspondence with Parishioners	7
Appendix A2: Advertising the Questionnaire/Survey – Sep 2017	8
Appendix A3: Questionnaire Form to be completed	9
Appendix A4: Key Messages from Questionnaire.....	16
Appendix A5: Analysis of Questionnaire results	17
Appendix A6: Questionnaire Statistics.....	19
Appendix A7: Summary of Individual Comments from Questionnaire	27
Appendix B: List of Consultees.....	30
Appendix C: The Consultation – Comments and Our Responses	31
Appendix C1: Responses from Statutory Bodies.....	31
Appendix C2: Responses from Developers	44
Appendix C3: Responses from Local Residents.....	46
Appendix C4: Full Comments from which Summaries are obtained	57

Appendix D: Background Documents	92
Appendix D1: Parish Meeting Notes Sept 29 th 2016.....	92
Appendix D2: Terms of Reference for Plan Preparation.....	96
Appendix D3: Neighbourhood Planning Area Designation.....	98
Appendix D4: Formal Approval from SODC	100

Introduction

This Consultation Statement has been prepared in order to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 Section 15(2). Part 5 of the regulations sets out what a Consultation Statement should contain:

1. Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
2. An explanation of how they were consulted;
3. Summaries of the main issues and concerns raised by the persons consulted; and
4. Descriptions of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

Aims

The aims of the Berrick Salome Neighbourhood Development Plan consultation process were:

1. To involve as many of the community as possible throughout all consultation stages of Plan development in order that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
2. To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
3. To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
4. To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Berrick Salome Neighbourhood Plan website) as soon as possible after the consultation event.

Background to the Plan

The Parish of Berrick Salome includes the Settlements of Berrick Salome, Roke, Berrick Prior and Rokemarsh. Despite the distinction between the settlements they behave and act as one and communications across the four settlements is consistently managed through the list of Parishioners held by the Parish Clerk.

All but 16 parishioners have email addresses and email has been the principal means of communication with parishioners throughout the process. The email list is managed by the Parish Clerk and communications intended for all parishioners have gone through his office. Those without email facilities have had all important documents requiring their attention in a printed form delivered to their house or been invited to inspect the documents at one of the two pubs in the Parish or at prescribed addresses within the Parish.

During the summer of 2016 the Parish Council considered the value of the Parish producing a Neighbourhood Plan and a representative from SODC presented the case for so doing to a Parish meeting on 29th Sep 2016. At that meeting, it was agreed by a significant majority that we should proceed in producing a neighbourhood plan. Parishioners volunteered at that meeting and subsequently to join the team and the process started with an inaugural meeting attended by SODC's representative on Jan 31st, 2017.

In the early days the SODC representative gave the team clear advice as to how to proceed (including the advisability of seeking professional advice) and the team are extremely grateful for that advice and the support subsequently given.

Communication with the Parish during the drafting of the plan

Plan Production Timetable

(Click on underlined links for more information; hard copy text available as noted))

The following events were held to inform residents about the work on the Plan.

2016

Sep 29 [Parish Meeting Notes](#); the Parish Council received the formal go-ahead from Parishioners (page 92)

2017

Apr 24 [Terms of Reference for Plan Production](#) (page 96)

May 24 [Area Designation Application Form](#) to SODC (page 98)

Jun 1 [Designated Plan Area](#); formal approval from SODC (page 100)

Aug 29 [Questionnaire form](#) for Parishioners to complete (page 9)

Oct 10 [Analysis](#) of Questionnaire Results (page 17)

Nov 25 At the Village Christmas Fair, the Parish Council informed Parishioners as to why we're doing a Neighbourhood Plan, describing what we've done so far and receiving feedback on the story we tell.

2018

Oct 23 [Informal Consultation Document](#); slide presentation of draft plan to Parishioners¹

Nov 16 [Draft Plan](#) and [draft Evidence Based Report](#) issued for consultation, with Jan 11th deadline for responses¹

Parish Questionnaire

The team elected to produce a Questionnaire to be sent to all Parishioners to establish the will of the Parishioners. The Questionnaire was produced internally and vetted and approved by SODC on 14/07/2017.

The Questionnaire ([click to display](#)) was distributed in printed form to each household with clear indications as to its purpose and importance and a vivid encouragement to Parishioners to engage within the month allowed for its completion. Towards the end of that period posters were erected at four critical points in the Parish (see page 8) further encouraging Parishioners to take the exercise seriously and deliver the completed questionnaires to the allotted drop off points. A similar note of encouragement was also sent to all households by the media described above.

Simultaneously other stakeholders in the Parish who would not have been covered by the distribution of Questionnaires to all households were canvassed by email for their views. These other stakeholders included farmers without a residence in the Parish, owners or renters of paddocks in the Parish but living elsewhere and business owners who operated within the Parish but resided elsewhere. The response from such stakeholders was disappointing with no representations being forthcoming.

Analysis of Parish Questionnaire

The results of the questions asked in the Questionnaire were tabulated in a fashion that has left a clear audit trail and the completed Questionnaires and the tabulation remain available for inspection if required.

¹ Hard copy available on request from Parish Clerk

Responses were received from 112 out of 130 households in the Parish - a response rate of 86%. Each household was sent 2 questionnaires, with 172 questionnaires returned; implying that in an estimated 60 households, both questionnaires were completed and returned. Assuming 2 Parishioners over 18 years of age per household (the average reported in the questionnaire), we calculate a response rate of an estimated 66% of Parishioners.

The Questionnaires also offered the opportunity for Parishioners to express in their own words the main issues that concerned them in the Parish to the extent that the Questionnaire did not prompt them so to do or did not allow them to place the emphasis that they required on to a particular subject. To view the complete set of results from the questionnaire, [click here](#).

The themes derived from the results of this exercise have informed the NP team throughout the preparation of the Plan and have driven the direction of the Plan itself -- with one exception. And that exception relates to the overriding concern expressed by Parishioners about the increasing levels of traffic using the lanes through the Parish and the consequence of that on the rural lifestyle that Parishioners covet and the consequent safety of the recreational users of the lanes and their children. We were informed that the expression of such concern has no place in a Neighbourhood Plan beyond a reference to it. -- Which is what the Plan does -- although it does attempt to reflect that concern in a Policy (BER13) which is drafted in suitably benign language.

The results of the Questionnaire were presented to Parishioners at the "village Christmas Fair" on 25/11/17.

Prior to and post that Christmas Fair the Chairman of the Parish Council has reported to each bi-monthly Parish Council meeting under an Agenda item on the progress of the Plan and the direction it was taking. Those who did not attend any particular meeting automatically receive by email minutes of PC meetings and have, thereby, been kept informed of the Plan's progress.

Informal consultation within the Parish prior to the distribution of the pre-submission plan and action taken as a result of this informal consultation

At the specific request of Parish Councillors, the draft of the Plan that was intended to immediately precede the Pre-Submission Plan was circulated in the manner described above to all Parishioners with an exhortation for them to read it and comment on it in writing, if desired, or verbally at a special meeting called in the Village Hall on 23/10/18. The date for written representations was intentionally extended beyond the date fixed for the Village Hall meeting to allow those who did not wish to raise (or didn't feel comfortable raising) issues at the meeting to listen to the debate and write in afterwards.

In the event, 45 Parishioners attended the meeting and representations from 10 people were received at the meeting and with a further 10 over the following days.

Full details of the issues raised at the meeting and in writing are set out from ID 23/10a et seq. on page 46.

The Consultation Statements also set out the NP team's response to each and every point made. The team's response was considered and set at a meeting of the team on 13/11/18. Where the team accepted the point made, the relevant alteration was made prior to the Pre-Submission Plan being finalised and where the Team decided that no amendment was appropriate, the PC Chairman was deputed to explain the rationale for that decision over the phone to the Parishioner raising the issue. This task he fulfilled.

Approval of pre-submission plan by the Parish Council

Parish Councillors considered the form and content of the Pre-Submission Plan at the Parish Council meeting on 8/11/18 and approved it for onward transmission through the statutory Consultation Process.

Pre-submission consultation

External to the Parish

The Pre-Submission Plan was sent to those external Consultees set out in Appendix B on 16/11/18 and they were asked to respond by 11/01/19. The response date was set outside the required 6-week window to allow for the Christmas break that the consultation period spanned.

The response from the external Consultees are displayed in Appendix C1, together with the decisions taken by the team with regard to altering the Plan as a result of those responses, agreed at a meeting held on 7/02/19.

The response from agencies external to the parish is summarised below.

	Number of		Details displayed from page
	Responders	Responses	
From Statutory Consultees	10	50	31
From Developers	2	6	44

Internal to the Parish

Following the circulation of the Pre-Submission Plan and prior to 11/01/19 further representations from Parishioners were received and considered and those are shown on Appendix C3 under folio reference numbers from 23/10a et seq.

They were considered by the team on 15/1/19 and, again the Chairman of the PC was deputed to explain the team's view to those whose suggestions would not be reflected in the Submission version of the Plan with an explanation as to why not. The response from people internal to the parish is summarised below and presented in detail from page 46.

	Number of	
	Responders	Responses
Before Meeting of 23/10/18	5	19
At Meeting of 23/10/18	10	12
After Meeting of 23/10/18	10	36

Appendix A: Questionnaire

Appendix A1: Correspondence with Parishioners

Early Notification to Parishioners – Aug 27th, 2017

Dear Parishioners,

This is to let you know that a team of ten parishioners are producing a Neighbourhood Plan (NP) for the Parish. In case you are not familiar with NPs, they are introduced as follows on the SODC website: -

“The Government created neighbourhood planning to empower local communities to help local people to direct and shape the way their local communities grow and develop into the future.

A neighbourhood development plan, known as a neighbourhood plan, is written by local people, 'made' or adopted by the district council and becomes part of the development plan, which helps to decide planning applications. It takes national planning policy and guidance into account and is 'in general conformity' with the district's planning policy.”

To get the process under way, we'll be asking for your views shortly via a questionnaire, which will be delivered to every home in the parish. Your answers to this will be used to help us construct a Neighbourhood Plan which will reflect the wishes of the parish.

Please help us by ensuring that you complete the questionnaire.

Reminder to Parishioners – Sep 20, 2017

Dear Parishioners,

Please don't forget to complete the Parish Questionnaire. Only 30% of households have returned their envelope so far.

The Neighbourhood Plan will be designed to reflect the views of all parishioners. To be valid, the questionnaire must be taken seriously by all.

If you have mislaid your form, you can download a copy from [this link](#).

Reminder to Parishioners – Sep 28, 2017

Dear Parishioners,

The Neighbourhood Plan team have received returns from only half the properties in the Parish and the deadline for receiving them is the last day of the month (Sat 31st).

To get an accurate picture of what we all would like the plan to say, we really need a full response. So, if you haven't had a chance to complete the questionnaire, please do so in the next day or two.

Completed forms can be returned to either pub or to a member of the Neighbourhood Plan team; the members can be seen in the copy addresses of this email.

If you have mislaid your form, spare forms will be available at the Parish Council meeting in the Village Hall tonight, starting at 8:15pm. We do hope you can come.

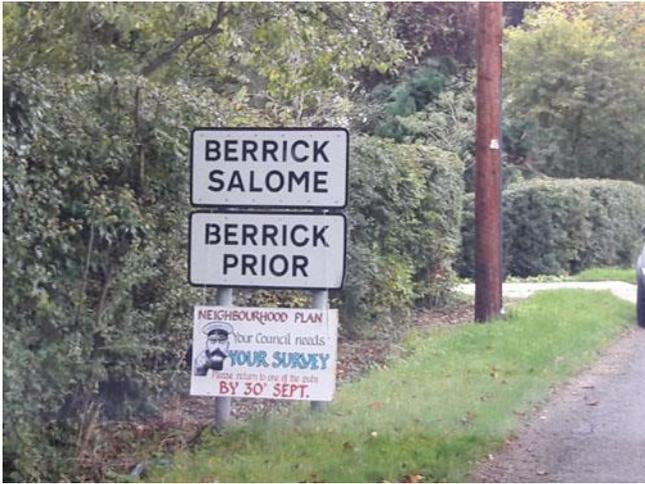
Closing Note to Parishioners – Oct 2nd, 2017

Dear Parishioners, copy Councillors,

NP Questionnaire

We've had an exceptionally good response rate at 84%, by household -- do anyone in the remaining 16% want one last chance to make your thoughts known, so that they can be reflected in the Plan? We'll input any further completed questionnaires received by next Sunday Oct 8th.

Appendix A2: Advertising the Questionnaire/Survey – Sep 2017



Berrick Prior



Berrick Salome



Roke



Rokemarsh

Appendix A3: Questionnaire Form to be completed



Dear Parish Resident,

A REQUEST TO COMPLETE THE PARISH NEIGHBOURHOOD PLAN QUESTIONNAIRE

The Neighbourhood Plan for the Parish of Berrick Salome was initially discussed at a Parish Council meeting in 2016 when it was decided to begin the process of producing a Neighbourhood Plan. Subsequently, ten parishioners, signatories below, volunteered to join a Neighbourhood Plan Steering Committee to manage the process of producing this document.

It's important to us all that the Neighbourhood Plan represents the views of all those who live and work in our Parish. To do so we have created this Questionnaire to gather this information.

While the Neighbourhood Plan is written under the auspices of the Parish Council, it will be based on the views of all those who live in the hamlets of Berrick Prior, Berrick Salome, Roke and Rokemarsh. As was made public at the beginning of this process, all parishioners are to receive this simple Questionnaire to gauge local views on certain critical issues.

This Questionnaire is being delivered to all homes in the Parish. You are under no obligation to complete it. However, your opinion counts. Even if you are content with all aspects of current parish life, the Neighbourhood Plan is a document for the future and reflects the community's wishes for forthcoming decades.

Responses are anonymous. The information gathered will be treated confidentially and not shared with any third parties.

Two hard copies are being delivered to each household. If there is one resident, please recycle the spare copy. If you wish for extra copies (ie. there are more than two adults in the property), please ask for extras from a member of the Neighbourhood Plan Steering Committee. Responses can only be accepted from those aged 18 or over.

Please complete this Questionnaire by the end of September and return it sealed in the envelope provided to either of the two pubs in the Parish, the Chequers or the Home Sweet Home, for collection. Alternatively give it to one of us.

Thank you in advance for your response.

Signed by the Members of the Neighbourhood Plan Steering Committee,

Chairperson & Project Manager	<i>Brian Tracey</i>	Other Members of the Steering Group:
Secretary	<i>Douglas Taylor</i>	<i>Ian Glyn (Chair BSPC)</i>
Meetings Convener	<i>Chris Cussens</i>	<i>Chris Kilduff</i>
		<i>Sue Lyons</i>
		<i>Ray Perfect</i>
		<i>Sarah Russell</i>
		<i>Derek Shaw</i>
		<i>Conrad Shields</i>

QUESTIONNAIRE TO PARISHIONERS

ABOUT YOU (only answer those questions from this Section that you wish to)		
Your Postcode		
Number of people (within age-band) living in your home:	Under 16	
	16-24	
	25-34	
	35-54	
	55-64	
	65+	
Type of house?	Detached	
	Semi-detached	
	Terrace	
	Bungalow	
Age of property (years)		
Number of bedrooms?		
Number of years living in the Parish?		
Are you?	Owner occupier	
	Tenant (private)	
	Tenant (social)	
Does your current accommodation meet your needs?	Yes	
	No	
<i>If NO, are you looking for a</i>	larger house?	
	smaller house?	
In the near future do you anticipate?	Staying in the Parish	
	Moving out of the Parish	
On a scale of 1-5 (where 1 is "not a lot" and 5 is "enormously") please indicate how much you like living in the Parish:		
Number of cars in the household?		

ABOUT YOU (continued)Please TICK or CIRCLE your answer

Do you or those in your household regularly

walk about the Parish?	Yes	No
cycle about the Parish?	Yes	No
ride about the Parish by car?	Yes	No
ride about the Parish by motorbike?	Yes	No
ride about the Parish by horse?	Yes	No

ABOUT THE PARISH

Thinking now of the possible changes to life in the Parish of Berrick Salome

How do you feel about the following developments in the Parish?	Very hopeful	Quite hopeful	Neutral	Quite fearful	Very fearful
1. More housing					
2. Shop					
3. Light industrial units					
4. Office units					
5. Leisure related activities					
How do you feel about the following large-scale development close to the Parish?	Very hopeful	Quite hopeful	Neutral	Quite fearful	Very fearful
6. More housing					
7. Commercial development					

How important are the current amenities to you?	Very	Quite	Neutral
8. Pubs			
9. Church			
10. Berrick Salome Village Hall			
11. Recreation Ground			
12. Benson and Roke Brass Band			
13. Allotments			
14. The village's ability to sustain wildlife and nature within its boundaries through retaining green infrastructure			
15. Open green areas within the village			
16. Farming and other rural activities			
Something we've missed? Please tell us below:			

ABOUT HOUSING NEEDS		
Please TICK or CIRCLE your answer		
Do you think there is a need for new development in the Parish?	Yes	No
If there were to be development, what type of development would you like to see every year for the next decade?		
single house?	Yes	No
2 houses?	Yes	No
3-5 houses?	Yes	No
over 6 houses?	Yes	No

ABOUT HOUSING NEEDS (continued)

Please TICK or CIRCLE your answer

If there were to be development, what sort / type of housing development would improve life in the Parish?

Large family homes in their own land	Yes	No
Homes suitable for the elderly	Yes	No
Higher density starter homes	Yes	No
Homes available for rental	Yes	No
Other -- please specify		

ABOUT TRAFFIC

In the context of traffic flows in the Parish, how important are the following?

Very

Quite

Neutral

	Very	Quite	Neutral
17. Continuing ability to walk the roads safely			
18. Continuing ability to ride horses/cycle safely			
19. Continuing ability for children to visit friends safely on foot			
20. Prevention of degradation of the verges			
21. Avoidance of an increase of traffic speed			
22. Preserving adequate parking on the roadside			

What methods of travel do you use within the Parish?	Not used / does not apply	Daily	At least once a week	At least once a month	Less than once a month
23. Car/van					
24. Bicycle/Motorbike					
25. Walking					
If you commute to work, what are your methods of transport and frequency of use?	Not used / does not apply	Daily	At least once a week	At least once a month	Less than once a month
27. By car and public transport					
28. By motorbike					
29. By bicycle					
30. On foot					

Does anyone in your household have difficulties regarding travel? Please TICK or CIRCLE your answer		
Within the Parish	Yes	No
For access to outside the Parish	Yes	No
If YES, please elaborate		

31. Which schools does your family use and how do you get to them?

.....

32. Which local shops do you use and how do you get to them?

.....

33. Looking forward 10 years, what kind of place would you like Berrick Salome to become?

.....

.....

.....
.....

GENERAL

34. Are you happy with the communications within the Parish (such as Link Magazine, Notice Boards, Parish e-mails, Parish Meetings)?

.....

35. Is it important that you can work from home?

.....

36. Are you happy with the communal life in general in the Parish?

.....

.....

37. Are there any other specific issues you would like the Neighbourhood Plan to address?

.....

.....

.....

.....

.....

When answering this Questionnaire, please feel free to expand on any of your responses with an accompanying narrative. We hope we have left enough space for such thoughts, but feel free to attach supplementary pages.

END

Appendix A4: Key Messages from Questionnaire

1. Parishioners like living in the Parish very much and wish it to remain very much as it is, while recognising the need for some modest development to occur. 103 comments from 72 separate households expressed this view and 122 of the respondents to the questionnaire replied that they liked living in the Parish enormously (5 on the scale of 1-5) and 46 gave the same question a score of 4. The remaining 3 gave a score of 3.
2. There is serious concern about worsening traffic speeds and volumes along the lanes in the Parish and the negative effect from developments in Chalgrove and Benson on the current situation in this regard. The responses collated from the question on page 6 of the questionnaire "in the context of traffic flows in the Parish, how important are the following?" clearly underline the importance attributed to this element of life in the Parish (see 3 below).
3. Parishioners value the ability to walk (and to a lesser extent) ride cycles and horses around the Parish but are very concerned about the safety of so doing. They want the infrastructure that supports such activity to be improved, as they see the dangers involved in such activities as very significant. Provision of pavements and footpaths were mentioned by many.
4. A surprising number (43 in number) of comments received referred to the lack of facilities (particularly low-cost starter housing) for young people to live in the village in the context of saying that this situation should be remedied. This was not a question specifically raised in the questionnaire. Perversely (as mentioned below) the comments made are inconsistent with the answers given to the question on page 6 of the questionnaire which did not call for more high-density starter homes.
5. Parishioners value very much the rural nature of the Parish and seek to retain the green spaces in and around it and the link to agriculture.

Appendix A5: Analysis of Questionnaire results

Summary of Responses

The feedback from the specific responses to questions asked in the Questionnaire and comments made (as invited so to do in the Questionnaire) by respondents can be summarised thus.

There was a very high level of engagement. 172 questionnaires were completed from 110 households representing 85% of the households in the Parish.

The big messages expressed very clearly were:

- 1) Parishioners like living in the Parish very much and wish it to remain very much as it is. We have assumed this to mean 4 distinct settlements with clear open country between them but acting and behaving as one as the Parish of Berrick Salome. While recognising the need for some modest development, 101 comments from 70 separate households expressed this view; 70% of the respondents to the questionnaire replied that they liked living in the Parish enormously (5 on the scale of 1-5) and 29% gave the same question a score of 4. Only 1% were unhappy about life in the parish.
- 2) There is serious concern about worsening traffic speeds and volumes along the lanes in the Parish and the negative effect from developments in Chalgrove and Benson on the current situation in this regard. The responses collated from the question on page 6 of the questionnaire "in the context of traffic flows in the Parish, how important are the following?" clearly underline the importance attributed to this element of life in the Parish (see 3 below).
- 3) Parishioners value the ability to walk (and to a lesser extent) ride cycles and horses around the Parish but are very concerned about the safety of so doing. They want the infrastructure that supports such activity to be improved, as they see the dangers involved in such activities as very significant. Provision of pavements and footpaths were mentioned by many.
- 4) A surprising number (43 in number) of comments received referred to the lack of facilities (particularly low-cost starter housing) for young people to live in the village in the context of saying that this situation should be remedied. This was not a question specifically raised in the questionnaire. Perversely (as mentioned below) the comments made are inconsistent with the answers given to the question on page 6 of the questionnaire which did not call for more high-density starter homes.
- 5) Parishioners value very much the rural nature of the Parish and seek to retain the green spaces in and around it and the link to agriculture.

In terms of the detail of the responses.

The households who responded lived predominantly (90%) in owner occupied houses. 90% were detached properties and 84% had between 3&5 bedrooms.

48% of the respondents were over 55 years of age and 26% were 35-55 years old. 26% were under 35.

Many (29%) had lived in the Parish for over 30 years and (42%) for between 10 and 30 years.

Every respondent owned at least one car -- mostly 2. This is underlined by the fact that 92% of respondents use their car to shop, mostly in Benson.

Most (92%) respondents were happy with their houses and those that were not, were split between down sizers (40%) and those looking to move to larger premises (60%).

The vast majority (90%) envisaged staying in the parish for the foreseeable future.

As many responders walked around the Parish as drove and, surprisingly, they walked about as regularly as they drove. Unsurprisingly most commuters drove.

A surprisingly large number (23) of responders have travel difficulties and wish for better public transport facilities.

34% of respondents would welcome a shop in the Parish but apart from that, the majority were fearful of housing (64%) developments or developments of light industrial units (80%).

The vast majority were very fearful of large-scale housing developments (85%) or commercial developments (90%) close to the Parish.

Most (70%) were against housing development in the Parish. If there were to be any such development there was no clear direction as to what sort of housing was preferable with " large family homes in their own land" and " homes suitable for the elderly " being more acceptable than " high density starter homes" or "homes available for rental". It is noteworthy that the response to this question conflicts with the strong message reflected elsewhere that facilities for the young to live in the village should be encouraged (see 4 above).

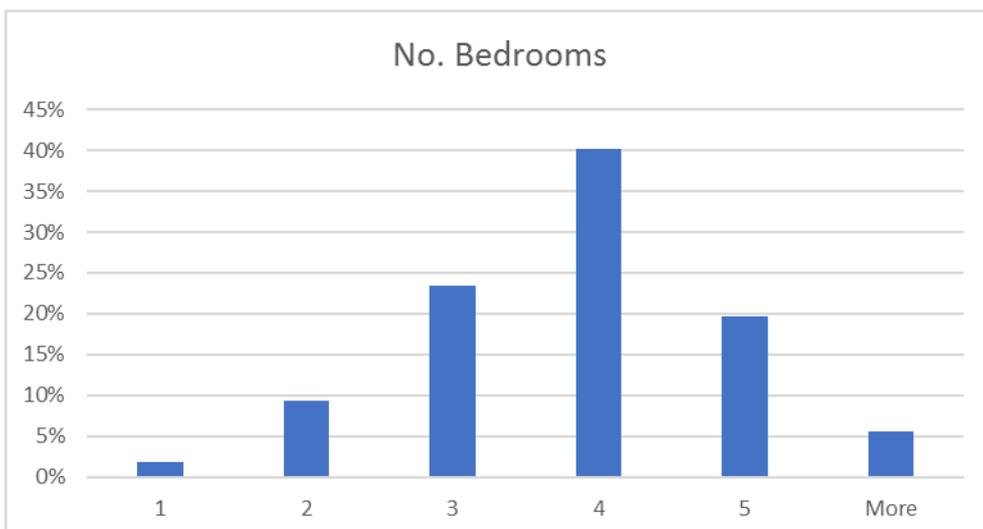
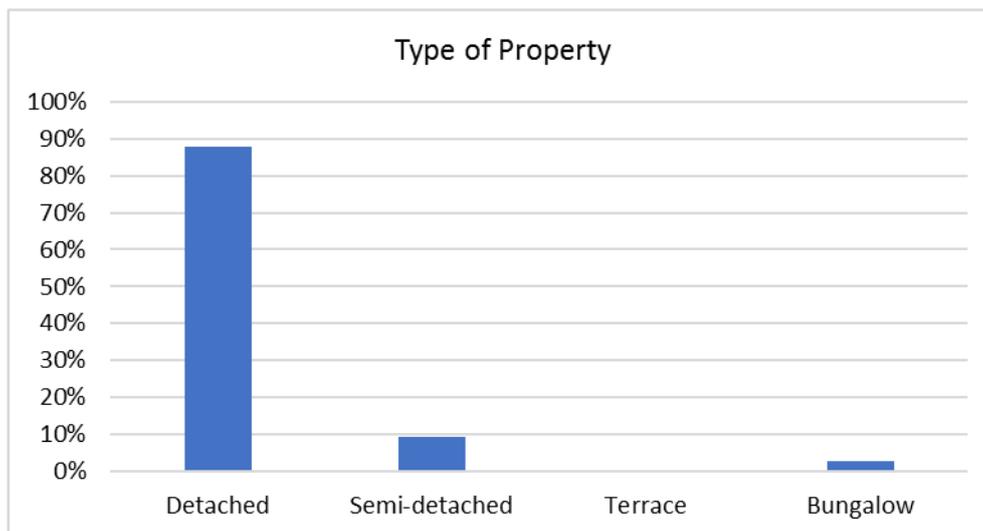
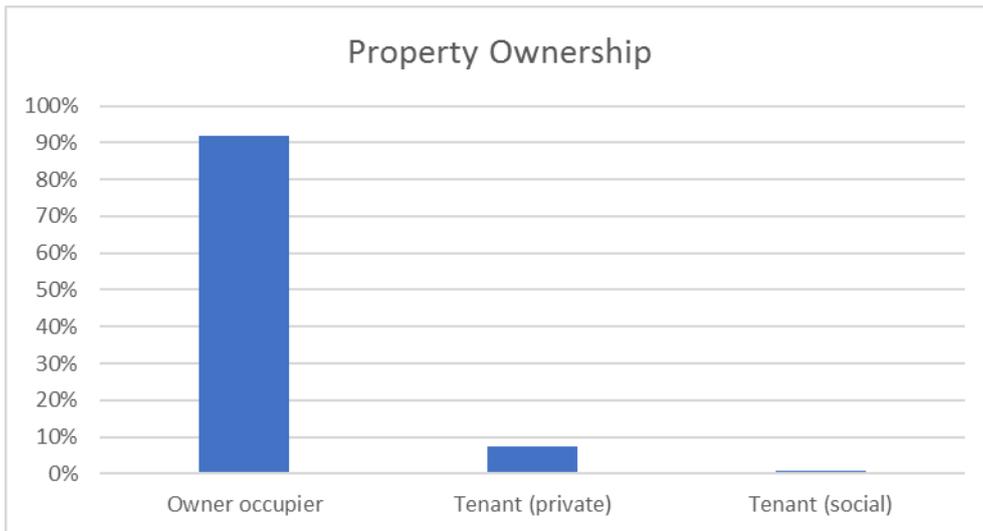
The current community facilities in the Parish were all valued equally with a slight bias to the pubs but there was a strong message that the rural and farming nature of the Parish was very important to respondents.

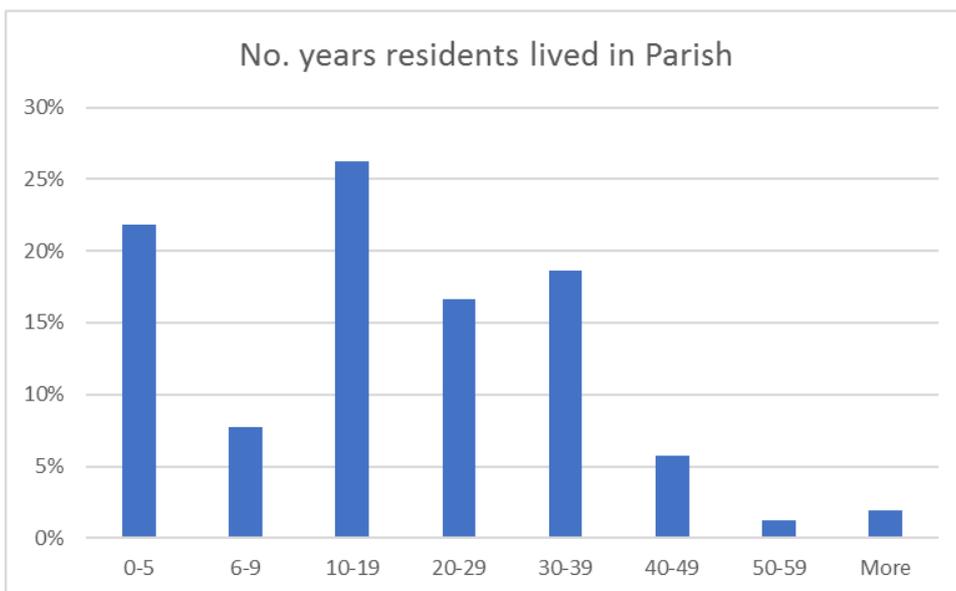
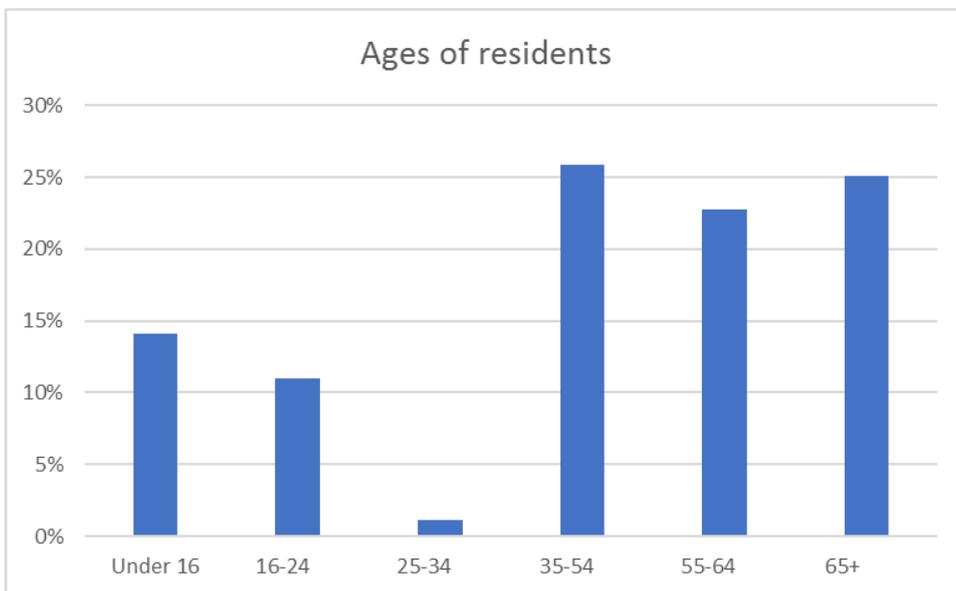
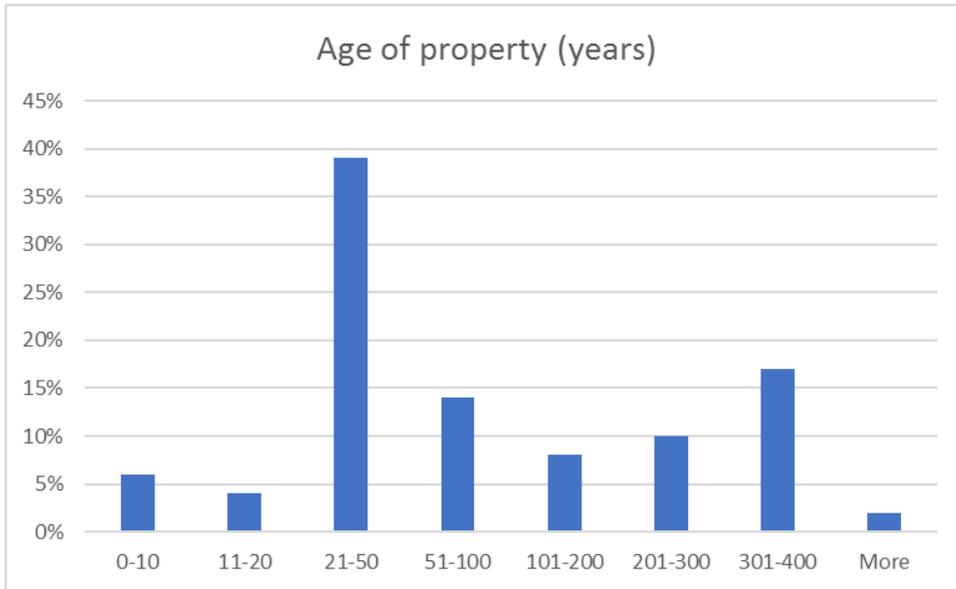
There was considerable concern expressed about the effect of development proposals in Chalgrove and Benson on traffic in the lanes through the Parish and also the fact that commercial vehicle weight limits did not seem to be being enforced.

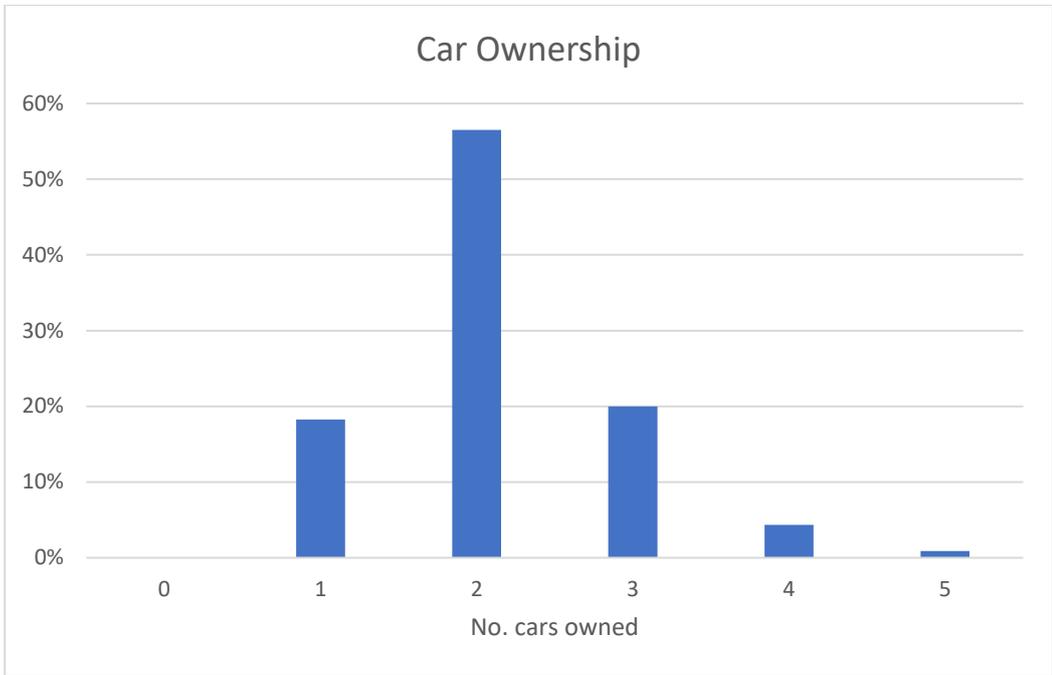
Attached to this section of the plan is a series of graphical representations of the actual answers received from the questions asked in the questionnaire together with a note summarising the comments made by respondents (not all of which are reflected in this summary).

Appendix A6: Questionnaire Statistics

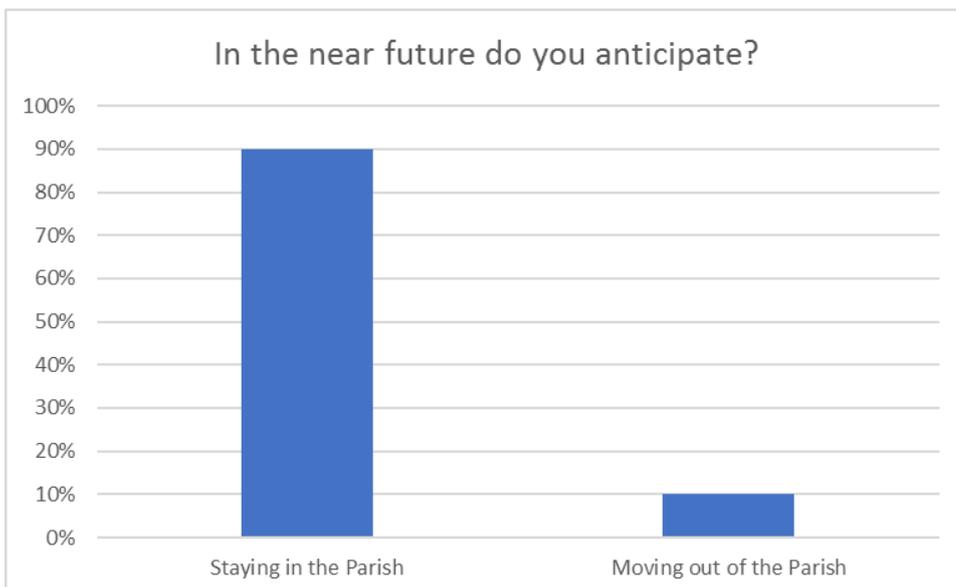
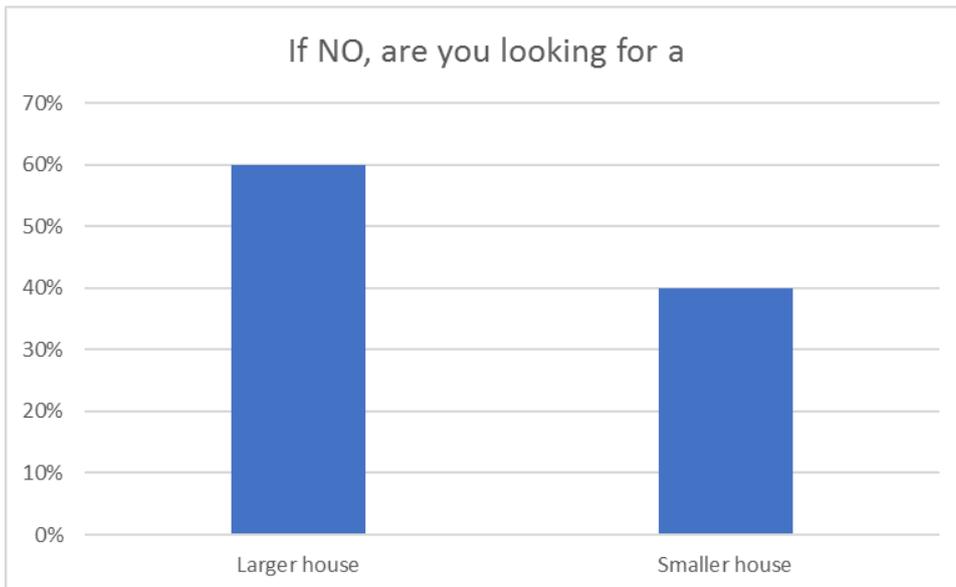
Base Data



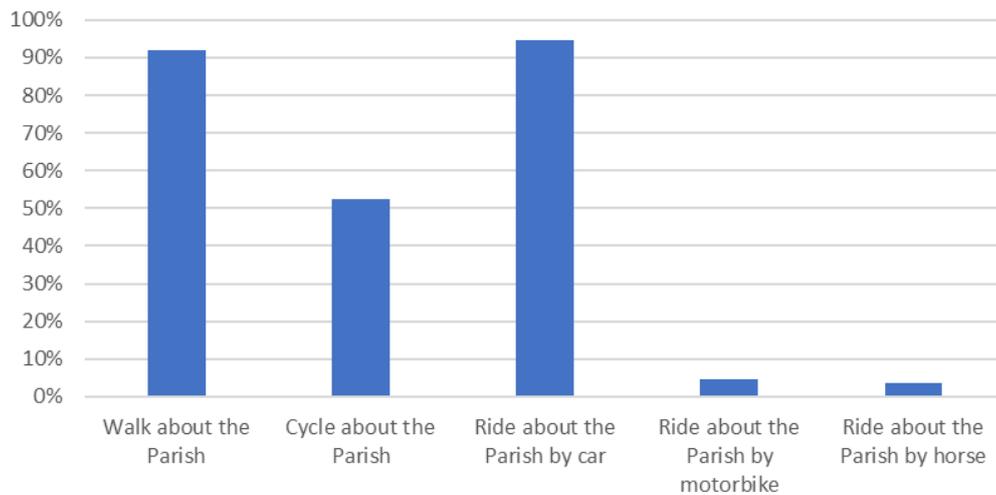




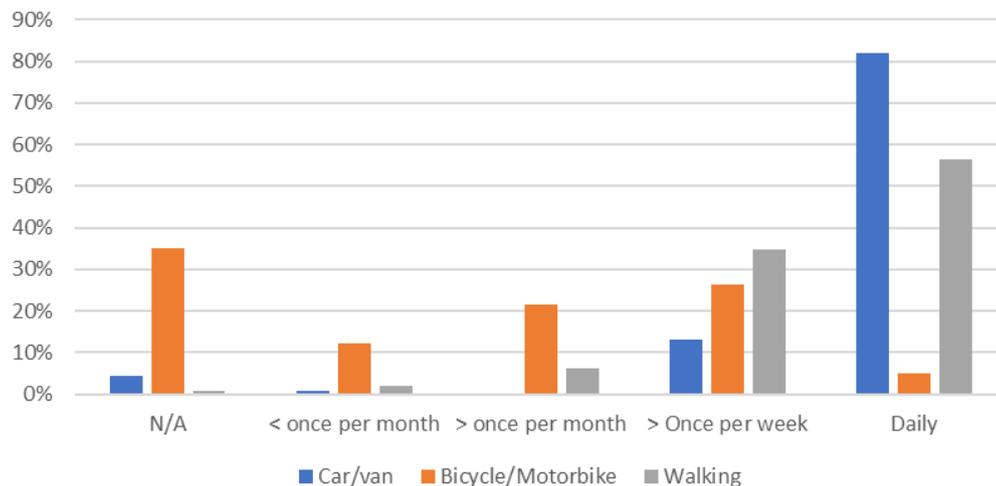
Behaviour



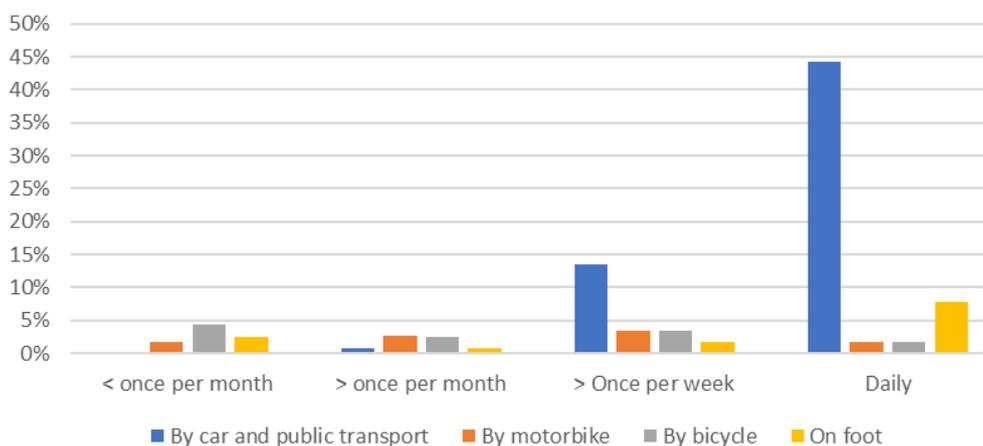
Do you or those in your household regularly



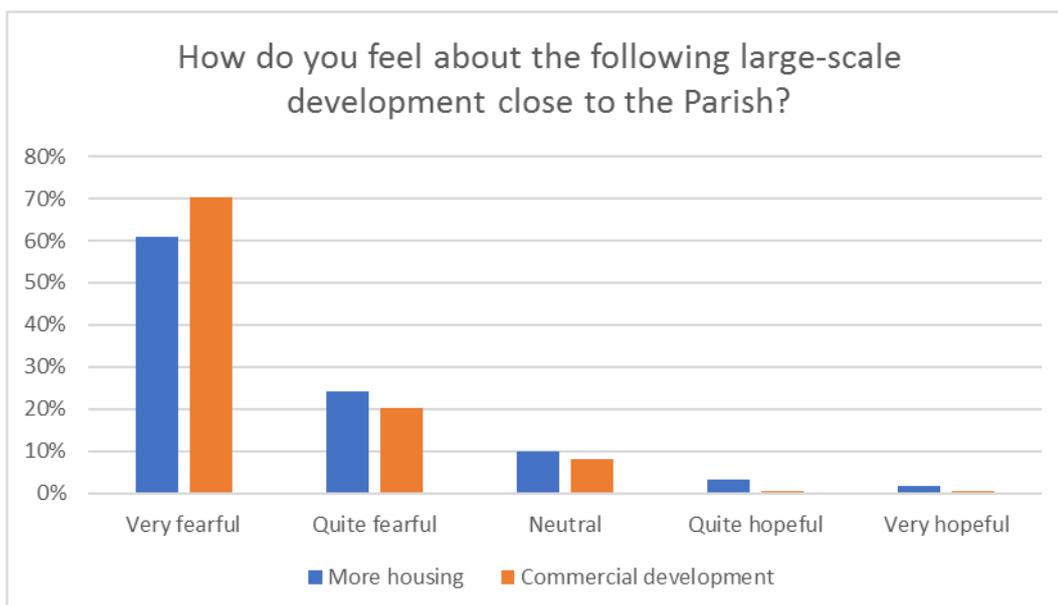
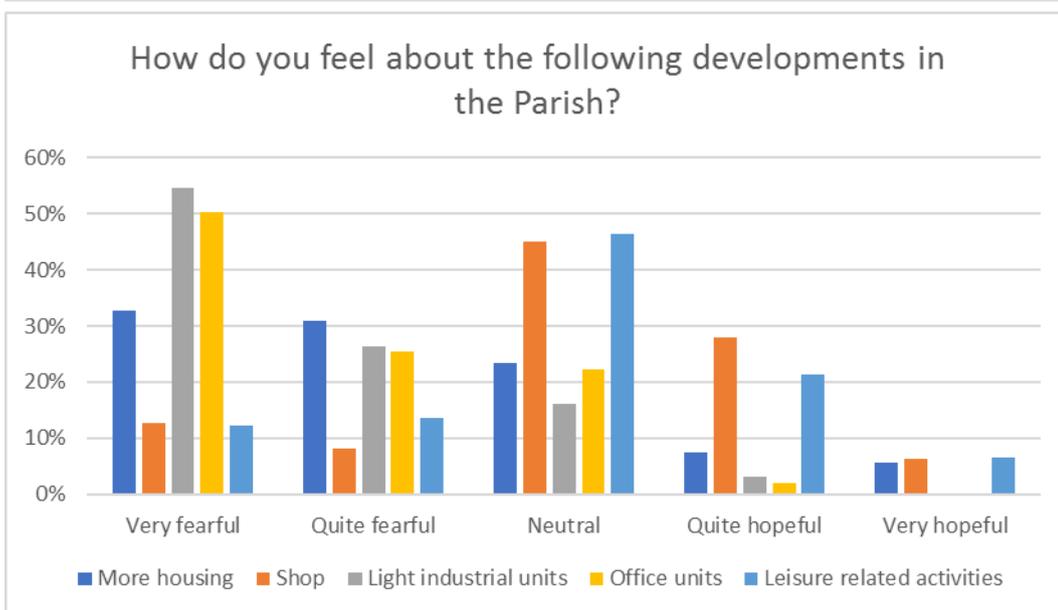
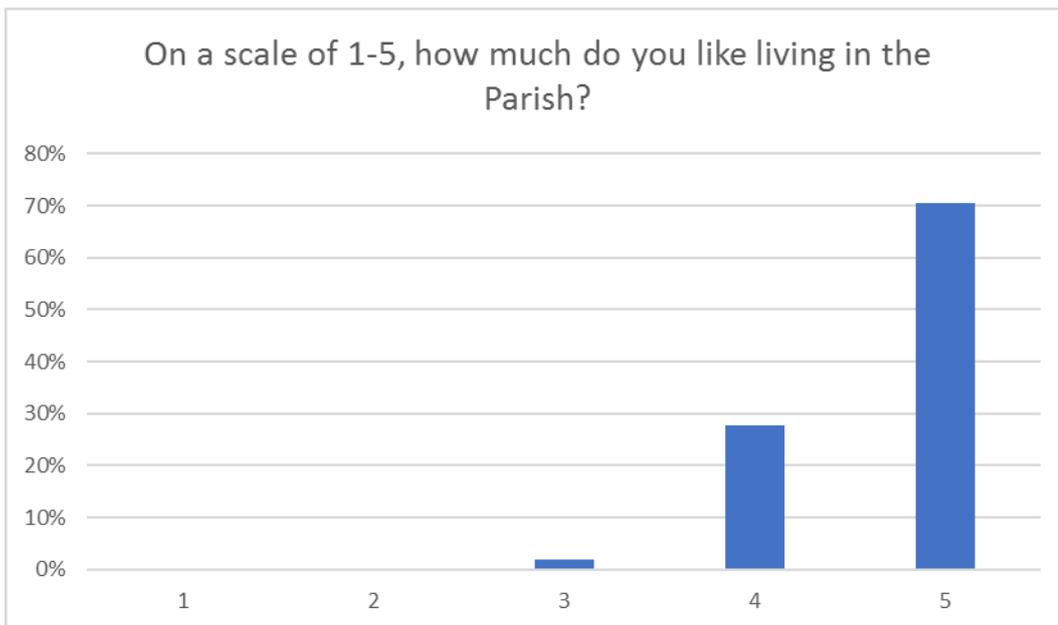
What methods of travel do you use within the Parish?



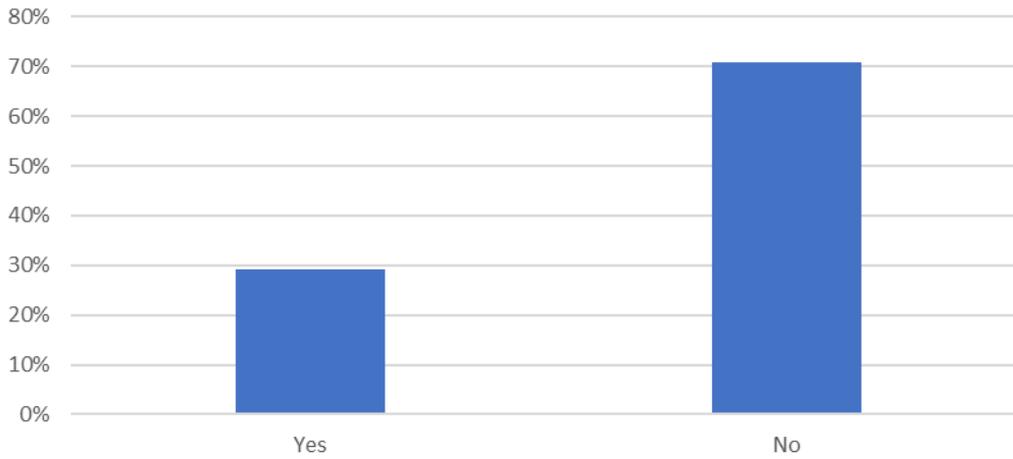
If you commute to work, what are your methods of transport and frequency of use?



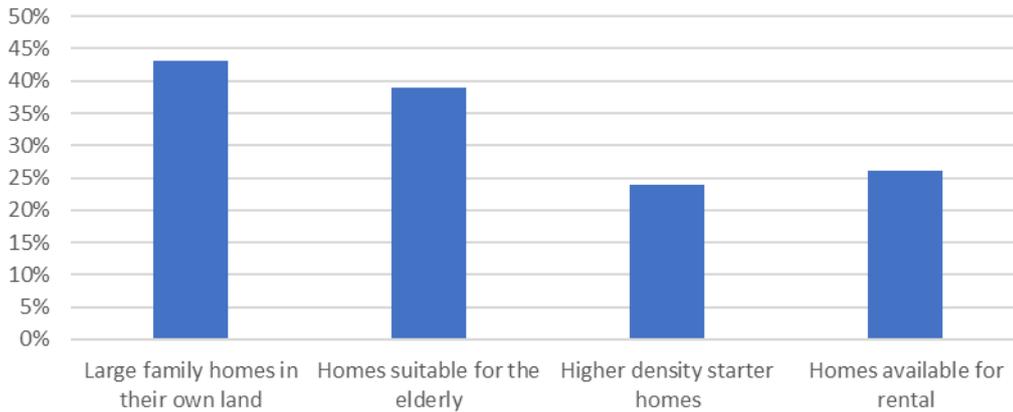
Opinions



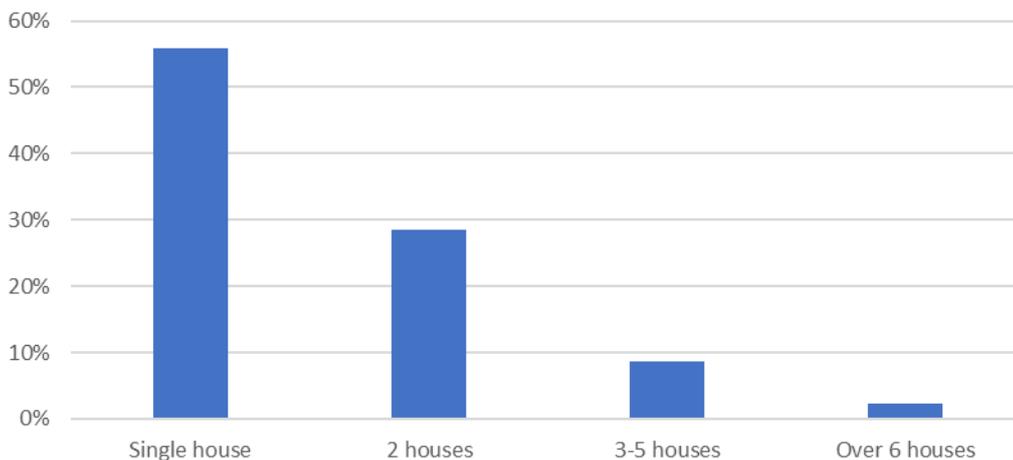
Do you think there is a need for new development in the Parish?

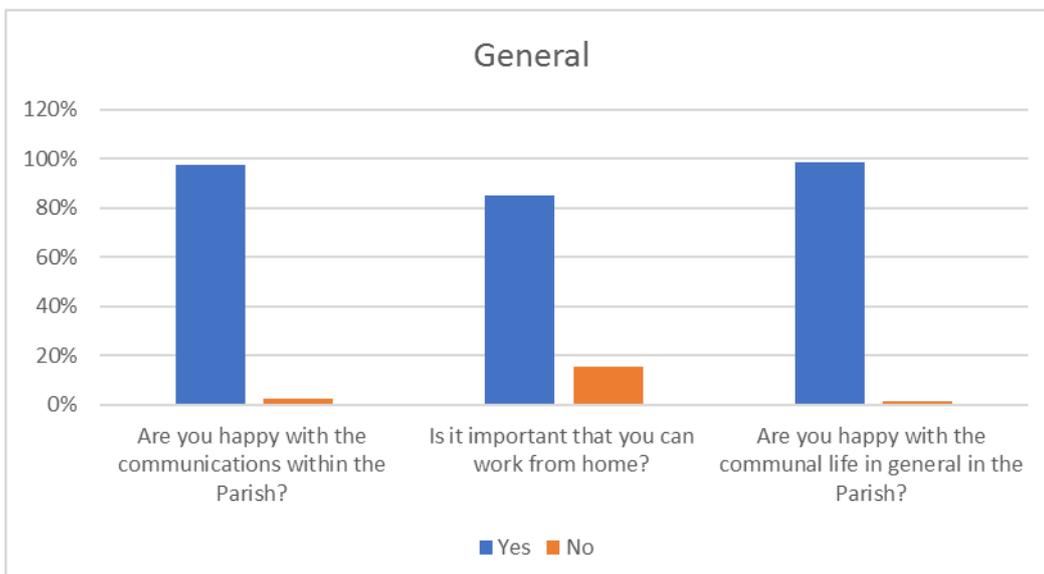
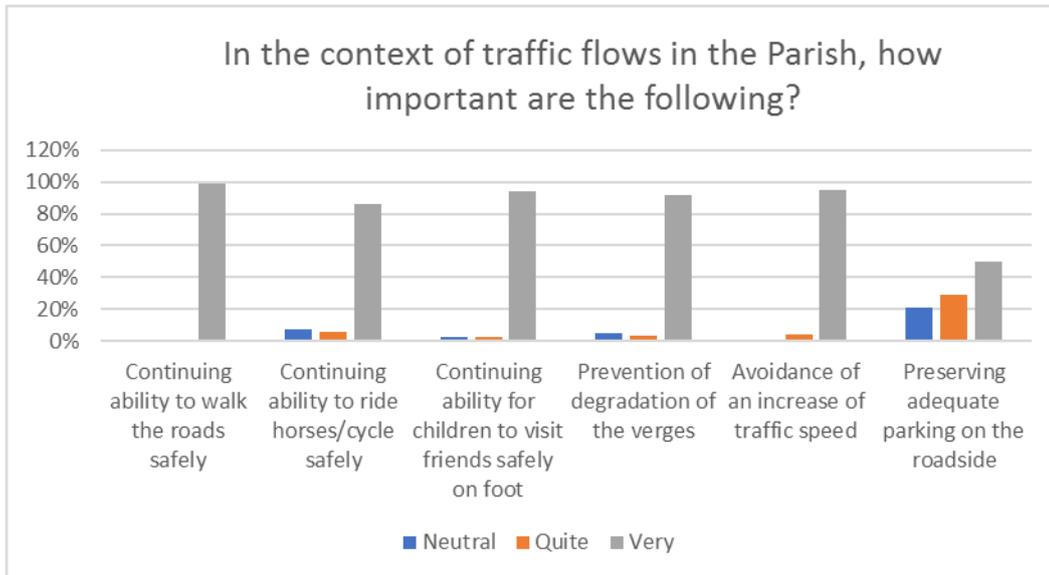
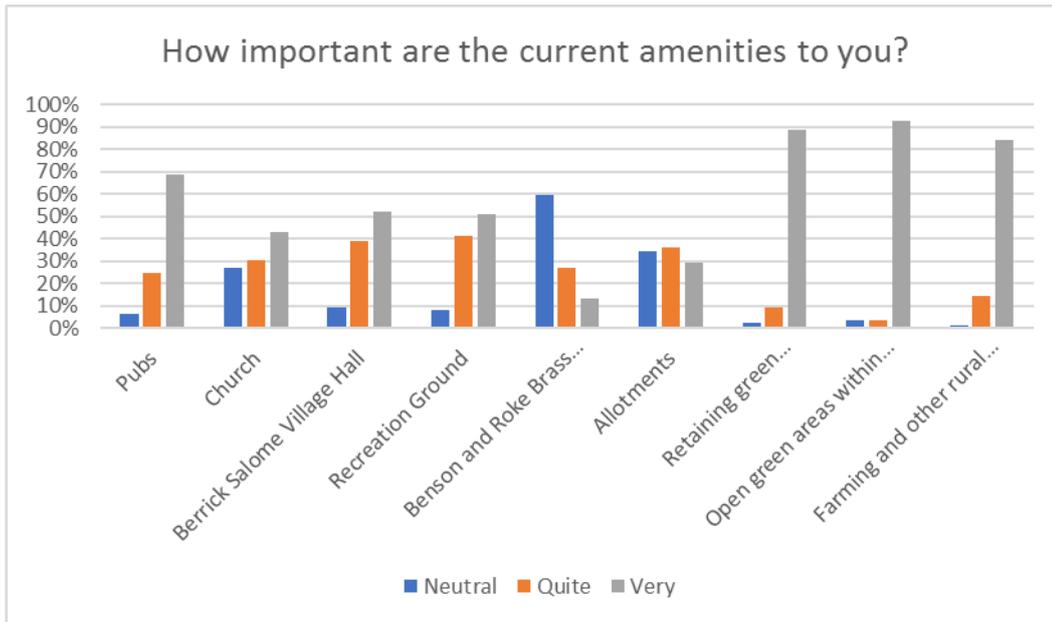


If there were to be development, what sort / type of housing development would improve life in the Parish?



What type of development would you like to see every year for the next decade?





Appendix A7: Summary of Individual Comments from Questionnaire

In terms of methodology for this summary, comments made from all respondents (rather than all properties) have been taken. Where there are duplicate comments made from the same person, but in answer to different questions, then they are removed. That means, to the extent that there is agreement and accord within a household and both parties have responded with similar comments, then the views expressed here may be exaggerated.

Not all respondents made comments -- some relied on their replies to the questions to give their views.

MAIN MESSAGES (MORE THAN 10 COMMENTS)

1) Stay as is--we love it--we understand there will be small developments	101
2) Concern about traffic speeds and volumes	47
3) More facilities for young people particularly low cost and starter homes and shared ownership opportunities	43
4) Better footpaths and pavements to make walking safer	22
5) Better public transport/ bus services	22
6) Concern about Benson and Chalgrove developments on our doorstep	21
7) Importance of rural environment and farming on our doorstep	24
8) No more houses allowed at all	11

OTHER MESSAGES (WITH 10 OR FEWER COMMENTS)

More medium sized family houses	10
Houses to downsize to in the parish please	9
Sort out the potholes	9
Design of new houses is important	8

Can we have a local shop?	8
No development till sewage sorted out	8
Keep settlements separate and distinct	7
Enforce weight limit on lorries in parish	7
Affordable rental properties in parish	7
No developments on paddocks/ green fields	5
Overflying helicopters from Benson	4
Different and more events please	4
Keep it safe for horse riding	3
Self-build plots would be nice	2
Communication could be improved	2
Too many old people in parish	2
Not safe for kids	1
Improve mobile coverage	1
Stop cycle races through village	1
No bonfires before 6 pm	1
Street lights	1
No kerbs/ pavements	1
No parking on roads	1
Preserve parking for Weller Close	1
Sort out parking near band hut	1
Remove tyre from Parsonage Farm	1

More potholes to slow traffic	1
No social housing	1

Of the families who responded re travel to school, 16 use a car exclusively, 11 use buses (some take the car to the bus stop and 1 makes every possible effort to walk or cycle subject only on weather).

We were surprised by the strength of feeling re the young, the lack of public transport, and the desire to have pavements as much as we were surprised by the apparent apathy about Benson and Chalgrove. Maybe the concern about those two developments is expressed in the issue of traffic calming which, here, gets appropriate prominence.

We were also struck by the number who were keen to express their contentment and the high proportion of those who said that " nothing stands still"-- endorsing modest change. Only 9 respondents (from 8 individual households) said " no more houses at all".

Appendix B: List of Consultees

Consultation Bodies

Defence Infrastructure Organisation
Historic England
Natural England
NHS England
Oxfordshire County Council
Oxfordshire Clinical Commissioning Group (OCCG)
South Oxfordshire District Council

Other Local Groups and Organisations

Benson Church of England School
Benson Community Association
Benson Nature Group
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT)
BT
Butterfly Conservation
Chilterns Conservation Board
CPRE
Earth Trust
Environment Agency
Gigaclear
Highways England
Homes & Communities Agency
Oxfordshire County Council Highways Department
Scottish and Southern Energy Company (SSE)
Thames Valley Environmental Records
Thames Water

Adjacent and close Parish Councils

Benson Parish Council
Chalgrove Parish Council
Ewelme Parish Council
Newington Parish Council
Warborough and Shillingford Parish Council
Watlington Parish Council

Appendix C: The Consultation – Comments and Our Responses

The table below lists all Main Issues/Concerns the Neighbourhood Planning Team have received. To reduce the size of the table, the issues and concerns have been necessarily summarised. To view the responses in full, go to the designated page number of this document within the ID column. To conform to GDPR regulations, names of parishioners have been removed and/or replaced by Parishioner A, B, etc..

- Page 31 : Statutory Bodies
- Page 44 : Developers
- Page 46 : Local Residents

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
16/11	Sam Townley SODC	Can I suggest you include something clear on the home page of your website with consultation dates, how to comment and links to the documents? as one currently has to navigate to find any information.	NP website	Agreed	Amended – Nov 16th
16/11 p57	NHS England	They were “... experiencing a high volume of enquiries” and no response was ever received.			No change
02/01 p57	Oxfordshire Clinical Commissioning Group (OCCG)	I have read your draft NP with much interest and was glad to note the mention of ‘promoting healthy lifestyles’ to the community by encouraging use of the bridleways and footpaths, therefore, reducing shorter car journeys were possible.	Para 5.3, p23	No change necessary	No change
08/01 p31	Dave Rushton, Benson, Comments made as a private individual, but was team leader of the Infrastructure Team on Benson’s NP	Unable to find evidence supporting qualitative traffic statements. Objects to “Reinstate Access only signs” Road priorities at triangle	Plan and EBR Para 6.8 Para 6.9	1 Messages were taken directly from the results of the Questionnaire and are what our Parishioners told us and are thinking. 2 SODC (Ricardo) told us in no uncertain terms that Neighbourhood Plans could not address traffic concerns/ issues directly. They are only intended to cover Housing issues. 3 No such comments were received in the official SODC response, supporting point 2 above. Agreed to remove plan sections 6.8 and 6.9	Amended in v11
09/01	Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.			No change
10/01a p31	Chilterns Conservation Board	It has been a pleasure to read your draft neighbourhood plan.			No change

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
10/01b	Chilterns Conservation Board	You state that “To the east, the foothills of the Chilterns can be seen” and in policy BER9 you have identified important views which help define the relationship between the settlements and their rural hinterland, and mention that “these views are particularly distinctive of the rural landscape setting, the settlements lying low within it, and the context of the two AONBs”.	Para 5.28, BER9	Change agreed	Amended in v11
10/01c	Chilterns Conservation Board	We would recommend that you use the terminology that your parish is “ within the setting of the Chilterns and North Wessex Downs AONBs. ”		CK is in favour of adopting the suggested wording which seems a ‘strong’ comment to support our rural village nature.	Amended in v11
10/01d	Chilterns Conservation Board	Your important views list could explain which are the views important to the setting of the nationally protected landscape of the Chilterns AONB (or to the North Wessex Downs AONB).		AONBs referred to are sufficiently far from the parish that the views from them would not be affected by development in the parish	No change
10/01e	Chilterns Conservation Board	Finally, an observation that the arrows on the important views map all point outwards from the villages to the fields/ hills. Remember there could also be important views from higher land in the Chilterns AONB back towards your settlements, which could be important to retain rural character.		No such views into the parish that need the protection are referred to.	No change
12/02a p59	Historic England	We welcome the references to “ancient settlement and historic features” and listed buildings in the Foreword, although the National Heritage List for England (which is on the Historic England website, not English Heritage’s) has 38 listed building entries for the parish as recognised in the Evidence Based Report. We also welcome paragraphs 2.10 - 2.19, which give a good overview of the historical development of the parish and the settlements within it.	Para 2.10 – 2.19	No change needed	
12/02b	Historic England	Paragraph 3.14 should also refer to Policy ENV6 (Historic Environment) and ENV7 (Listed Buildings) in the emerging South Oxfordshire Local Plan, particularly as the Neighbourhood Plan does not include a specific policy for the conservation and enhancement of heritage assets and relies instead, quite reasonably, on the policies of the South Oxfordshire Development Plan as explained in paragraph 5.6.	Para 3.14, ENV6, ENV7	Agreed	Amended in v11
12/02c	Historic England	We welcome paragraphs 3.21 - 3.24 on the Berrick Salome Conservation Area, although we suggest that it would be helpful what its special architectural or history is (the reason for its designation). Although they are set out in the Evidence Based Report, we would also like to see a reference to the 38 listed building entries within the parish in the Plan itself.	Para 3.21 – 3.24	Cross reference to be provided	Amended in v11
12/02d	Historic England	There are no buildings within the parish on the Historic England Heritage at Risk Register. However, the Register does		Not necessary and no resource to complete. No past work undertaken by SODC unfortunately.	No change

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		not include Grade II listed secular buildings outside London. Has a survey of the condition of Grade II buildings in the Plan area been undertaken? If not, this could be a community project to add to the evidence base for the Plan and we would be pleased to advise further.			
12/02e	Historic England	We note some references within the Evidence Based Report, but is there a formal list of locally-important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. If not, then the preparation of such a list would be another excellent community project to further add to the evidence base for the Plan. The appendix to this letter contains a link to our advice on local listing and we would again be pleased to advise further.		Not necessary and no resource to complete. No past work undertaken by SODC unfortunately	No change
12/02f	Historic England	We also welcome the preparation of the Character Appraisal for the parish.		No change needed	
12/02g	Historic England	However, we feel that the Conservation Area should ideally be subject to a more intensive character assessment to inform the location and design of new development and to identify potential enhancements. The appendix to this letter contains a link to the Oxford Toolkit, which is one of a number of toolkits for assessing character, and we would be pleased to offer further advice. This could be another community project.		Not necessary and no resource to complete. No past work undertaken by SODC unfortunately.	No change
12/02h	Historic England	Has there been any or is there any ongoing other loss of character, particularly in the Conservation Area, e.g. through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc that affect local character?		No	No change
12/02i	Historic England	We consider that the Vision set out in paragraph 5.2 of the Plan conforms with paragraph 29 of the National Planning Policy Framework, which states " <i>Neighbourhood planning gives communities the power to develop a shared vision for their area</i> ".		No change	
12/02j	Historic England	However, we are disappointed that the Vision does not include any specific reference to the heritage of the parish – we would welcome the addition of " <i>Our historic environment has been conserved and enhanced and is appreciated and valued</i> ". We welcome and support Objective 1, although we would like to see it also refer to the character and appearance of the Conservation Area.		Suitable phrase to be considered	Done

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
12/02k	Historic England	We welcome, in principle, Policies BER3 - BER6, which we consider to be consistent with paragraph 125 of the Framework: <i>“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”</i> . However, we are not sure that what constitutes building forms that are <i>“characteristic of urban building forms”</i> in Policies BER3 – BER6 (or <i>“suburban”</i> in Policy BER2) is sufficiently clear for these references in Policies BER2 and BER3 to comply with paragraph 16 of the National Planning Policy Framework, which requires Plans to <i>“contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals”</i> .	BER2-BER6	Comment and adjust policy as appropriate	Done
12/02l	Historic England	Also, whilst we welcome the references to the Berrick Salome Conservation Area in Policies BER3 and BER4, to avoid ambiguity, we would prefer <i>“.....and where they may be affected, the character and appearance of the Berrick Salome Conservation Area and its setting”</i> to <i>“.....where appropriate.....”</i> .	BER3 – BER4	Change accepted	Amended in v11
12/02m	Historic England	We would like BER8 to include an additional criterion; <i>“they would not adversely affect the historical or architectural significance of the buildings, for example, by the loss of features of historical or architectural interest”</i> .	BER8	Remove BER08	Amended in v11
12/02n	Historic England	We note that paragraph 1.4 of the Plan refers to issues raised by the local community. However, those issues that do fall within the scope and remit of the Plan do not appear to be set out clearly anywhere in the Plan.	Para 1.4	Several issues raised in the Questionnaire (see EBR Part C) were not appropriate for the plan and were therefore not included.	No change
11/01a p61	Benson NP Team	We are broadly sympathetic to the aspirations and stated objectives of the BSPNP plan and have no comments to make <u>except</u> in regard to those aspects where Benson has (or might have) a direct interest or where Benson is cited as causing (or likely to cause) issues for achieving the objectives of their plan		See Responses to 08/01. Also Traffic survey has been undertaken, indicating recent increase in volumes since similar survey in 2016 by Benson and considerable abuse of speed limits Furthermore, the route from BEN03/04 to the A329 at Newington through the parish is one-mile shorter than the equivalent routes through Shillingford and Warborough implying (at 30mph limit) a shorter journey for residents of Benson going towards the Oxford Ring	No change

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
				road and the M40 (travelling North). At school times, this 2 mins will be increased as a result of congestion in Warborough. Hence the concern.	
11/01b	Benson NP Team	<p>The Plan cites residents' serious concerns regarding "the current safety of the lanes through The Parish and the likelihood of the current position worsening with the potential for fatal accidents as a direct result of proposed development activity in Benson and Chalgrove". It then makes a number of assertions about road safety issues, including these:</p> <ul style="list-style-type: none"> • "The Parish's location means that it has become a shortcut for traffic to reach the eastern side of the city of Oxford and the M40 to the north. These road links have to cater for a growing amount of through traffic as well as extra traffic generated by the current expansion in Benson." • "The specific areas of concern are the current volume of vehicle and cycle traffic using the lanes as rat runs and race tracks, respectively; the speed of traffic using the lanes; the number of heavy goods vehicles using the lanes contravening existing regulations; and the safety at present time for walkers, equestrians and cyclists, young and old, particularly given the absence of footpaths refuges. All of the above are getting worse, as a result of the explosion of internet shopping and consequent deliveries." • "The Parish is sandwiched between the two larger villages of Benson and Chalgrove, where very significant housing development (circa 4,000 houses) is proposed in the immediate future. These developments will introduce considerably more traffic into the lanes through The Parish, unless action is taken to prevent or discourage it. Any increase in traffic through The Parish will inevitably have a debilitating effect on the welfare and safety of those living here." • "Apart from extra "local" journeys and delivery activity generated by the new housing [ie from Benson and Chalgrove], there is a significant likelihood of those commuting to and from Chalgrove to the south and east (Wallingford, 	<p>Para 2.26</p> <p>Para 2.25</p> <p>Para 2.27</p> <p>Para 2.36</p> <p>Para 2.37</p> <p>Section 6</p>	See 11/01a	No change

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		<p>Reading, Didcot and the M4) and to and from Benson to the M40 and the Oxford Ring Road, going east using the lanes through The Parish as a rat run.".</p> <p>All the above assertions clearly feature Benson prominently, but none appear to be supported by any quantitative evidence - e.g. road surveys, journey analyses, speed checks, traffic projections, safety audits etc. We recognise that the concerns expressed are genuine, but we believe that conducting a proper analysis exercise and establishing an evidence base is essential, in order to justify the Plan's conclusions and the measures proposed in Section 6 for limiting traffic flows and addressing safety risks.</p>			
11/01c	Benson NP Team	<p>Paragraph 6.6 of the BSPNP states that the main thrust of Plan's strategy for Highway Safety and Traffic Calming is "to discourage & limit through traffic" and Paragraphs 6.8 and 6.9 list a number of traffic reduction and management measures in support of this strategy. We support Berrick Salome Parish in its aim of ensuring that all drivers using roads through their Parish drive safely and considerately and observe appropriate speed limits. However, we do not support measures which could prejudice the rights of motorists from Benson and other local villages. Two measures proposed by the BSPNP are of particular concern to us:</p> <p>Paragraph 6.8 suggests reinstating "Access Only" restriction signs at all entrances to the Parish. We strongly doubt that OCC Highways would allow this measure, but it would clearly disadvantage residents of all neighbouring communities if they did, by constraining the legitimate use of these roads by local traffic from Benson and other local villages & increasing journey times and thereby pollution. Such an action would also increase through traffic for other small communities, such as Cuxham, Stadhampton, Newington & Warborough.</p> <p>Paragraph 6.9 proposes changing the road priorities at Rokemarsh Triangle (para 6.9). We believe this would be very unsafe and create more potential for accidents, rather than prevent them, as is surely the intention of the BSPNP. If this measure was to be pursued, we would request at the very least that a proper independent safety audit was commissioned to demonstrate that road safety would be increased at the junction as a result of changing road priorities.</p>	<p>Para 6.6</p> <p>Para 6.8</p> <p>Para 6.9</p>	<p>Paras 6.8 and 6.9 to be removed from the plan.</p> <p>CK would be in favour of reinstating the "Access Only" signs at the entrances to the village but accept that it may not be appropriate in the NP.</p>	Amended in v11

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
11/01d	Benson NP Team	We welcome the recognition in Paragraphs 3.16 and 3.17 that Benson's expansion may bring benefits to residents of Berrick Salome Parish and support the stated need to avoid settlement coalescence between Benson and Rokemarsh. We are not clear what is envisaged by "the stated opportunity of using the construction work on the sites closest to the Parish to install a waste pipe of sufficient girth to manage its waste when the water table rises to address the current problems that effect Roke and Rokemarsh" in Paragraph 17 but would be happy to discuss.	Paras 3.16 and 3.17	The exit pipe from the parish's sewage system travels through the proposed development site in BEN03/4. The pipe is undersized, resulting in flooding in the parish when the water table rises. This problem could and should be remedied when the infrastructure works for BEN03/4 are under way. There is an ongoing conversation with Thames water.	No change
11/02a p62	OCC	Considers the Health and Wellbeing needs of the area: We support the existing mentions in the vision statement and objectives with regards to protecting green spaces and supporting active forms of travel, which will benefit health and wellbeing. However, at present, the Objectives of the Plan refers only to encouraging healthy lifestyles in the context of promoting walking and cycling, which does not encompass other determinants of health and wellbeing. For example, we recommend consideration of the benefits to mental health of accessibility to green spaces, and consideration to any health and wellbeing needs specific to the population of the Parish.	P23	Not a material consideration as we are a rural community, surrounded by green infrastructure.	No change
11/02b	OCC	The plan contains little reference to the Historic Environment. Objective 1 does mention the Historic Landscape. We would recommend that this is amended to include the Historic Environment: <i>1. protect the quality, character and local distinctiveness of the natural and historic environment, landscape and buildings and maintain high design quality.</i> There is no policy for the protection, conservation and enhancement of the Historic Environment. We would recommend that a policy is included as set out below: <i>The Historic Environment: The parish's designated historic heritage assets and their settings, both above and below ground including archaeological sites, listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</i> <i>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any</i>	Obj 1	Not necessary and no resource to complete. No past work undertaken by SODC unfortunately.	

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		<i>harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2018).</i>			
11/02c	OCC	Paragraph 5.36 refers to the potential use of traffic calming measures and pedestrian refuges. It is unlikely that a refuge could be fitted without widening of a road which would be expensive and subject to land ownership constraints. Lane widths would need to remain a sufficient width for large agricultural vehicles. Refuges are also almost always lit; in rare cases where they aren't highly visible, signage is needed that would likely not be welcomed in this sort of setting. Widening the verges might be an easier option but could require the introduction of a priority system (and the associated traffic signs/road markings) depending on where and how extensive the widening was introduced. Road cushions and speed humps are typically able to be provided without lighting as part of a 20mph speed limit zone but, due to the limited development expected in the Plan (and therefore limited CIL receipts), are likely to be prohibitively expensive in this instance.	Para 5.36	Understood. Paras 6.8 and 6.9 to be removed from plan	Amended in v11
11/02d	OCC	Regarding Policy BER 13 and Paragraphs 6.6 – 6.9, any proposed infrastructure requiring financial contributions from housing developers will need to be compliant with the Community Infrastructure Levy. Furthermore, any identified measures will need to be discussed with and approved by Oxfordshire County Council as the Local Highways Authority and be compliant with National Regulations and Guidance.	BER13 Para 6.6-6.9	Understood.	No change
12/01b p63	SODC	Show policies in boxes and provide some context before each of the policies.	GENERAL	Agree re boxes, but leave context at the end	Policies in boxes to be introduced if possible
12/01c	SODC	Update the planning policy context section as the South Oxfordshire Development Plan progresses.	Page 16 – 3. Planning Policy Context	Accepted	NH to change
12/01d	SODC	Correct reference Questionnaire Appendix D.	Page 22 – Community Views on the Neighbourhood Plan – Paragraph 4.2	Cross references to be made to EBR and Consultation stat.	Amended in v11
12/01e	SODC	Redefine and explain boundaries.	Page 27 – BER1 Settlement Boundaries & Infill Development	Suggestion accepted. BER1 to be amended and appendix to be added with detail of boundary process	Amended in v11
12/01f	SODC	Clarify what this policy to applies to. Simplify the language. Strengthen the evidence.	Page 27 - BER2 Design Details	Agreed	Done

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
12/01g	SODC	<p>There is not sufficient evidence available to support many of the design principles.</p> <p>Recommendations are made for each of the seven bullet points.</p> <p>Clarify how the Character Appraisal Assessment has fed into the policy and the steps that have been taken. We would recommend that you consider incorporating some of your policy wording into supporting text and that the principles are refined.</p> <p>The second part of the bullet point ... is effectively saying that infill development is not appropriate, this is not in conformity with the Development Plan and is in conflict with BER1. We recommend that this statement is removed from the policy and the focus remains on the character.</p>	Page 28 – BER3 Design in Berrick Prior	<p>The Character Appraisal contains sufficient analysis to be used to inform the design policies although it will be reviewed, and any additional material added from the site notes.</p> <p>This will be done in the Character Appraisal and Basic Conditions Statement. The policy wording will be amended to make clear how the identified attributes of each village should inform design proposals.</p> <p>Disagree. The bullet notes the absence of backland development in the village – all the existing buildings in the villages have a frontage to a road. However, there are other infill development opportunities available in the drawing of the settlement boundary of the village and so this is not in conflict with BER1.</p>	Design Policies to be simplified
12/01h	SODC	<p>The design policies for each of the settlements identified are all very similar and raise the same points with minor tweaks to the wording/location. Therefore, our comments for each are the policies are the same as above on BER3.</p> <p>The only additional bullet point is in BER4, which includes an additional point commenting on the contribution made by Plough Cottage in punctuating views in the settlement centre. This is more of a statement than a policy and we would recommend that this statement is included in the supporting text rather than policy.</p>	Page 30, 32, 33 – BER4 Design in Berrick Salome, BER5 Design in Roke, BER6 Design in Rokemarsh	As above.	
12/01i	SODC	<p>Have you identified a local need? The only reference to housing need we could find in the evidence base document is in the neighbourhood plan questionnaire results. It would be useful to provide some local context as to why you have included this policy in your neighbourhood plan.</p> <p>In the second sentence we suggest it is reworded as follows, <i>'Should there be an identified local need, proposals for the development of entry level home suitable for first time buyers or those looking to rent will be supported, provided:'</i>.</p> <p>Criteria i. and ii. are taken from the NPPF, paragraph 71 and footnote 33.</p>	Page 34 – BER7 Entry Level Homes	It appears that SODC has not fully understood the origins of this policy initiative in the new NPPF §71 and how important views are intended to be protected. The supporting text will make these points clear.	

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		<p>iii. - The Important Views identified in the neighbourhood plan and the Berrick Salome Conservation Area do not prevent development from coming forward in these locations. There are statutory tests for considering developments affecting Conservation Areas, and development affecting the Important Views would need to be assessed against BER9.</p> <p>Currently this criterion is overly restrictive.</p> <p>The final sentence of the policy should be deleted as it does not have regard to the NPPF.</p>			
12/01j	SODC	<p>As currently written, we are concerned that the policy conflicts with BER1 of the neighbourhood plan and could actually support unsustainable development in the countryside. The policy does not distinguish between residential/ commercial/ agricultural development, unlike the development plan policies. Generally, the policy is unduly onerous and restrictive, and is not supported by appropriate evidence. It covers all forms of development but is focused largely on residential development and has criteria to this affect which are only relevant to residential proposals.</p>	Page 35 – BER8 Farm Complex Development	BER08 to be removed	Amended in v11
12/01k	SODC	<p>The policy has identified a series of important views and identified them on the Policies Map and included images, which we encourage.</p> <p>We suggest the map showing the views is included alongside the policy and images.</p> <p>We suggest the important views are discussed in more detail in a dedicated section in the document, identifying the views with comments, pictures, maps and a short commentary as to why the views are important.</p>	Page 36 – BER9 Important Views	All proposed views should be assessed again to agree their importance. Further evidence should be provided in support of each view.	Amended in v11
12/01l	SODC	<p>The neighbourhood plan is seeking to designate 8 Local Green Spaces. The evidence base does provide some explanation as to how the Local Green Spaces meet the identified criteria, paragraphs 7.7 to 7.9, but we suggest that the presentation of the evidence is improved.</p>	Page 39 – BER10 Local Green Spaces	<p>Identified for Berrick.</p> <p>For Roke:-</p> <p>Fisheries: not in settlement area and with no particular value to the community</p> <p>Opp HSH and Opp Chapel La.: propose removal as not ‘important green space’, as defined</p>	Amended in v11
12/01m	SODC	<p>Point iii. – The second element of the sentence is not necessary – ‘in addition to the plant life covered above, this</p>	Page 40 – BER11 Green Infrastructure	Agreed	Amended in v11

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		applies to all species of fauna'. Encouraging a biodiversity net gain, covers both flora and fauna.			
12/01n	SODC	We recommend that the list of community facilities is moved to the supporting text, rather than being in the policy. This will help to futureproof the plan.	Page 41 – BER12 Community Facilities	Disagree. Future reviews of the NP will provide the opportunity to modify if necessary.	No change
12/01o	SODC	We are concerned that this policy is not achieving anything more than what is already set out in national and local policy. Policy CS11 in the current Core Strategy requires that all new development is served and supported by appropriate on- and off- site infrastructure and services. The emerging Local Plan takes a similar approach in policy INF1. The policy focuses on traffic volumes and speed; however, we are not sure that there is a justifiable link between traffic speed and new development to ask for a financial contribution. Regardless, we think that any financial contribution resulting from a development would be covered by the local development plan policies anyway.	Page 42 – BER13 Managing Traffic	Reference to this policy is included due to the overriding concern by parishioners in the questionnaire that the lanes in which they walk, ride and cycle are currently unsafe and are likely to become progressively more unsafe as traffic increases. We acknowledge that a NP cannot directly address these issues but a reference to them is crucial to reflect the concern of parishioners and create a backdrop for the quest for improvement in this regard.	No change
12/01p	SODC	Improve the wording in bullet points 1, 3 and final.	Page 43 – BER14 Walking, Cycling and Riding	Agreed	Amended in v11
12/01q	SODC	It might be worth renaming the policy so that it is clear that it covers just water infrastructure, not all infrastructure. The use of 'will only be supported' makes the policy overly restrictive. There might be some forms of development that won't have an impact on the infrastructure. To ensure it is not overly restrictive we recommend that 'where appropriate' is added to allow some flexibility in the policy.	Page 44 – BER15 Supporting Infrastructure	Heading to be changed Copy amend to be included	Amended in v11
12/01r	SODC	Character Appraisal The evidence base report contains a Character Appraisal which has been used to inform the design policies BER2-BER6. The design policies are quite detailed, and we are concerned that the evidence presented to date is not sufficiently robust to justify the requirements currently set out in the policies. The character appraisal provides a good description of the area but is lacking in its assessment. The assessment has been wrapped up in the policies in the neighbourhood plan. We	EVIDENCE BASE DOCUMENT	Improvements to sections required as follows Green Spaces: Addressed Important Views: addressing Heritage: We'll refer to Historic England's recommendations. See ref 12/02b above	Amended in v11

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		<p>would advise that you review your Character Appraisal considering what we have set out above.</p> <p>Recommendations are made for improving sections on Local Green Spaces, Important Views, Heritage Assets</p>			
17/01a p75	Thames Water	<p>As stated within the plan in Sections 2.38 to 2.41, there is a problem in this area with flooding associated with high ground water levels. As such this catchment is one of the drainage strategy catchments for which we are undertaking investigations and will produce a strategy for the catchment, an update document is due to be published soon. Part of the drainage strategy approach is monitoring of the pumping stations which we are currently undertaking having installed monitors.</p> <p>With regards to the size of the rising main going to Benson, this is not considered undersized for the number of connected properties. This is because the problem in this catchment is due to periods of very wet weather only. If we upsize the rising main but do not increase the base foul flows through growth - which is not currently planned in this catchment - we will be introducing the risks of septicity, odour and rising main blockage to the catchment.</p> <p>As per point 2.42 it states some applications for new housing in the parish have reverted to installing their own treatment plants instead of connecting to Thames Water's network. There is no justification to pursue this approach. We will seek to work with the Local Planning Authority and developers to discuss the drainage strategies for developments in order to assess the impact of additional flows on the public sewerage system. If the additional dwellings connected into public sewers are predicted to cause detriment to the existing levels of service we'll ensure that drainage solutions are in place prior to occupation to create additional capacity. Were necessary we will seek the inclusion of phasing conditions on any approval to ensure that the additional capacity is provided ahead of the occupation of the relevant phase of development.</p>	Para 2.38 to 2.41	<p>There is clearly a problem associated in evacuating foul sewage from the parish. This arises when the water table rises, which implies leakage in the system. TW have tried to identify where the leak occurs and have failed. The problem is compounded because the exit pipe is calibrated to deal with 20-40 homes; the parish contains 130 homes, which demands a pipe width of 150mm.</p> <p>Until the problem is resolved we'll make no change.</p>	No change
17/01b	Thames Water	Thames Water support Policy BER15 in principle, however in light of the changes which took effect in April 2018, and there	BER15	Required sentence to be inserted	Amended in v11

Appendix C1: Responses from Statutory Bodies					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		<p>no longer being a requirement for developers to demonstrate that capacity exists, we would request that the Policy is revised to state that 'Developers should consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.'</p> <p>It is also recommended that the following supporting text is added for Policy BER15:</p> <p>'Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.</p> <p>In relation to the text in paragraph 5.40 it is considered that this will require amending to remove the requirement for proposals to have a rigorous analysis as this is no longer the responsibility of the developer but will be for Thames Water to undertake. Greater certainty can be provided for developers and the Parish Council of the requirement for any infrastructure upgrades by the developers taking advantage of the pre-application process provided by Thames Water. In the absence of such discussions having taken place it is more likely that we will seek phasing conditions on any approval to ensure that any necessary upgrades are delivered ahead of occupation.</p>	Para 5.40	In view of the disagreement between TW and The Parish re the cause and remedy for foul sewage, we should keep 5.40 in the plan.	

Appendix C2: Responses from Developers					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
11/03a p90	Gladman Developments	<p>BER1 Settlement Boundaries & Infill Development Policy BER1 seeks to introduce settlement boundaries at Berrick Prior, Berrick Salome, Roke and Rokemarsh.</p> <p>We recommend that sufficient flexibility is established in the policy so as to ensure that the plan can adjust to any local changes.</p>	BER1	Settlement boundaries are a common means of managing development in the plan-led system. They are drawn to reflect the existing settlement form and to take account of land allocated for development. Here, strategic policy does not encourage housing site allocations and so the boundary allows for infill development. The boundaries will be reviewed and modified in future reviews of the NP if strategic policy changes.	No change
11/03b	Gladman Developments	<p>BER2 Design Details & Policies BER3 – BER6</p> <p>Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments.</p>	BER2	The policy wording will be modified to make clear the intent and application of these policies. The policies do not make requirements that are inconsistent with national design policy and do not require absolute adherence to every attribute identified. There is therefore the flexibility for applicants to respond in their D&A statements – the effect on viability can be addressed in the planning application.	
11/03c	Gladman Developments	<p>BER9 Important Views</p> <p>New development can often be located in areas without eroding the views considered to be important to the local community.</p>	BER9	The policy re views attempts to take the subjectivity out of the discussion of the value of the views by defining those views which are considered worthy at this stage.	No change
11/03d	Gladman Developments	<p>BER10 Local Green Spaces</p> <p>Policy BER10 identifies a total of 7 parcels of land that are to be designated as Local Green Space.</p> <p>The designation of land as Local Green Space (LGS) is a significant policy designation and effectively means that once designated, they provide protection that is comparable to that of Green Belt land. As such, the Parish Council should ensure that the proposed designations are capable of meeting the requirements of national policy if they consider it necessary to seek LGS designation.</p> <p>Gladman suggest that the evidence that has been produced to support the designations of LGS is not considered robust or detailed.</p>	BER10	See response to 12/011	Amended in v11
14/01a p77	Ridge & Partners	<p>Settlement Hierarchy</p> <p>The NP should be mindful of the guidance set out within the Framework that emphasises the need to significantly boost housing supply and acknowledges that small scale sized sites can make an important contribution to meeting the housing</p>		The plan is consistent with the SODC emerging plan and SODC have indicated that they are content with the issue of settlement boundaries.	No change

		needs of an area. Moreover, the Framework also acknowledges that housing in villages will help them thrive by supporting local services.			
14/01b	Ridge & Partners	Infill and Entry Level Homes The policy should reflect the Framework that seeks to ensure that housing is provided for different groups in the community.	BER1	The rep has not understood the NPPF origin of the policy or its application, which does not have the effect of requiring all new homes to be entry-level as suggested.	
14/01c	Ridge & Partners	Benson NP The Benson NP is mentioned within this emerging NP but should be further updated to reflect the fact that the Benson plan has now been adopted and should show the allocated sites that adjoin this NP and the connections that will be facilitated between the settlements that include footpath connections and the Benson Relief Road. Finally, it should be noted, and this is a matter for the emerging LP as well as this NP, that the initial LP Regulation 19 draft published at the end of 2018 refers to Berrick as small settlement but the one on the Council's web site refers to it as an 'other' settlement. I assume the latter is the most recent, but this should be clarified as both are dated January 2019.		Plan to reflect that the Benson NP has been made. The Benson NP (and the subsequent grant of assent to BEN03.4) strongly support the principle that Benson and Rokemarsh should not coalesce and promote the green spaces between them. These are considered extremely important to this parish.	Amended in v11

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
3/10a	Parishioner A	Photo of field should be removed	Page 15	Agreed	Removed
3/10b	Parishioner B	The perimeter of the plan runs through the middle of our property, cutting it into two parts - one inside your plan, and the other outside.	Page 42	Tight boundaries are now consistent across all villages. Tight boundaries ensure there is the recommended distinction between the 4 villages.	No change.
18/10 p78	Parishioner C	<u>Apple Orchard, Parsonage Farm (OX10 6JQ)</u> This green space is at a busy village junction and I believe merits protection from future removal. Development would harm the character and appearance of this part of Berrick Salome, thereby detracting from the attractive rural setting. Since living in Berrick Salome, there have been two unsuccessful development applications and I am concerned that this piece of land is at risk under the present planning regime.	BER 10	Committee considering including Apple Orchard as a 'green space'. IG to discuss with land owners. NH advised landowner permission is not required before inclusion.	Amended in v10
20/10a p80	Parishioner D	List of 11 corrections supplied for the Neighbourhood Plan document (draft 9)		NP document to reflect the following: <ul style="list-style-type: none"> • 'Berrick and Roke Village Hall' to be used throughout • SODC to be referred to as 'their' • Website does not include NP • 'Roke and Benson Brass Band' • Do not refer to Benson and Chalgrove as 'conurbations' • 'tankering' at Rokemarsh to be included • Warborough NP has passed referendum • There is no Benson and Roke Facebook page, but a Community Facebook page, not associated to the Parish Council • Ensure the consistent use of 'settlement' or 'village' • Views updated to reflect those from a public place 	Amended in v10

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
				<ul style="list-style-type: none"> 'North' indicator added to maps 	
20/10b	Parishioner D	With only two working farms in the parish it seems to be overstating their case to say that the sustainability of the economic activity in The Parish rests primarily on their continuing presence.	2.3	Reflect the opinion that it is 'desirable to maintain' the farms in the village	Amended in v10
20/10c	Parishioner D	Reference should be made to the duty of the landowners to maintain public rights of way on their land.	2.30	Document to include 'landowners'	Amended in v10
20/10d	Parishioner D	On what basis is the statement made that 'There is no desire to upgrade to mains gas'? This is not something that we are aware has been raised with parishioners, at least in the last 10 years.	2.47	Document to reflect there is 'no apparent likelihood to upgrade'	Amended in v10
20/10e	Parishioner D	It is wrong to exclude the properties Port Hill House and The Orchard from within the Rokemarsh settlement boundaries. Whilst appreciating the reason for doing so these two houses, and their occupants, form part of the Rokemarsh and Parish community.	BER1	Port Hill House and The Orchard will remain excluded from the settlement boundaries to support the need to create 'space' between Rokemarsh and Benson.	Amended in v10
20/10f	Parishioner D	It is not correct to say that Roke consists of large building plots with large, two or two and a half storey, detached dwellings. There is a wide variety of dwellings in Roke, varying in size and age. The three, soon to be four, relatively new houses at the Rokemarsh end of the 'Roke' road do not front onto the main road and neither does Orchard Cottage.	BER5	While there is a variety of dwelling styles in Roke, it was noted by an independent consultant that the settlement is 'characterised' by building plots with 'large, two or two and a half storey, detached dwellings'. NP to reflect this terminology.	Amended in v10
20/10g	Parishioner D	Reference should not be made to 'terraced' dwellings. A better reference would be to semi-detached. To our knowledge there are no terraced properties in the parish and a terraced design would not be suitable in any location within the parish.	BER6	Replace 'terraced' with 'semi-detached'.	Amended in v10
20/10h	Parishioner D	Bullet point ii. With this policy there would seem to be a possibility of it being used to develop the land between the Roke and Rokemarsh settlements, effectively joining these two settlements together. The wording needs amending, or expanding so that this possibility is not an option.	BER7	NH amended the copy in BER7 point ii to reflect the need to ensure that development cannot be considered between settlements.	Amended in v10
20/10i	Parishioner D	No mention is made in the plan of social housing. Weller Close was originally social housing. This type of housing is needed for key workers, like teachers and health staff, to serve the increasing population in the surrounding larger villages. Scope for social housing within the parish may be limited but it should, at least, be considered. (See comment on BER1 above.)	n/a	Under current planning policies, there is no opportunity for social housing developments in the Parish, due to the need for large development sites, which are not appropriate. BER7 enhanced to reflect the desire to spread the profile of houses to	Amended in v10

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
				give opportunity to first-time buyers/ downsizers.	
22/10a p81	Parishioner E	Future Development Is there a maximum limit to the number of new houses in the minds of the Council for the period to 2033? I am concerned that all the 'allocated' sites will be built on.		We rely on Planning policies.	No change.
22/10b	Parishioner E	Future Development How much will the Council be able to police and follow through on the statement that houses should be suitable for either entry to the market or downsizing? Do the stipulations within the Plan have a legally binding effect with regard to design?	BER7	There is no legally binding effect of the Plan. The Plan is 'given weight' in the Planning process.	No change.
22/10c	Parishioner E	Boundaries I should like to recommend one more 'Green Space' to be specifically preserved (in addition to the Allotments, Village Hall etc.) This is the delightful 'sheep' orchard that lies between Graces Farm Barn and Parsonage Farm Cottage. I believe this green space is just as important to the rural character of Berrick Salome as the old village green is to Berrick Prior, as it is an ancient, typically bucolic orchard in the 'centre' of what is otherwise a totally linear village and complementing the farmyard opposite and the Millennium Stone triangle.	BER10	Committee considering including Apple Orchard as a 'green space'. IG to discuss with land owners. NH advised landowner permission is not required before inclusion.	Amended in v10
22/10d	Parishioner E	Boundaries 'The area around the Church' needs to be specifically defined. How big is that area and what exactly does it include?	BER10	It is defined on the map.	No change.
22/10e	Parishioner E	Transparency The wording does not strike me as neutral, therefore the green areas within the boundaries are <u>allocated</u> for development.	BER1	We are not allocating. Any sites that emerge from the Plan are subject to the normal planning process and policies.	No change.
22/10f	Parishioner E	Balance, Logicity and Consistency Given the Plan's avowed intent to support building on infill sites within the boundary, I submit that the boundary should exclude the Crickhollow paddock.	BER1	The paddock associated with Crickhollow remains within the settlement boundary for consistency, when applying the boundary selection process. It will, however, remain subject to normal planning conditions and processes. Consultation with NH gained clarification on the exclusion of land adjacent to Little Frogs.	Amended in v10
22/10g p83	Parishioner F	Woodland Protection I would wish to see three areas of woodland protected as part of the "green spaces" designation or something similar. Two in Berrick Salome, one in Roke.	BER10	Committee considering including Apple Orchard as a 'green space'. IG to discuss with land owners.	Amended in v10

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
				Consultant advised landowner permission is not required before inclusion. We are not mindful to include the two other proposed orchards (included in DEFRA's list). Consultant advised on recommendation.	
23/10a p83	Parishioner G	References to escape of sewage during very wet weather in Roke (and Rokemarsh) are understated in draft plan.	2.38 et seq	NP to reflect the undesirable escape of sewage during very wet weather in Roke (and Rokemarsh) and requirement for 'tankering'.	Amended in v10
23/10b	Parishioner H	Should new housing sites be allocated?	BER1, 5.11	No	No change.
23/10c	Parishioner I	What is the definition of 'affordable' housing?	BER7, 5.22	Housing delivered as a planning condition on large scale developments and through a third-party involvement to reduce the price.	
23/10d	Parishioner J	What criteria were used to define the proposed settlement boundaries?	BER1	Agreed settlement boundary process statement included in the NP.	Amended in v10
23/10e	Parishioner K	Is re-development of redundant farm buildings 'infill'?	BER8	It's subject to normal planning constraints	No change.
23/10f	Parishioner L	Why do settlement boundaries cut through gardens?	BER1	Consultant to add the detail of the agreed settlement boundary process to the NP, for clarification. CK to once again apply this to the land around the owner's dwelling and advise outcome.	Amended in v10
23/10g	Parishioner M	Are there sufficient potential development sites inside the proposed settlement boundaries?	BER1	Yes, there are plenty of opportunities	No change.
23/10h	Parishioner E	How many new houses, in total, do we envisage will be permitted over the plan period [up to 2033]?	BER1	No limit – we rely on Planning policies.	No change.
23/10i	Parishioner E	Government's direction of travel is to build more houses. Can a limit be set for the amount of new housing that would be permitted outside the settlement boundaries?	BER1	No limit – we rely on Planning policies.	No change.
23/10j	Parishioner E	Concerned over density of housing. Would prefer that any new housing is spread evenly across the four settlements.	BER1	Not possible to control this, it depends on building applications	No change.
23/10k	Parishioner N	Please circulate the 'Character Assessment'.	3.24	To be circulated by 1 November 2018	Done

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
23/10l	Parishioner O	How much weight [in determining planning applications] will the NP actually have in practice?	5.5	'Weight' but not 'considerable weight'. The Benson NP was considered important when reviewing BEN 3/4/5 Planning applications.	No change.
24/10a p83	Parishioner P	I noticed that the boundary map shown in the presentation was different to that in the document submitted and I would be interested to see this new boundary more clearly before commenting.	BER1	We amended it to reflect an issue of inconsistency. New maps will be circulated in the next draft. Tennis court at Malt House now included in the settlement boundary. BT amended maps.	Amended in v10
24/10b	Parishioner P	There was a number of discussions about housing in the village and I do fully realise that it is not the plan of the group preparing the neighbourhood plan to propose specific sites. I do think that the principles (aside from the style) should be established, I believe that the village needs smaller housing and that new large houses should be discouraged. One of the issues in Berrick Salome for affordable housing is the complete lack of any form of public transport, shops, schools etc which means there are more likely spots in South Oxfordshire for this type of development	BER1	BER7 enhanced to reflect the desire to spread the profile of houses to give opportunity to first-time buyers/ downsizers. NP reflects the lack of public transport.	Amended in v10
24/10c	Parishioner J	Are you unintentionally restricting the development of ancillary buildings by putting settlement boundaries across some Parishioners' gardens? It was said last night that anything outside these boundaries would be subject to the usual planning process. However, a planning application outside the boundary, as set out in the recommendations of the draft neighbourhood plan, and if the NP plan is accorded the influence purported would appear to decrease the chances of obtaining planning consent.	BER1	Current Planning policies apply to land within the grounds of a dwelling. Consultant advised on the understanding of PDR in regard to the NP settlement boundaries.	No change.
25/10a	Parishioner I	Parish of 4 settlements (Summary:-) If they [<i>boundaries</i>] are drawn tight to each village will this mean ... 4 separate villages (not one community and parish as we see ourselves? I am concerned that on identifying the space/countryside they will think it an ideal area on which to build a road, for example. Whereas if those boundaries were stretched a little might it limit the apparent space for infrastructure projects (i.e. roads)? I can quite see that herein lies a dilemma between ribbon development and the imposition of road building.	Page 23	This will be reflected in the NP, as '1 Parish, 4 settlements'. 'Vision' and 'Objectives' updated to reflect this more effectively.	Amended in v10

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
25/10b p83	Parishioner I	House sizes (Summary:-) Regarding the building of cul de sacs which are described as "lazy planning development"..... Would not one such development be a possible solution to appropriate housing in the parish? Single level, small houses suitable for older people and younger people alike	BER7	BER7 enhanced to reflect the desire to spread the profile of houses to give opportunity to first-time buyers/ downsizers.	Amended in v10
25/10e	Parishioner P	The photographs of the village locations should reflect the use of the roads and lanes for walking, cycling and horse-riding	general	Additional pictures taken and included in the NP and Character Appraisal	Amended in v10
25/10f p84	Parishioner Q	Consider including the 'Tennis Tournament' in the list of annual village events.	2.21	The Tennis Tournament will be included	Amended in v10
25/10g	Parishioner Q	Consider including the 1897 map with the proposed (new) village boundaries superimposed in the Plan document?	BER1	We will include the 1897 map with the proposed boundaries.	Amended in v10
25/10h p84	Parishioner R	Recognise Apple Orchard, Parsonage Farm as a 'local green space' and amend the boundary.	BER10	Committee considering including Apple Orchard as a 'green space'. IG to discuss with land owners. NH advised landowner permission is not required before inclusion. The boundaries are to remain as originally proposed to ensure the same consistent approach across all 4 villages.	Amended in v10
29/10a p85	Parishioner S	Please can you note my objection that the designation of the property The Orchard, Rokemarsh being outside the village boundary and its description as a 'countryside location' as we are all aware this is no longer the case since DWH has been granted permission for 240 houses backing onto my property and land and with the major new island and bypass this area will no longer be a countryside location. I feel that omitting to show the BEN 3/4 scheme including island/road is not presenting an accurate picture of the immediate landscape.	BER1	We perceive the danger of Rokemarsh being subsumed into the Benson Sprawl as being very real and that creating the opportunity for significant development within an enlarged settlement is considered to be against the interests of our Parishioners.	No change
11/11 p85	Parishioner T	I was unaware of the proposal to include the paddock, behind The Smokehouse, into it. No-one has contacted either us to inform us or ask our opinion and as this paddock is not to the side of our home but adjacent to it and is visible from every window at the rear it has come a shock to us. Can you please let me know where we are within the process and if we are still able to air our concerns and objections?	BER1	Detailed response given by IG (12/11)	No change.
22/11d	Parishioner U	Replace "St Helens" by "St Helen's"	Everywhere Also in EBR	Change agreed	Amended in v11

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
7/12 p86	Parishioner V	Important views may have been overlooked	Pp37 and 38	We consider that the purpose of the "important view" criteria is to preserve existing views rather than create new ones.	No change
14/12 p87	Parishioner W	A comprehensive email was sent on 14/12. The following items summarise extracts from that email.			
14/12a	Parishioner W	<p>"The policy for new housing is perhaps the key policy in the plan. It needs to be clear, to define the terms used, relate to other policies and use the same wording as that in the District Plan but adapted for Berrick. The policy also needs to consider possible housing proposals for Rokemarsh Farm which would not be 'infill' development.</p> <p>If the policy were reworded as follows it would do this and be clearer and less likely to be misinterpreted".</p> <p>Alternative text proposed by Parishioner W, available from his email.</p>	BER1	<p>We like his proposed amendments down to (and including) the para that defines infill and understand why he thinks they clarify the policy</p> <p>His suggestion re Rokemarsh Farm seems to us to be an "allocation" and so totally inconsistent with the approach of the Plan. It should therefore not be considered</p> <p>We think our para re developments outside the settlement boundaries is better than his because it embraces what our Consultant described as Planning Policy in terms that "countryside locations" have a special status in development planning policies and are governed by slightly different considerations.</p>	<p>Amended in v11 plan to better define the status of Berrick Prior and Rokemarsh in the hierarchy. See also 03/01a.</p> <p>No longer applicable because of complete removal of BER8</p> <p>No change</p>
14/12b	Parishioner W	<p>Objection to proposed settlement boundary at Rokemarsh.</p> <p>The suggested development boundary Rokemarsh is not acceptable. The Evidence Based Report (section 7 Appendix A) states that that 'settlement boundaries reflect plot boundaries'. This is not the case at Rokemarsh where the proposed settlement boundary cuts through the middle of the field north of Journey's End Lane and subdivides Rokemarsh Farm. Both of these boundaries suggest (hopefully inaccurately) a wish for more housing in these areas where building would not meet the 'infill' policy. A suggested revised settlement boundary for Rokemarsh is provided in LT's email.</p>	BER1	We've applied the boundary selection criteria across all settlements consistently.	No change

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
14/12c	Parishioner W	“These policies which commendably try to achieve good designs for new houses (though what is good will always be a matter of opinion) all start by saying ‘Proposals for new buildings ... will be supported ...’ This wording is open to misinterpretation. What they should say is that ‘Proposals for new housing which are accepted under policy BER1 housing should ... (and then specify the design requirements)’.”	BER2, BER3, BER4, BER5 and BER6	All design policies are to be reconsidered in view of this comment and those of SODC. BER2 to BER6 to be amended	Amended in v11
14/12d	Parishioner W	“The majority of first-time buyers are challenged by the asking prices for new homes in this area. The approved neighbourhood plan for Benson allows for the building of over eight hundred dwellings including starter homes. Benson is probably a much better place for most first-time buyers than Berrick. It has shops, a surgery, a library, a school and public transport whereas Berrick has none of these. The new houses proposed in Benson will be within yards of Rokemarsh and it is hard to see that there is a convincing case for new development just for starter homes in Berrick. The suggested site size of one hectare (2.4 acres) is really a very large site in Berrick and could, at starter home densities, accommodate 30 dwellings.” I think this policy should be removed from the plan.	BER7	Consultant told us this had to be included -- otherwise it would not have been -- and the policy is written to restrict the impact of its forced inclusion on the other policies in the Plan.	No change. Refer to NPPF 2018 para 71.
14/12e	Parishioner W	Is this policy intended to apply to Rokemarsh Farm? This farm is visually prominent from the path to Benson and it would be unacceptable on traffic and visual grounds to contemplate commercial development. Commercial developments which start small and are successful, inevitably grow. I would like this policy to say which farms it applies to and for it to exclude Rokemarsh Farm.	BER8	We don't believe that we anticipated Rokemarsh Farm would be covered by this policy as there is no evidence of a " farm complex" on that site (just two semi-finished houses). In view of this comment and those from SODC, remove BER8.	Amended in v11
14/12f	Parishioner W	The plan would be better with some editing to reduce duplication. The most striking example is the coverage of local history. The amount of local history detail which is relevant to the plan is probably quite small. The history text also contains a number of statements which were believed in 1999 but which are known to be wrong.	Para 2.1 onwards, p28 in Evidence Base, foreword to the plan, para 2.10 onwards	There are lots of repetitions, but that was the structure of the plan we started with. It's only apparent if reading from start to finish (obviously), but it does mean that when reading separate sections all required information is included. As you say, changing any sections may mean we lose something.	No change. The plan has been written so that each section can be read independently.
19/12	Parishioner W	He provides a number of comments, listed below as 19/12a to 19/12h, on Parish history. Rather than address each separately, we have		Incorporate Mr Tiller's comments, as appropriate.	Amended in v11

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		provided an overall response in the adjacent column here for 19/12c to 19/12h.			
19/12a	Parishioner W	The best available evidence is now in volume 18 of Oxfordshire's VCH which was published in 2016.	(EB-1.2, EB Village History, 1st para)	All comments from 19/12a to 19/12h were accepted.	Updates to the EBR Introduction, EBR Appendix A and Plan were made to incorporate all of Parishioner W's comments. These have been checked and agreed with Parishioner W.
19/12b	Parishioner W	Was the parish 'unimportant' and why was the church a chapel of Chalgrove? The Parish was a small agricultural settlement. 'Unimportant' raises the question of unimportant to whom - it was important to its owners, the people who worked there and the people who ate the food they produced. The reason the church was attached to Chalgrove church (what we would now call a chapelry) was that the manor of Chalgrove absorbed the manor of Berrick Salome. The paragraph suggests that there was a chapel in 1086. There is no evidence of this. The present church probably dated from the late 11th or early 12th century.	EB 2.8, EB Village History, para. 6		
19/12c	Parishioner W	Enclosure of the open fields Prior to enclosure in 1863 the open fields of Berrick Salome, Benson and part of Ewelme were totally intermixed with strips of land belonging to the three parishes alongside each other and it was impossible to draw a single line marking the parish boundary. The enclosure Act changed this and allocated the areas of land described. The areas of the parishes were simplified but there remained lots of detached parcels of land which are shown on the earliest ordnance survey maps. The present geographical area of the parish in fact had large areas of common land but the right to use the land were partially held by Benson and Ewelme farmers because of the system of intermixed fields. The account on Benson in the VCH has a plan which shows the extent of the common land. The award of parcels of land awarded to the churchwardens as part of the Enclosure was not a 'sop' but because they had lost their strips of land which formerly been in the open fields.	EB-2.10, EB Village History paras. 4, 10, and 11		
19/12d	Parishioner W	Origin of the name Berrick Salome It was originally thought that the Salome part of the name referred to the de Sulham family (who were lords of the manor of Britwell Salome up to the 13th century). VCH research has shown that the de Sulhams had no connection at all with Berrick and that the earliest use of the name Berrick Salome was not until 1520. It seems to have been called Berrick Salome in imitation of Britwell Salome.	EB Village History para. 5		
19/12e	Parishioner W	St Helen's Church. There is no evidence of a church in Berrick before the present one. The story about a link between dedications to St Helen's and King Ethelbald	EB Village History para 7, draft plan para, 2.13		

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		stems from a 19th-century article by a man called Kerslake who advanced a very speculative theory based on very little evidence. In any event the theory applied to Benson church which was the centre of a royal estate not to Berrick. The VCH research found a reference to the church at Berrick being called St Peter's in 1554.			
19/12f	Parishioner W	Humps and Hollows near the church It seems unlikely the signs of former buildings shown by the humps and hollows near the church are anything other than the remains of cottages or farm buildings. There is no documentary evidence of anything grander.	EB Village History para 7		
19/12g	Parishioner W	Farming In addition to Hale Farm, Parsonage Farm is still very active albeit that its landholdings are dispersed. Rokemarsh Farm, although unused since the arson attack, is still a farm of sorts.	EB Village History para. 12		
19/12h	Parishioner W	Does the Neighbourhood Plan need all this historical information? Much of the historical information is not terribly relevant to the neighbourhood plan. At present it covers about five sides of A4 paper. A brief summary on the lines of the following would probably suffice. A four-paragraph summary is offered by LT, available from his email.	EB page 1, para 2		
03/01a p90	Parishioner X	Can I propose that the definition of Infill in BER1 is more explicitly tied to those that are mentioned in the preamble (3.6 and 3.12)? I wonder if this has not been done already because it is possible to interpret either of those paragraphs as precluding all new development in both Rokemarsh and Berrick Prior (unless they are regarded respectively as parts of Roke and of Berrick Salome); nevertheless, it is surely appropriate to be clearer about what scale of development is regarded as acceptable. It is alluded to in the explanatory notes to BER1 but not (at least in my view) in the policy itself.	BER1	We should link the definition of Infill in Ber 1 with 3.6 and 3.12 and he is right that a literal reading precludes any development in Rokemarsh and Prior Without specifically saying that they are included as "other village" alongside BS and Roke under the classification of the 2034 SODC Plan.	See response to 14/12a
03/01b	Parishioner X	I think – and I know that at least some of my neighbours do too – that there is a case for treating Rokemarsh Farm as an exception to BER8. It does not fit comfortably with a number of the points raised in the policy, most notably in respect of the re-use of its buildings (which should surely not be encouraged). It also shares a boundary with part of the Benson development, so any development on that site needs to be seen in a different context from that of any other farm in the Parish. With a couple of minor changes, the recent planning application that was submitted and subsequently withdrawn for the site would probably have been highly appropriate; a developer taking	BER8	This is a repetition of Parishioner W's thoughts. We don't think we ever contemplated Rokemarsh Farm falling under BER 8. BER08 is to be removed	Amended in v11

Appendix C3: Responses from Local Residents					
ID	Respondent	Main Issues/Concerns	Related Policy / Reference	NP Team Response	Action Taken
		BER8 (maybe in conjunction with BER7) at face value might be tempted to try for a much less appropriate design with all the attendant issues of drainage, sewerage and the more or less inevitable loss of separation between Rokemarsh and Benson.			
03/01c	Parishioner X	On the same theme: you mention in 3.24 that the separation of the Parish from Benson is of importance specifically in the context of the Benson Plan, but I feel that it is also appropriate to reiterate it in BER6 (and BER7?) in the context of this Parish's plan too. I suspect that most of us would regard becoming a suburb of Benson at least as unfavourably as becoming joined to Roke. I wonder if you intend the positioning of the settlement boundary to perform this duty, but I think that explicitly ruling out joining the developments would be helpful.	Para 3.24	We think he's right that the definition of the Settlement Boundaries in the Plan were meant to deliver the principle of keeping Rokemarsh distinct from the Benson Sprawl. We'll reinforce BER1 to emphasise the importance of the separation of Rokemarsh from the Benson sprawl.	Amended in v11
03/01d	Parishioner X	There is a reference to BER5 in para 5.9 and I suspect that it should be to BER6.	BER5/6	Change needed	Amended in v11
10/01	Parishioner H	I would suggest that the designation of the land opposite me in Roke is very carefully defined given the current situation. As agricultural land, the owner can do pretty well what he likes with e.g. store plant and material, burn trade refuse or even worse. I think it is fair to say that most of my neighbours would prefer it to be housing than these possible alternative uses. It might be prudent to include it in the village boundary as a possible site for a detached residence (or even two, it is a half-acre). Planning might still refuse it as it is not infill, but we would at least not have blocked it by our own volition. I think the owner of the land behind is also hoping he can gain permission for housing by the way.		Not an important green space as it doesn't comply with the criteria. Proposed green space to be removed.	Amended in v11
11/01a p91	Parishioner Y	Apple Orchard	BER10	Rely on green space designation	No change
11/01b p91	Parishioner Z	Apple Orchard	BER10	Rely on green space designation	No change

Appendix C4: Full Comments from which Summaries are obtained

Ref C1 - 16/11 RESPONSE TO BSNP FROM NHS England

The Customer Contact Centre is experiencing a high volume of enquiries. We aim to respond to all general enquiries within 10 working days.

No response was received.

Ref C1 - 02/01 FULL RESPONSE TO BSNP FROM OCCG

Many thanks for asking the Oxfordshire Clinical Commissioning Group (OCCG) to respond under Regulation 14 on your draft NP.

The OCCG commissions health services for all those who are registered with an Oxfordshire GP. The current direction of travel for the OCCG is for Practices to work as Neighbourhoods with around a 30K-50K registered population, this encourages sustainability and more locally commissioned services.

Looking at our records your Parish comes under a couple of these Neighbourhoods, as I would presume some of your residents are either registered with the Mill Stream Practice in Benson or the Watlington/Chalgrove Practice.

I have read your draft NP with much interest and was glad to note the mention of 'promoting healthy lifestyles' to the community by encouraging use of the bridleways and footpaths, therefore, reducing shorter car journeys were possible.

You may find it useful to view the Oxfordshire Joint Strategic Needs Assessment (JSNA) Report found on the OCC website, which provides information about Oxfordshire's population and the factors affecting health, wellbeing, and social care needs.

Ref C1 – 08/01

1. Evidence

1.1 I have been totally unable to find any supporting evidence anywhere in your Plan to support the various statements made concerning traffic volumes/speeds and road safety. I can see no traffic survey results, no speed check results and no safety data. If I have missed this data somehow, please let me know in order that I may re-evaluate the Plan.

1.2 Lacking any such evidence I searched the data we accrued in Benson, which was provided by potential developers in their various applications and which consequently is freely available on line. There are at least two such applications, which each included a live traffic survey of the road from the B4009 into Rokemarsh (called in their surveys as the unnamed road). The first survey was undertaken on 27.9.2016 on behalf of West Waddy for the application refused this year on what was termed Ben 5, this was done by Streetwise. The second survey and traffic projection was done by Motion on behalf of DWH for the approved site on Ben 3/4 and was taken on 6th December 2016. Both surveys are therefore recently done and should be valid evidence. I will refer to the results of these surveys below.

2. Evidence Based Report

2.1 Despite its title, as said above I could in fact find no evidence to support statements made later in the report. For example, in the Overview (Part D para 1.2 the Report states "there is serious concern about worsening traffic speeds and volumes". Now whilst I accept that residents might feel this concern, this is not evidence that speeds and volumes are in fact worsening – only that people feel that they are.

2.2 What in fact is being quoted as evidence throughout the report and the Plan are in fact people's perceptions of traffic speeds and volumes, not the reality. We have found in our work in Benson there is a great difference between perception and reality, with people proving very poor objective observers

3. The Plan – Transport & Infrastructure

3.1 The Plan is unfortunately thus full of such emotive statements, all made without any solid foundation. Para 2.23 “They are becoming increasingly unsafe...” Is there any accident data to support this? Para 2.2 “... the potential for fatal accidents” Again is there any data or a risk assessment to show this?

3.2 Even more unpardonable, statements are made on areas where there is data available (sources quoted above) but which has been ignored. Thus para 2.25 “have to cater for a growing amount of through traffic as well as extra traffic generated by the current expansion in Benson” Whilst there will certainly be extra traffic generated, the modelling undertaken by the Benson developers when combined with live surveys undertaken do not show this to be a serious issue.

3.3 Similar criticism must be made of several other parts of the Plan, paras 2.36 and 2.37 dealing with the effects of proposed developments equally show no sign of being based on the evidence available

4. Existing Evidence

4.1 As mentioned above, there are two relevant live traffic surveys extant – Motion & Steetwise. Both show traffic volumes for morning peak hours (0800 – 0900) and also for afternoon peak hours (1700 – 1800) and in both surveys the traffic levels are extremely low. Motion also undertook noise measurements, and later provided both traffic volume and road noise projections.

4.2 Motion measured the peaks as 29 and 25 respectively, whilst Steetwise showed slightly higher figures of 72 and 89. However even in the higher figures there is no hint of high traffic volumes. these levels of traffic are comparable or lower than the quietest residential roads in Benson. Whilst it is appreciated that there is another road link with the B4009, and that thus traffic levels could be higher somewhere in Berrick, it is still a very low traffic level.

4.3 Motion then modelled the live traffic to study the potential impacts of development in Benson. The peak hour figures quoted above increased to 42 movements in the morning peak and 34 in the afternoon peak. This was the projection forward to 2023, and it also showed a daily total volume of some 392. This is an extremely low volume of traffic.

4.4 Finally, Motion modelled the possible changes in road noise given the increase in traffic 2016 to 2023, and concluded that it was negligible, with lower noise levels anticipated than such quiet Benson roads s Littleworth and Hale Rd

5. Implementation

5.1 Whilst being a great supporter of traffic calming, I have immense issues with at least two of the measures your Plan then suggests.

5.2 Para 6.8 Reinstate Access Only Signs. Not only do I think this will prove unacceptable to OCCH – this is a public highway! – but I would add that it would severely inconvenience Benson drivers who use the through road.

5.3 Para 6.9 Change the Road Priorities at the Triangle at Rokemarsh. I this means what it appears to, I would suggest it could only lead to potential safety issues, with the majority of traffic being asked to give way to the occasional vehicle. drivers would soon learn to ignore the priority and eventually there would be an incident/accident.

6. Summary

6.1 Having been through the exercise, I fully appreciate the hard work that has gone into the Plan. I also would congratulate the team on a great deal of very good work on many areas.

6.2 However in the areas mentioned above, I feel the Plan is merely saying what people say, and is not based on any objective evidence. Hence I fear it should be amended with emotive content removed and some science included.

Ref C1 – 10/01 RESPONSE TO BSNP FROM Chilterns Conservation Board

10/01a

It has been a pleasure to read your draft neighbourhood plan. I can see the obvious care and thought regarding building design in your different areas that has gone into it.

10/01b

Just one suggestion, regarding the relationship with the AONBs. You state in para 2.1 that “To the east, the foothills of the Chilterns can be seen” and in policy BER9 you have identified important views which help define the relationship between the settlements and their rural hinterland, and mention that “these views are particularly distinctive of the rural landscape setting, the settlements lying low within it, and the context of the two AONBs”.

We would recommend that you use the terminology that your parish is “within the setting of the Chilterns and North Wessex Downs AONBs”. We have further advice about what this means in our Position statement on Development Affecting the Setting of the Chilterns AONB available here

<https://www.chilternsaonb.org/conservation-board/planning-development/positionstatements.html>.

10/01c

We note you explain that “The policy does not seek to prevent any development lying within a view, but requires that proposals recognise and take account of these in their design”. The Chilterns Conservation Board considers there will be cases when it is more than a design issue and where views to and from the AONBs mean that development should be restricted. Your important views list could explain which are the views important to the setting of the nationally protected landscape of the Chilterns AONB (or to the North Wessex Downs AONB).

10/01d

Finally, an observation that the arrows on the important views map all point outwards from the villages to the fields/hills. Remember there could also be important views from higher land in the Chilterns AONB back towards your settlements, which could be important to retain rural character. I have not had a chance to visit the public rights of way recently to check this but, as an example, if there was a view from a hilltop or National Trail to a rural village surrounded by fields with a church in view. These could include long distance views. You might want to consider using longer wider arrows, perhaps double-headed arrows, to show that there are both views from the AONB and views to the AONB.

Ref C1 – 12/02 FULL RESPONSE TO BSNP FROM Historic England

Thank you for your e-mail of 16th November 2018 advising Historic England of the consultation on your Neighbourhood Plan. We are pleased to make the following general and detailed comments in line with our remit for the historic environment.

The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance – the appendix to this letter contains links to this website and to a range of potentially useful other websites.

12/02a

We welcome the references to “ancient settlement and historic features” and listed buildings in the Foreword, although the National Heritage List for England (which is on the Historic England website, not English Heritage’s) has 38 listed building entries for the parish as recognised in the Evidence Based Report. We also welcome paragraphs 2.10 - 2.19, which give a good overview of the historical development of the parish and the settlements within it.

12/02b

Paragraph 3.14 should also refer to Policy ENV6 (Historic Environment) and ENV7 (Listed Buildings) in the emerging South Oxfordshire Local Plan, particularly as the Neighbourhood Plan does not include a specific policy for the conservation and enhancement of heritage assets and relies instead, quite reasonably, on the policies of the South Oxfordshire Development Plan as explained in paragraph 5.6.

12/02c

We welcome paragraphs 3.21 - 3.24 on the Berrick Salome Conservation Area, although we suggest that it would be helpful what its special architectural or history is (the reason for its designation). Although they are set out in the Evidence Based Report, we would also like to see a reference to the 38 listed building entries within the parish in the Plan itself.

12/02d

There are no buildings within the parish on the Historic England Heritage at Rosk Register. However, the Register does not include Grade II listed secular buildings outside London. Has a survey of the condition of Grade II buildings in the Plan area been undertaken? If not, this could be a community project to add to the evidence base for the Plan and we would be pleased to advise further.

12/02e

We note some references within the Evidence Based Report, but is there a formal list of locally-important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. If not, then the preparation of such a list would be another excellent community project to further add to the evidence base for the Plan. The appendix to this letter contains a link to our advice on local listing and we would again be pleased to advise further. National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".

The Guidance notes that "The local Historic environment record and any local list will be important sources of information on non-designated heritage assets". We therefore welcome the reference to the Oxfordshire Historic Environment Record in the Evidence Based Report, but the implications of these records for the Plan's policies and proposals should be set out in the Plan. Another source of reference is the Oxfordshire Historic Landscape Character Assessment.

12/02f

We also welcome the preparation of the Character Appraisal for the parish, which we consider provides a good overview of the character and appearance of the parish, as we consider that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. We believe that characterisation studies can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.

12/02g

However, we feel that the Conservation Area should ideally be subject to a more intensive character assessment to inform the location and design of new development and to identify potential enhancements. The appendix to this letter contains a link to the Oxford Toolkit, which is one of a number of toolkits for assessing character, and we would be pleased to offer further advice. This could be another community project.

12/02h

Has there been any or is there any ongoing other loss of character, particularly in the Conservation Area, e.g. through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc that affect local character?

12/02i We consider that the Vision set out in paragraph 5.2 of the Plan conforms with paragraph 29 of the National Planning Policy Framework, which states "Neighbourhood planning gives communities the power to develop a shared vision for their area".

12/02j However, we are disappointed that the Vision does not include any specific reference to the heritage of the parish – we would welcome the addition of "Our historic environment has been conserved and enhanced and is

appreciated and valued". We welcome and support Objective 1, although we would like to see it also refer to the character and appearance of the Conservation Area.

12/02k

We welcome, in principle, Policies BER3 - BER6, which we consider to be consistent with paragraph 125 of the Framework: "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development".

However, we are not sure that what constitutes building forms that are "characteristic of urban building forms" in Policies BER3 – BER6 (or "suburban" in Policy BER2) is sufficiently clear for these references in Policies BER2 and BER3 to comply with paragraph 16 of the National Planning Policy Framework, which requires Plans to "contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals".

12/02l

Also, whilst we welcome the references to the Berrick Salome Conservation Area in Policies BER3 and BER4, to avoid ambiguity, we would prefer ".....and where they may be affected, the character and appearance of the Berrick Salome Conservation Area and its setting" to ".....where appropriate.....".

12/02m

We would like BER8 to include an additional criterion; "they would not adversely affect the historical or architectural significance of the buildings, for example, by the loss of features of historical or architectural interest".

12/02n

As a general comment, it is our experience that Neighbourhood Plans set out the sustainability issues facing the Plan area, which in turn helps justify the policies and proposals of the Plan. We note that paragraph 1.4 of the Plan refers to issues raised by the local community. However, those issues that do fall within the scope and remit of the Plan do not appear to be set out clearly anywhere in the Plan.

Finally, the preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base perhaps by, as noted in our comments above, a survey of Grade II listed buildings to see if any are at risk from neglect, decay or other threats, the preparation of a local list of locally important buildings and features or a more detailed character assessment of the Conservation Area.

Ref C1 – 11/01 FULL RESPONSE TO BSNP FROM Benson NP Team

Firstly well done for getting this far - we know how much hard work goes into this activity'.

11/01a

We are broadly sympathetic to the aspirations and stated objectives of the BSPNP plan and have no comments to make except in regard to those aspects where Benson has (or might have) a direct interest or where Benson is cited as causing (or likely to cause) issues for achieving the objectives of their plan

11/01b

The Plan cites residents' serious concerns regarding "the current safety of the lanes through The Parish and the likelihood of the current position worsening with the potential for fatal accidents as a direct result of proposed development activity in Benson and Chalgrove" (Paragraph 2.26). It then makes a number of assertions about road safety issues, including these:

- "The Parish's location means that it has become a shortcut for traffic to reach the eastern side of the city of Oxford and the M40 to the north. These road links have to cater for a growing amount of through traffic as well as extra traffic generated by the current expansion in Benson." (Paragraph 2.25)
- "The specific areas of concern are the current volume of vehicle and cycle traffic using the lanes as rat runs and race tracks, respectively; the speed of traffic using the lanes; the number of heavy goods vehicles using the lanes contravening existing regulations; and the safety at present time for walkers, equestrians and cyclists, young and old, particularly given the absence of footpaths refuges. All of the above are getting worse, as a result of the explosion of internet shopping and consequent deliveries." (Paragraph 2.27)
- "The Parish is sandwiched between the two larger villages of Benson and Chalgrove, where very significant housing development (circa 4,000 houses) is proposed in the immediate future. These developments will introduce considerably more traffic into the lanes through The Parish, unless action is taken to prevent or discourage it. Any increase in traffic through The Parish will inevitably have a debilitating effect on the welfare and safety of those living here.." (Paragraph 2.36)
- "Apart from extra "local" journeys and delivery activity generated by the new housing [ie from Benson and Chalgrove], there is a significant likelihood of those commuting to and from Chalgrove to the south and east (Wallingford, Reading, Didcot and the M4) and to and from Benson to the M40 and the Oxford Ring Road, going east using the lanes through The Parish as a rat run." (Paragraph 2.37). All the above assertions clearly feature Benson prominently, but none appear to be supported by any quantitative evidence - e.g. road surveys, journey analyses, speed checks, traffic projections, safety audits etc. We recognise that the concerns expressed are genuine, but we believe that conducting a proper analysis exercise and establishing an evidence base is essential, in order to justify the Plan's conclusions and the measures proposed in Section 6 for limiting traffic flows and addressing safety risks.

11/01c

Paragraph 6.6 of the BSPNP states that the main thrust of Plan's strategy for Highway Safety and Traffic Calming is "to discourage & limit through traffic" and Paragraphs 6.8 and 6.9 list a number of traffic reduction and management measures in support of this strategy. We support Berrick Salome Parish in its aim of ensuring that all drivers using roads through their Parish drive safely and considerately and observe appropriate speed limits. However, we do not support measures which could prejudice the rights of motorists from Benson and other local villages. Two measures proposed by the BSPNP are of particular concern to us:

- Paragraph 6.8 suggests reinstating "Access Only" restriction signs at all entrances to the Parish. (para 6.8) We strongly doubt that OCC Highways would allow this measure, but it would clearly disadvantage residents of all neighbouring communities if they did, by constraining the legitimate use of these roads by local traffic from Benson and other local villages & increasing journey times and thereby pollution. Such an action would also increase through traffic for other small communities, such as Cuxham, Stadhampton, Newington & Warborough.
- Paragraph 6.9 proposes changing the road priorities at Rokemarsh Triangle (para 6.9). We believe this would be very unsafe and create more potential for accidents, rather than prevent them, as is surely the intention of the BSPNP. If this measure was to be pursued, we would request at the very least that a proper independent safety audit was commissioned to demonstrate that road safety would be increased at the junction as a result of changing road priorities.

11/01d We welcome the recognition in Paragraphs 3.16 and 3.17 that Benson's expansion may bring benefits to residents of Berrick Salome Parish and support the stated need to avoid settlement coalescence between Benson and Rokemarsh. We are not clear what is envisaged by "the stated opportunity of using the construction work on the sites closest to the Parish to install a waste pipe of sufficient girth to manage its waste when the water table rises to address the current problems that effect Roke and Rokemarsh" in Paragraph 17, but would be happy to discuss.

Ref C1 – 11/02a FULL RESPONSE TO BSPNP FROM OCC

We recommend that the following public health priorities are considered throughout the plan:

Considers the Health and Wellbeing needs of the area:

We support the existing mentions in the vision statement and objectives (p.23) with regards to protecting green spaces and supporting active forms of travel, which will benefit health and wellbeing. However, at present, the Objectives of the Plan (p.23) refers only to encouraging healthy lifestyles in the context of promoting walking and cycling, which does not encompass other determinants of health and wellbeing. For example, we recommend consideration of the benefits to mental health of accessibility to green spaces, and consideration to any health and wellbeing needs specific to the population of the Parish (which may necessitate development to support accessibility and inclusion of elderly and/or disabled residents).

An overview of data on the health and wellbeing status and needs of people living in Berrick Salome can be found using Public Health England's Local Health tool:

http://www.localhealth.org.uk/GC_preport.php?lang=en&s=176&view=map13&id_rep=r03&sellid0=6131&nivgeo=ward_2016 An overview of the Oxfordshire population and factors influencing health, wellbeing and social care needs in the county can be found as part of the Oxfordshire Joint Strategic Needs Assessment:

<http://insight.oxfordshire.gov.uk/cms/joint-strategic-needs-assessment>

Ref C1 – 12/01 Full Comments from SODC

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD

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10th January 2019

Berrick Salome Neighbourhood Development Plan (BSNDP) – Comments under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Thank you for giving the Council the opportunity to offer formal comments on your draft neighbourhood plan. We would like to take this opportunity to compliment you on the preparation of a very thoughtful and well produced plan.

Having seen a complete draft, along with the Evidence Base Report, we are able to offer further advice under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view about whether the draft plan meets the basic conditions.

Yours Sincerely

Robyn Tobutt

Planning Policy Officer (Neighbourhood)

Ref. Policy Comments

GENERAL

We recommend all the policies are shown in boxes to clearly separate them from the supporting text.

It would be useful to provide some context before each of the policies, maybe in the form of an introduction.

Page 16 – 3. Planning Policy Context

Please be aware that the planning policy context section will need to be updated as the neighbourhood plan advances and the South Oxfordshire Development Plan progresses.

Page 22 – Community Views on the Neighbourhood Plan – Paragraph 4.2

Reference is made to the neighbourhood Plan Questionnaire Appendix D; the neighbourhood plan does not contain any appendices. Is this referring to the evidence base document?

Page 27 – BER1 Settlement Boundaries & Infill Development

Change the phrase ‘with a settlement boundary to ‘within the settlement boundaries’.

Change ‘boundary’ to ‘boundaries’ in the third paragraph.

For clarity, we recommend you move the Policies Map to the front of the document to be alongside the policy.

We have carefully considered the proposed settlement boundaries in relation to how the South Oxfordshire Core Strategy 2012 guides the location and scale of development (particularly policies CSS1 and CSR1) through our network of settlements.

We are satisfied that all opportunities for infill development sit within the proposed boundary and therefore, the proposed boundary does not provide a more restrictive interpretation of the relevant policies in the Core Strategy.

You must carefully consider the inclusion of agricultural buildings within the proposed settlement boundary. Land that is or was last occupied by agricultural or forestry buildings are not considered previously developed land in national planning policy.

The supporting text should be used to explain the rationale for including or excluding land occupied by agricultural buildings.

Page 27 - BER2 Design Details

It is important to clarify what you want this policy to apply to. As currently worded the policy would only apply to new buildings of contemporary architecture. This may not include other developments such as extensions. Is this what you are seeking to achieve?

Generally the language used in the policy is overly complicated. Policies should be concise and unambiguous. We would suggest the policy is simplified, removing the phrase ‘avoid pastiche design solutions’, so that it reads ‘Proposals should

Ref. Policy Comments

seek to reinterpret the traditional building forms of the locality’.

We would recommend that the final sentence concerning suburban design and layout is also removed as it is unnecessary, with it already required that proposals consider the locality. If suburban proposals are a worry to the neighbourhood plan group this can be discussed in the supporting text and/or evidence base.

Even with this rewording and removing the final sentence, the objective of the policy is still portrayed, in a concise and simpler way. We would suggest that you consider using the supporting text in the neighbourhood plan to explore some of the issues you have raised in the policy. This would help to condense the policy down to just the necessary text.

On a whole, the design principles are overly restrictive. As currently worded the policy says that ‘proposals should demonstrate that full regard has been had to the following design principles’, however there is no consequence for proposals having regard to them. It also may not be possible for all development to have full regard to the criteria. It is important to set out what will happen if a proposal has regard to the principles – eg. It will be supported. We recommend that you replace ‘Proposals should also demonstrate that full regard has been had to the following

design principles:’ with ‘In addition, development proposals will be supported if they have had regard to the following design principles, as appropriate:’

The first bullet point – It is unclear where the evidence has come from regarding the pitches of the roofs. The evidence document comments on a range of buildings forms and materials in the neighbourhood area and from a look around the area on Google Maps, there is a mixture of roof pitches types/sizes across all the settlements. It therefore doesn’t seem appropriate to be so prescriptive in the roof pitch requirements for new development and as currently worded the policy is too restrictive.

If this is a characteristic of the area, the supporting text can be used to highlight this, however there needs to be the evidence to support it.

The second bullet point – This point is also restrictive. From a look around the area there are a number of existing properties with UPVC windows in the Parish, it would therefore not be appropriate to place a blanket restriction not supporting future proposals using UPVC.

Ref. Policy Comments

We appreciate that it may be necessary to be more restrictive when considering applications within a conservation area or on a listed building if UPVC windows would be harmful, but not across the whole neighbourhood plan area where there is clearly a wide variety of window materials/styles.

Similarly, the purpose of requiring the window reveals to be at least 100mm deep is not clear and appears overly restrictive. What would the delivery of this achieve? The Character Assessment doesn’t identify that this is a characteristic of the Parish. Where is the evidence to support it?

Third bullet point – Why has this been included as a design principle? The evidence does not comment on chimneys or dormer features being prominent in the area. Where is the evidence to support this?

The final bullet point concerns refuse storage and collection and the relationship between this and the proposal. We consider that this would be something that would be considered as part of the proposal through the planning application process anyway.

The National Planning Policy Framework (NPPF) requires that plans are prepared positively, instead of focusing on what the proposal should not do, we suggest the focus is shifted to what it should do, integrating refuse storage and collection into the proposal.

GENERAL

We are glad to see that encouraging good design is a key focus of your neighbourhood plan. Paragraph 125 of the NPPF identifies the important role neighbourhood plans can play in identifying the special qualities of each area and explaining how these should be reflected. Paragraph 126 of the NPPF then goes on to set out that:

‘To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of clarity where this would be justified.’

Currently there is not the evidence available to support some of the points in the policy. It is not clear where some of these principles have come from and we are not confident that regard has been had to the NPPF.

Ref. Policy Comments

The principles are lacking in justification and it is not clear where they have come from or why they are important. This is where we think an introduction to the policy would come in useful. Some of the text in the policy might be more appropriate in the supporting text. We said above how generally providing some context to the policies would be useful. This context could include some of the more prescriptive text currently in the policy.

Some neighbourhood plans have approached the topic by producing a detailed Design Guide which sits alongside their neighbourhood plan. Given you have focused heavily on design we recommend you have a look at the Baldons Design Guide which sits as an appendix to their neighbourhood plan. For example, within this document they set out that uPVC windows are not encouraged, but that timber windows are preferred and encouraged. The Baldons Design Guide also helpfully includes example pictures of design features, covering things such as chimney types, window types, materials. This detailed document has given them the opportunity to provide more detail

The supporting text to the policy (para. 5.12) sets out that all proposals should demonstrate via a Design and Access Statement that 'there will be no harmful impacts on the environment, conservation area, listed buildings or the natural environment'. However, please be aware that this is an administrative requirement and SODC have a validation checklist that sets out when a Design and Access Statement is required, it might not be a necessary requirement on all applications - please click here for the validation checklists.

Page 28 – BER3 Design in Berrick Prior

The bullet points in the policy are very descriptive and generally worded more like supporting text rather than policies. As a whole the policy is not a traditional design principles policy, in that the principles are more like character statements that proposals need to consider.

The policy as currently worded is more like the final stage in the Character Appraisal Assessment, rather than policy. It provides an assessment of the character and then sets out the proposals will be supported that have regard to the principles.

However, we think that the principles currently lend themselves more towards the final stage in the Character Appraisal Assessment, appearing more like conclusions. These conclusions should be used to develop the policies, rather than being the policy.

Ref. Policy Comments

It feels like a stage has been missed and the policies have been formed when they could have been further refined into concise and precise policies. In our comments we have tried to pull out the principles from the text. We think there is scope to simplify the policy and remove much of the descriptive text, which could then be incorporated into the supporting text.

We recommend you look at some other SODC neighbourhood plans which have incorporated design principles to see how they have worded their principles and the appropriate evidence they have gathered to support the principles/policy (for example Brightwell cum Sotwell and Warborough and Shillingford).

First of all, the policy doesn't just cover design elements, we suggest to better reflect the content of the policy it is renamed. We recommend something that incorporates character, for example, 'Retaining the character and promoting good design in Berrick Prior'.

We suggest that 'local' is inserted before 'vernacular' to ensure building forms and materials reflect the local area. We also suggest that in the first sentence of the second paragraph replace 'may' with 'will'.

The final sentence of the second paragraph, which refers to urban housing schemes, is unnecessarily prescriptive with it already identified that proposals should adhere to the essential settlement character. Policies should focus on the positive elements; therefore we recommend that this final sentence is removed.

From the second paragraph remove 'In these regards' and 'full'. We would also suggest that ', as appropriate' is added to the end of the sentence. As currently worded it is overly restrictive, it might not be appropriate for some forms of development to consider all the criteria.

The first bullet point – This bullet point is more of a statement, setting out the character of the area. We would normally expect to see this information in the supporting text or evidence base, supported by robust evidence.

The second part of the bullet point which states, 'with no precedent for plot sub-division or dwellings located at the rear of plots with no frontage to a main road', is effectively saying that infill development is not appropriate, this is

not in conformity with the Development Plan and is in conflict with BER1. We recommend that this statement is removed from the policy and the focus remains on the character.

Ref. Policy Comments

We consider the key principle from this policy to be – Reflect the scale and character of the settlement.

It might be worth considering that some neighbourhood plans have a separate design document which they refer to in the policy, for example The Baldons have a building design policy which says:

‘Planning permission will only be granted where the proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in The Baldon Design Guide, shown in Appendix C, and the South Oxfordshire Design Guide.’

This could be something that you could consider doing, instead of listing everything out in the policy.

The second bullet point – This point is discussing views in the area. However, there is already an ‘important views’ policy (BER9) included in the neighbourhood plan. If this is an important view, why has it not been included in the important views policy? It would be useful if this view could be identified in the evidence, setting out why it is important.

We consider the key principle from this policy to be – Views towards the centre along the main roads should not be harmed.

The third bullet point – We think that this bullet point would be more appropriate in the supportive text. It focuses on a very specific area and is asking that proposals take into account their impact on this area. Given it focuses on a such a small area of the settlement and is concerned with designated heritage assets among other things, not all the heritage assets would be picked up by this policy, we suggest including a separate policy addressing heritage assets across the whole neighbourhood plan area to ensure all the heritage assets are considered.

The fourth bullet point – This bullet point is concerned with vegetation and acknowledges the contribution trees and hedges make along front boundaries to the settlement character. This point as currently written is not concise and could be simplified.

Policy BER11 in the neighbourhood plan is already clear that the loss of existing trees and hedgerows should be avoided. Therefore, it does not need repeating in this policy. We suggest this bullet point focuses on the design of boundary treatments and the contribution it makes to the character of the area,

Ref. Policy Comments

rather than avoiding loss which is dealt with through another policy.

We consider the key principle from this policy to be – Boundary treatments to highways and village lanes should comprise landscaping appropriate to the immediate context of the site.

The fifth bullet point – This point discusses materials and in particular the materials used in the heritage assets in the area and how these should be incorporated into new development. The policy is the first time that these specific materials are identified. We are concerned that there is not the evidence available to support this principle, we note that a few times in the evidence base report it states that there is a variety in the building forms and materials. If you want the policy to be more specific, the evidence will also need to be more specific.

To simplify this point it could be reworded so that proposals ‘draw from the local palette of vernacular building materials’. Simple wording such as that would achieve the same objective and would create a more well-rounded principle. More detailed information on specific materials could be incorporated into the supporting text.

The sixth bullet point – This bullet point concerns tall pitched roof forms and timber windows, however it is overly restrictive. The evidence does not support this requirement, with it stated in the evidence document that there is a variety in the building forms and materials in all four of the identified settlements. We recommend that this principle is removed from the policy on this basis. If there is a preference for these forms of development, the supporting text can be used to explore this, provided the evidence is there to support it.

The seventh bullet point – The theme of this bullet point appears to be directly tied in with the first bullet point. This point is concerned with views through plots and maintaining these, which essentially means maintaining gaps between buildings. If this is the prevailing character of the area, we appreciate that you want to protect this, however the policy could be reworded to better get this across. Something like, ‘Views through plots make an important contribution to the character of the area, proposals should seek to maintain these gaps wherever possible.’

It would also be useful to explain this more in the evidence and supporting text, maybe by using visual aids alongside the text.

GENERAL

Ref. Policy Comments

On the whole, there is not sufficient evidence available to support many of the design principles. The NPPG (para 040) sets out that:

‘Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan.’

We are concerned that the plan is currently lacking in this regard. It might be the case that you have already undertaken all the necessary work and it just needs to be presented in the evidence. We would encourage you to incorporate any other work you are have on this into the evidence. We think what is missing is the journey of how your evidence collected from the Character Appraisal has informed the policies. It seems like the final stage of the process, the forming of the policies, has been combined with the character assessment. The policy is providing more of an assessment of the character in Berrick Prior, rather than design principles and as such may read more as supporting text.

As a result it is not entirely clear how the Character Appraisal Assessment has fed into the policy and the steps that have been taken, the supporting text of the policy can be better used to explain this process and how you have arrived at the policy. This is where we would suggest that some introductory text to the policy would be useful and necessary. We would recommend that you consider incorporating some of your policy wording into supporting text and that the principles are refined.

Page 30, 32, 33 – BER4 Design in Berrick Salome, BER5 Design in Roke, BER6 Design in Rokemarsh

The design policies for each of the settlements identified are all very similar and raise the same points with minor tweaks to the wording/location. Therefore, our comments for each are the policies are the same as above on BER3.

The only additional bullet point is in BER4, which includes an additional point commenting on the contribution made by Plough Cottage in punctuating views in the settlement centre. This is more of a statement than a policy and we would recommend that this statement is included in the supporting text rather than policy.

Generally we would recommend that the language used in the policies is simplified. The National Planning Policy Guidance (para 041) identifies that Neighbourhood Plan policies should:

‘A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence

Ref. Policy Comments

when determining planning applications. It should be concise precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared’.

As currently written the policies read more like supporting text and are a series of statements rather than policies. The introductory text in these policies set out that proposals must adhere to the essential settlement character and then the bullet points set out these characteristics.

We have suggested you rename the policies if you intend to keep them focused heavily on the characteristics of the settlements and look to other SODC neighbourhood plans which have included design principle policies to get a better idea of how these policies are typically written.

The supporting text for each of the policies is identical. The supporting text can be better used as a helpful tool to support the policy, we suggest you revisit the text to make it more specific to each settlement rather than using generic text.

We are concerned that there is not the evidence to support some of the design points raised in the policy and as such the policies are currently restrictive and unduly onerous.

Page 34 – BER7 Entry Level Homes

Policy CSR1 in Core Strategy states that rural exceptions are appropriate in smaller and other villages if a need is identified. Key to this is that there has to be an identified local need.

Have you identified a local need? The only reference to housing need we could find in the evidence base document is in the neighbourhood plan questionnaire results. It would be useful to provide some local context as to why you have included this policy in your neighbourhood plan.

In the second sentence we suggest it is reworded as follows, 'Should there be an identified local need, proposals for the development of entry level home suitable for first time buyers or those looking to rent will be supported, provided:'.

Criteria i. and ii. are taken from the NPPF, paragraph 71 and footnote 33.

iii. - The Important Views identified in the neighbourhood plan and the Berrick Salome Conservation Area do not prevent development from coming forward in these locations. There are statutory tests for considering developments affecting Conservation Areas, and development affecting the Important

Views would need to be assessed against BER9.

Ref. Policy Comments

Currently this criterion is overly restrictive.

The final sentence of the policy should be deleted as it does not have regard to the NPPF. The policy is already setting out criteria and the policy is based on need, therefore restricting it to one site is not appropriate.

Page 35 – BER8 Farm Complex Development

This policy sets out some criteria associated with development within a complex of agricultural buildings. The policy simply states 'development proposals', so we must assume it is intended to apply to all forms of development, not just residential.

The local development plan has several policies which cover the areas of: employment in rural areas, re-use of rural buildings, erection of agricultural buildings, farm diversification, and farm shops. All of which are relevant when considering this policy.

From the Core Strategy policy CSR2 sets out that planning permission will be granted for proposals which support the economy of rural areas through schemes for agricultural diversification and the re-use of rural buildings.

The Local Plan policy E8 looks at the re-use of rural buildings specifically, setting out when the re-use will be permitted. The criterion includes:

- i) They are of permanent & substantial construction & are capable of conversion without major or complete reconstruction;
- ii) Their form, bulk & general design are in keeping with their surroundings;
- iii) The fabric & essential character of the buildings are maintained;

- iv) If the buildings are in the Green Belt the proposed use does not have a materially greater impact than the present use on the openness of the Green Belt & the purpose of including land in it;
- v) There are no overriding amenity, environmental or highway objections;
- vi) In the case of proposals for B1 or B2 uses the floorspace in the building or in the complex of buildings does not exceed 500 square metres; &
- vii) In the case of proposals for residential use, other uses have been explored & found to be unacceptable in planning terms.

The neighbourhood plan policy, in its approach towards 'development proposals', risks not being in conformity with the local development plan policies. The development plan policy

Ref. Policy Comments

treats residential use differently to other uses, requiring that other uses have been explored first before residential development can take place. We would suggest that either the policy is amended to be more in line with policy E8 from the Local Plan, or that the policy is amended to distinguish between residential and other development.

In addition to the current development plan policies, it is worth considering the emerging Local Plan. Policy H19, which sets out criteria when permission will be granted for the re-use of buildings outside the built-up areas of the towns and villages. This policy is similar to policy E8 in the Local Plan 2011, with some slight adjustment to the wording to reflect the most up to date planning policy and guidance. The policy has maintained the notion that proposals for residential use will only be granted where other uses have been explored and found to be unacceptable in planning terms and where the location constitutes sustainable development.

Policy EMP11 from the emerging Local Plan looks at economic development more widely in the countryside and rural areas. It supports the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings and new buildings within the built up areas of towns and villages. It also supports the sustainable development and diversification of agricultural and other land based rural businesses.

We also recommend you have a look at The Town and Country Planning (General Permitted Development) (England) Order 2015 (including amendments) to see what permitted development rights agricultural buildings/land already have.

Under Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (including amendments) (GPDO) agricultural buildings can change use subject to meeting the relevant tests. Class Q allows for agricultural buildings to dwellinghouses, Class R allows for agricultural buildings to a flexible commercial use, and Class S allows for agricultural buildings to state-funded school or registered nursery.

Then, under Schedule 2, Part 6 of the GPDO, Classes A to E allow for certain forms of development associated with agricultural and forestry. This again is subject to strict criteria but can allow for the erection of new buildings, extensions and alterations, new hardstanding, and excavation or engineering operations when the conditions are met.

Ref. Policy Comments

We recommend you look over the GPDO, especially the above sections, to make sure that your policy can achieve what you want it to. You run the risk that your policy becomes redundant because permitted development can allow for the change of use/extensions/new buildings if the tests of the GPDO are met. For example, if all the tests for Class Q can be met by a development, under permitted development rights an agricultural barn could be converted into 5 residential units. This would not need to consider your policy as it is a separate process.

Criteria i – This point considers character and viability, which are both very different topics and could be considered under different points. The local development plan policies relating to agricultural buildings do all have the theme that the character of the area is maintained, therefore this character element of the policy is fine. However, in terms of viability, what if the agricultural enterprise is no longer viable? It talks about not compromising the viability as an agricultural enterprise, but what if it is already compromised?

Criteria ii – This criterion is overly restrictive and unduly onerous. The local development plan sets out that re-use for residential use will only be granted where other uses have been explored and found to be unacceptable. It does not restrict the level or amount of development, as your policy is trying to do.

We are concerned that if half the existing floorspace is left as agricultural, how will the agricultural use interact with the residential use? We are concerned that there might be issues with amenities, with factors such as noise, and odour. This relationship might negatively constrict any future agricultural activities on site and put pressures on the agricultural use in the long term.

On this basis, this point in the policy is restrictive and unduly onerous.

Criteria iii – This criterion is overly restrictive. We recommend you look at Class Q of the GPDO, which allows up to 3 larger homes within a maximum of 465 square metres, or up to 5 smaller homes each no larger than 100 square metres, or a mix of both, within a total of no more than 5 homes, of which no more than 3 may be larger homes.

The policy also focuses on ‘small business and live-work units suited to rural crafts and businesses’, however there is no evidence to support that this type of premise is required in the area. It would be unsustainable to require something through

Ref. Policy Comments

policy and then discover that there is no need for them. If you want to pick up on these elements we suggest to include some supporting evidence, it might be something that is more appropriate in the supporting text rather than the policy.

Criteria iv – This criterion could conflict with BER1. Policy BER1 in the neighbourhood plan sets out that within a settlement boundary small scale, infill development will be supported and that outside of the boundaries only development appropriate to a countryside location will be supported. As written, the policy applies to all forms of development, not distinguishing between residential/commercial/agricultural. Therefore the policy as written, could support residential infill development in the countryside, which would be in direct conflict with BER1.

Criteria v – This is linked to maintaining the character of the complex, the wording for this part seems fine.

Criteria vi – What if the agricultural buildings are not within one of the defined settlement boundaries? We suggest the wording ‘where appropriate’ is inserted.

Criteria vii – This criterion is unduly onerous. Why is a masterplan for the whole site required? What if the proposal doesn’t affect the whole site, it would be unduly onerous to require a masterplan for the whole site.

In light of what we have set out above we wonder if this policy is necessary in the plan and whether it is achieving anything more than what is contained in national and local policies.

The NPPF identifies in paragraph 16:

‘A Plans should: a) be prepared with the objective of contributing to the achievement of sustainable development; b) be prepared positively, in a way that is aspirational but deliverable; c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; e) be accessible through the use of digital tools to assist public involvement and policy presentation; and f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in his Framework, where relevant).’

As currently written we are concerned that the policy conflicts with BER1 of the neighbourhood plan and could actually support unsustainable development in the countryside. The

Ref. Policy Comments

policy does not distinguish between residential/ commercial/ agricultural development, unlike the development plan policies. Generally, the policy is unduly onerous and restrictive, and is not supported by appropriate evidence. It

covers all forms of development, but is focused largely on residential development and has criteria to this effect which are only relevant to residential proposals.

Page 36 – BER9 Important Views

The policy has identified a series of important views and identified them on the Policies Map and included images, which we encourage.

We suggest the map showing the views is included alongside the policy and images.

The wording of the final paragraph could be improved to make it more concise and better get across the purpose of the policy. We suggest that instead of focusing on development proposals that 'are located within or immediately adjoining' an important view, that the focus is shifted to development proposals that 'have an adverse impact' on the views. Wording such as, 'Development proposals should preserve or enhance the local character of the landscape and not have a significant adverse impact on the identified important views.'

We are concerned that the evidence supporting the policy is not currently sufficient to justify the views identified. The policy is relying on the Neighbourhood Plan Character Appraisal in the evidence document, in which views are discussed, but within the general discussion of the character of the area. Paragraphs 7.10 to 7.12 in the Evidence Base document do discuss the views, however the narrative in this section is not discussing the views themselves, but rather why the neighbourhood plan should identify views and what the policy is seeking to achieve.

We also note that views are mentioned as being important in the Character Appraisal document which are then not identified as important views in the policy. This is confusing and we suggest that for consistency views that do not form part of the important views policy are referred to differently.

We suggest the important views are discussed in more detail in a dedicated section in the document, identifying the views with comments, pictures, maps and a short commentary as to why the views are important. We suggest you look at the Little Milton Protection of Views Appendix to see how they have identified their important views – link here. It could be something that you include as an appendix to your plan.

Ref. Policy Comments

Page 39 – BER10 Local Green Spaces

The NPPF is clear in setting out the requirements for a Local Green Space designation. They should only be designated where the green space is:

- a) In reasonably close proximity to the community it serves;
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land.

The policy wording has regard to the Framework.

In total the neighbourhood plan is seeking to designate 8 Local Green Spaces. The evidence base does provide some explanation as to how the Local Green Spaces meet the identified criteria, paragraphs 7.7 to 7.9, but we suggest that the presentation of the evidence is improved. We would recommend that each of the Green Space designations are addressed separately, instead of grouping them together. This would make it clear that each of the designated Green Spaces meets the NPPF tests.

We recommend you look at the Warborough and Shillingford neighbourhood plan which includes in Appendix H, a table with all the Green Space designations and the NPPF criteria to show how each one meets each criteria – link here. This could be something that you include as an appendix to your plan.

Page 40 – BER11 Green Infrastructure

Point iii. – The second element of the sentence is not necessary – ‘in addition to the plant life covered above, this applies to all species of fauna’. Encouraging a biodiversity net gain, covers both flora and fauna.

Page 41 – BER12 Community Facilities

We recommend that the list of community facilities is moved to the supporting text, rather than being in the policy. This will help to futureproof the plan.

In the Brightwell cum Sotwell neighbourhood plan a list of the community facilities has been included the supporting text and then the policy makes reference to this list.

Page 42 – BER13 Managing Traffic

We are concerned that this policy is not achieving anything more than what is already set out in national and local policy. Policy CSI1 in the current Core Strategy requires that all new development is served and supported by appropriate on- and off- site infrastructure and services. The emerging Local Plan takes a similar approach in policy INF1.

In addition, the Community Infrastructure Levy CIL Regulation 123 List 2016 identifies that ‘strategic highways or transport infrastructure projects (including public rights of way)’ can be funded through CIL.

Ref. Policy Comments

The policy focuses on traffic volumes and speed; however we are not sure that there is a justifiable link between traffic speed and new development to ask for a financial contribution. Regardless, we think that any financial contribution resulting from a development would be covered by the local development plan policies anyway.

The NPPF is clear that plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (para 16).

Some neighbourhood plans have taken this opportunity to highlight projects that they want the CIL contributions to go towards. This is normally achieved by including a statement in the neighbourhood plan which refers to list of projects, either in the supporting text or as an appendix. We suggest you look at some other SODC neighbourhood plans to see how they have incorporated infrastructure provisions into their plans. We suggest you look at the Chalgrove NDP, Little Milton NDP, and Warborough and Shillingford NDP.

Page 43 – BER14 Walking, Cycling and Riding

The first bullet point – The language used in this point is too restrictive. We suggest that ‘will maintain’ is replaced with ‘have regard to maintaining’.

The third bullet point – The policy is named ‘walking, cycling and riding’, but the use of the phrase ‘sustainable transport’ in this point might cover other modes of transport, e.g. buses. For clarity, we suggest that either the policy is renamed, or the focus is solely on walking, cycling and riding.

Also, we suggest that this point is reworded to better get across the objective, ‘they encourage sustainable transport and where possible ensure the proposal is well connected to the Parish through walking, horse-riding and cycle routes’.

The final bullet point – It is not clear how development proposals will achieve this? The wording lends itself more to supportive text.

Page 44 – BER15 Supporting Infrastructure

This policy is named supporting infrastructure, although the content of the policy is focused on water infrastructure. For clarity it might be worth renaming the policy so that it is clear it covers just this area, not all infrastructure.

The use of ‘will only be supported’ makes the policy overly restrictive. There might be some forms of development that that won’t have an impact on the infrastructure. To ensure it is not overly restrictive we recommend that ‘where appropriate’ is added to allow some flexibility in the policy.

Ref. Policy Comments

EVIDENCE BASE DOCUMENT

Character Appraisal

We have already discussed the implications of the evidence base on many of the policies in the plan.

The evidence base report contains a Character Appraisal which has been used to inform the design policies BER2-BER6. The design policies are quite detailed and we are concerned that the evidence presented to date is not sufficiently robust to justify the requirements currently set out in the policies.

The Character Appraisal has considered each settlement in turn, discussing the characteristics of that area. Within the introduction to this report it sets out that the appraisal is primarily visual in its analysis, which follows a desktop review of the available evidence (notably the Oxfordshire Historic Environment Record and 'The Departed Village' R.E. Moreau, OUP, 1968)). Members of the Neighbourhood Plan Steering Committee undertook a walk around the settlements in June 2018, accompanied by Neil Horner MBA MRTPI, the planning consultant appointed by the Parish Council to assist in the preparation of the Plan. Observations were made and noted, and photographs taken, of points of interest. The report has been drafted by that team.

The information above is the only information available regarding the methodology of the Character Appraisal. It is not clear how during the walk around the information was recorded. It would be useful if the observations were presented in a table and applied to each of the settlements. Please see the link here, for a Character Assessment Pro Forma produced by Planning Aid. In addition to the narrative you have provided we recommend you use a template such as that to present your observations.

If you have any additional evidence at this stage it would be useful to incorporate it into your evidence. It might be the case that you have already undertaken the work and that it just needs presenting.

The National Planning Policy Guidance states:

'Proportionate, robust evidence should support the choice made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan'.

For some additional guidance we suggest you look at Planning Aid's, 'How to prepare a character assessment to support design policy within a neighbourhood plan' guidance. Link - [here](#).

Ref. Policy Comments

The character appraisal provides a good description of the area, but is lacking in its assessment. The assessment has been wrapped up in the policies in the neighbourhood plan. We would advise that you review your Character Appraisal considering what we have set out above.

Local Green Spaces

In line with our comments for policy BER10, we think that the presentation of the evidence could be improved. For clarity it would be better if the green spaces were assessed individually, rather than providing a single narrative covering all of the designations.

Important Views

In line with our comments on policy BER9, we are concerned that not enough evidence has been provided for the justification of these views.

Heritage Assets

In the evidence historic environment records, village history, and listed buildings are identified and set out. However, how these are applied in policy, besides from the single bullet point in policies BER3 – BER6, is not clear.

Ref C1 – 17/01 FULL RESPONSE TO BSNP FROM Thames Water

General Comments

17/01a

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the Revised National Planning Policy Framework (NPPF), July 2018, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...” Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”

Paragraph 26 of the revised NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: “Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).

The way water and wastewater infrastructure will be delivered has changed. From the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies’ investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

Infrastructure Requirements

As stated within the plan in Sections 2.38 to 2.41, there is a problem in this area with flooding associated with high ground water levels. As such this catchment is one of the drainage strategy catchments for which we are undertaking investigations and will produce a strategy for the catchment, an update document is due to be published soon. Part of the drainage strategy approach is monitoring of the pumping stations which we are currently undertaking having installed monitors.

With regards to the size of the rising main going to Benson, this is not considered undersized for the number of connected properties. This is because the problem in this catchment is due to periods of very wet weather only. If we upsize the rising main but do not increase the base foul flows through growth - which is not currently planned in this catchment - we will be introducing the risks of septicity, odour and rising main blockage to the catchment.

As per point 2.42 it states some applications for new housing in the parish have reverted to installing their own treatment plants instead of connecting to Thames Water’s network. There is no justification to pursue this approach. We will seek to work with the Local Planning Authority and developers to discuss the drainage strategies for developments in order to assess the impact of additional flows on the public sewerage system. If the additional dwellings connected into public sewers are predicted to cause detriment to the existing levels of service we’ll ensure that drainage solutions are in place prior to occupation to create additional capacity. Were necessary we will seek the inclusion of phasing conditions on any approval to ensure that the additional capacity is provided ahead of the occupation of the relevant phase of development.

17/01b

Policy BER15 Supporting Infrastructure

Thames Water Support Policy BER15 in principle, however in light of the changes which took effect in April 2018, and there no longer being a requirement for developers to demonstrate that capacity exists, we would request that the Policy is revised to state that ‘Developers should consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.’

It is also recommended that the following supporting text is added for Policy BER15: ‘Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.’

Thames Water encourages developers to use their free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if there will be capacity in Thames water and/or wastewater networks to serve their development, or what Thames will do if there is not.

The developer can then submit this as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.’

In relation to the text in paragraph 5.40 it is considered that this will require amending to remove the requirement for proposals to have a rigorous analysis as this is no longer the responsibility of the developer but will be for Thames Water to undertake. Greater certainty can be provided for developers and the Parish Council of the requirement for any infrastructure upgrades by the developers taking advantage of the pre-application process provided by Thames Water. In the absence of such discussions having taken place it is more likely that we will seek phasing conditions on any approval to ensure that any necessary upgrades are delivered ahead of occupation.

Ref C2 – 11/03 FULL RESPONSE TO BSNP FROM Gladman Developments

11/03a

BER1 Settlement Boundaries & Infill Development Policy BER1 seeks to introduce settlement boundaries at Berrick Prior, Berrick Salome, Roke and Rokemarsh.

Gladman do not consider the use of development limits to be an effective response to future development proposals if they would act to preclude the delivery of otherwise sustainable development opportunities, as indicated in the policy. The Framework is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a). Beyond, this, Gladman consider it necessary that the policy recognises, that within the plan period, it may be necessary for greenfield development, outside the development limits, to come forward to assist with meeting local housing needs. As such, we recommend that sufficient flexibility is established in the policy so as to ensure that the plan can adjust to any local changes.

11/03b

BER2 Design Details & Policies BER3 – BER6 Policy BER2 sets out a list of design principle that all proposals for residential development will be required to have full regard to. Further policies BER3 – BER6 set out individual design requirements for each of the areas within the plan.

Whilst Gladman recognise the importance of high-quality design, planning policies and the documents sitting behind them should not be overly prescriptive and need flexibility for schemes to respond to sites specifics and the character of the local area. There will not be a ‘one size fits all’ solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments.

11/03c

BER9 Important Views

Policy BER9 identifies 12 important views.

We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views.

In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.

Opinions on landscape are highly subjective, therefore, without much more robust evidence to demonstrate why these views and landscape areas are considered special, the policy in its current form will likely lead to inconsistencies in the decision-making process.

BER10 Local Green Spaces

Policy BER10 identifies a total of 7 parcels of land that are to be designated as Local Green Space.

The designation of land as Local Green Space (LGS) is a significant policy designation and effectively means that once designated, they provide protection that is comparable to that of Green Belt land. As such, the Parish Council should ensure that the proposed designations are capable of meeting the requirements of national policy if they consider it necessary to seek LGS designation.

The Framework is explicit in stating at paragraph 100 that 'Local Green Space should be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services'. With this in mind, it is imperative that the plan makers can clearly demonstrate that the requirements for LGS designation are met. The designation of LGS should only be used:

- • Where the green space is in reasonably close proximity to the community it serves;
- • Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- • Where the green area concerned is local in character and is not an extensive tract of land.

Gladman suggest that the evidence that has been produced to support the designations of LGS is not considered robust or detailed.

Ref C2 – 14/01 FULL RESPONSE TO BSNP FROM Ridge Consultants

14/01a

Settlement Hierarchy

The status of the settlement(s) needs to be clearly defined throughout the NP and be consistent with the emerging South Oxfordshire Local Plan 2011-2034 (LP), that lists Berrick as an 'other' settlement. When the NP discusses planning policy as adopted and emerging, it does acknowledge that the settlement is an 'other' settlement, which is supported but this then needs to be reflected within other proposed policies within the NP, particularly relating to housing. In this regard, the LP states that 'other' settlements can accommodate single dwellings and infill development on plots of 0.1-0.2 ha for between 2 and 3 houses. This matter is not directly acknowledged in the

current draft of the emerging NP and should be to reflect the emerging development plan that it will be read in conjunction with.

In addition to the above, the NP should also reflect and be mindful of the guidance set out within the Framework that emphasises the need to significantly boost housing supply and acknowledges that small scale sized sites can make an important contribution to meeting the housing needs of an area. Moreover, the Framework also acknowledges that housing in villages will help them thrive by supporting local services. In this regard, the NP should acknowledge these points within the emerging residential policies in the plan.

14/01b

Infill and Entry Level Homes

Subject to the comments above, the policy on infill development BER1 is supported on the proviso that it reflects the LP. However, policy BER7 that states that residential development in the village should be for entry level housing is not. It is acknowledged that entry level housing should be provided but this policy, as written, would restrict other forms of housing development coming forward. Again, this policy should reflect the Framework that seeks to ensure that housing is provided for different groups in the community.

14/01c

Benson NP

The Benson NP is mentioned within this emerging NP but should be further updated to reflect the fact that the Benson plan has now been adopted and should show the allocated sites that adjoin this NP and the connections that will be facilitated between the settlements that include footpath connections and the Benson Relief Road. Finally, it should be noted and this is a matter for the emerging LP as well as this NP, that the initial LP Regulation 19 draft published at the end of 2018 refers to Berrick as small settlement but the one on the Council's web site refers to it as an 'other' settlement. I assume the latter is the most recent but this should be clarified as both are dated January 2019.

Ref C3 – 18/10 FULL RESPONSE TO BSNP FROM Parishioner C

I can confirm my general agreement to the draft plan. There is one item that I would like you to consider. Apple Orchard, Parsonage Farm (OX10 6JQ)

This green space is at a busy village junction and I believe merits protection from future removal. Development would harm the character and appearance of this part of Berrick Salome, thereby detracting from the attractive rural setting. Since living in Berrick Salome, there have been two unsuccessful development applications and I am concerned that this piece of land is at risk under the present planning regime.

From a conservation article:

For the past 50 years the acreage of traditional orchards has been steadily decreasing, with an estimated loss in area of 60 per cent nationally since 1950, and with some counties, such as Devon, seeing losses of up to 90 per cent. Agricultural intensification is the single greatest cause. For commercial growers, traditional orchards have long been economically unsustainable since large trees require a lot of labour to harvest from and prune and are less productive per-hectare than bush trees.

Small traditional orchards are often found in or near villages and towns, and this has left them highly vulnerable to development. An orchard identified on maps as dating back to 1575 was replaced in 2007 by housing in the village of Bawdrip on the Somerset Levels despite a decade of campaigning from local people. More recently, in the town of Chipping Campden, Gloucestershire plans to replace an ancient orchard with a car park have polarised local opinion. Orchard sites are currently classified as 'agricultural land' and so have only limited legal protection from such schemes.

Generally, traditional orchards are poorly represented among SSSI, National Nature Reserve or Wildlife Trust sites.

There are a few notable exceptions such as Lower House Farm, a Herefordshire Wildlife Trust reserve and the Wyre Forest SSSI in Worcestershire.

Charities and non-governmental organisations have played a primary role in mobilising a traditional orchard conservation movement to address these threats. Common Ground was an early pioneer, establishing the Apple Day celebration in 1990, which has steadily accumulated interest and is now a nationwide event. Currently there are orchard groups representing most of Britain, with the common aim of promoting traditional orchard heritage and knowledge. There are also many community orchard projects in the UK that involve groups of local volunteers in the restoration, preservation or creation of orchards. The orchards of Cleeve Prior in Worcestershire were acquired and restored by a locally established heritage trust, with the fruit used to make Prior's Tipple, a cider that promotes the use of old orchards.

Despite this movement, traditional orchards are still severely under-protected by the law and conflicts between developers, farmers and conservationists regularly occur. Protection measures for threatened sites involve the establishment of Tree Protection Orders (TPOs) through local council tree officers, combined with building a case around the ecological, genetic, historical and social importance of the site. A case study for a successful campaign is the perry pear orchard near Brockworth, Gloucestershire. Information about the campaign is available on the Gloucestershire Orchard Group website.

Flagship species have been used by various conservation groups to publicise traditional orchard conservation with, for example, Butterfly Conservation concerned about declines in the mistletoe marbled moth. The People's Trust for Endangered Species recently undertook a national survey of traditional orchard extent and condition, with the noble chafer beetle as focus species.

In October 2008 the National Trust and Natural England committed £536,000 to establishing a partnership project titled 'Conserving and restoring traditional orchards in England', which has funded restoration work, the creation of new orchards, and surveying and training activities. It is set to continue until March 2011.

The response is divided into two sections. The first part deals with corrections of fact etc. The second section consists on opinions and suggestions regarding the plan's contents.

Corrections Page	Section	Paragraph	Comment
4 (and other pages)	Foreword (and other sections)	4 and 8 (and other paragraphs)	The plan refers throughout to the village hall as 'Berrick Salome Village Hall'. It should be 'Berrick and Roke Village Hall'.
4	Foreword	10	Refers to SODC as 'his' instead of 'their'.
8 22	Consultation Community Views on the Neighbourhood Plan	1.11 4.1 4.3	It is not correct to say that 'all the necessary background information' is on the website. It is not apparent where the neighbourhood plan details are from the home page of the website. For electronic copies the website live link should go to the <u>neighbourhood plan page</u> rather than the home page.
10	The Neighbourhood Area	2.9	Bullet point 6 refers to the 'Benson & Roke Brass Band'. It should be the 'Roke and Benson Brass Band'.
13	The Neighbourhood Area	2.36	Benson and Chalgrove do not really meet the definition of 'conurbations'. It would be better to say '... between the two larger villages of...'
14	The Neighbourhood Area	2.41	This should also mention tankering at the Rokemarsh pump station which was probably more extensive than that near Weller Close.
20	Planning Policy Context	3.2	Needs to be updated to show that the Warborough plan has passed referendum.
22	Community Views on the Neighbourhood Plan	4.1	Bullet point 2 refers to the 'Berrick and Roke' Facebook page. There is not a page of that title. There is a group called 'Friends & Residents of Berrick, Roke and Rokemarsh'. It should be made clear that this group is nothing to do with the Parish Council or the Neighbourhood Plan team.
Page	Section	Paragraph	Comment
23	Vision, Objectives and Policies	Numerous	Previously the Berricks, Roke and Rokemarsh have been referred to as settlements. In this section, and elsewhere, they are referred to as villages. There should be consistency. Settlements is more accurate and avoids the problem of defining what is a village and what is a hamlet etc.
32	Vision, Objectives and Policies	BER9	View B10 does not appear to be shown on the map on page 41. View B2 – on the map on page 41 this is shown in Berrick Prior. View R6 is repeated twice on the map on page 42 and there is no R7.
40 41 42	Policies Map and Insets	n/a	It would be helpful to have an indicator of North on the maps.

Ref C3 – 20/10b FULL RESPONSE TO BSNP FROM Parishioner E

22/10a et seq

Parishioner E 22nd October 2018

Comments and questions regarding draft Neighbourhood Plan for consideration, please Firstly, I'd like to commend the team for their hard work and time in canvassing and analysing the opinions of residents of the parish and in drawing up this plan. I do, however, have some questions to ask and some issues to raise, please.

1. Questions about future development:

- I am personally in favour of a few (maximum 5 by 2033) new houses being built, spread around the parish, but only if they are small, affordable homes (suitable either for entrants to the housing market or for downsizing). This is the national and local housing need and I think that only these – as long as they are within the excellent design parameters drawn up by the Plan – should be considered in our parish. I think that we have a responsibility to preserve the character of our typical English 'other' village and don't think we should sacrifice our green paddocks/fields for large family homes.

Is there a maximum limit to the number of new houses in the minds of the Council for the period to 2033? I am concerned that all the 'allocated' sites will be built on.

- Design control is really admirably described in the plan but developers will, after all, be looking to make the maximum profit, which obviously comes from building cheap 'off the shelf' housing, so how much clout will the Council actually have in the end over the design of houses that are given planning consent? How much will the Council be able to police and follow through on the statement that houses should be suitable for either entry to the market or downsizing? Do the stipulations within the Plan have a legally binding effect with regard to design?

2. Issues about the draft drawing of boundaries:

Green Spaces

- I should like to recommend one more 'Green Space' to be specifically preserved (in addition to the Allotments, Village Hall etc.) This is the delightful 'sheep' orchard that lies between Graces Farm Barn and Parsonage Farm Cottage. I believe this green space is just as important to the rural character of Berrick Salome as the old village green is to Berrick Prior, as it is an ancient, typically bucolic orchard in the 'centre' of what is otherwise a totally linear village, complementing and complimenting the farmyard opposite and the Millennium Stone triangle. I think it would be a crying shame if this orchard were ever built on.

- 'The area around the Church' – I think this needs to be specifically defined. How big is that area and what exactly does it include?

Transparency

The direction of travel of the plan has been reported as not prescribing or allocating specific areas for building. However, the plan does (commendably) choose to separate the four settlements and preserve the fields in between. The result is that there remain so few spaces that could be built on (according to the boundaries drawn on the plan) that I believe it is an (unintentionally) disingenuous claim that the plan has not allocated spaces for building! I have been told that there is a nuance which is that those few spaces would remain neutral (rather than being given the green light). However, the plan states as one of its Policies (Ber1 on Boundaries and Infill): Proposals for small scale, infill development within a village boundary will be supported, provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan.

Whilst the Informal Consultation Document uses wording that even more clearly conveys the intention to give the green light to building within the boundaries 'proposals for small, infill development will be accepted in principle if they are inside the boundary, and will be supported if they comply with design, access policies etc

The wording of this statement does not strike me as neutral, therefore the green areas within the boundaries are allocated for development.

Balance, Logicality and Consistency

Given the above, it looks to me as though the Littleworth end of Berrick Salome has basically become the sacrificial lamb, as, within a couple of hundred yards, the boundary includes two green sites: one a backland site (the paddock belonging to Crickhollow) and one infill field between Shepherd's Cottage and West Cottage, but excludes another viable infill site:

It is stated that it is important that the boundaries drawn by the Plan should be 'logical' and 'consistent'. I feel that it is illogical and inconsistent to include the field that separates West Cottage from Shepherd's Cottage and yet to exclude the field that separates Little Frogs from Stonehaven with the argument that Little Frogs is an outlying dwelling. It is no more outlying (the very same distance in fact) than West Cottage from Shepherd's Cottage. (West and West End Cottages don't even have houses opposite, so are arguably more outlying)! I would like to see the eastern part of the field belonging to Lower Farm brought inside the village boundary. It is a site that they once wanted to develop. They wouldn't have to build there but if it was included as a possibility, over time it would give more choice and more balance to the village; say for a small development (2 small, affordable houses?) to be allowed there and a small development between West Cottage and Shepherd's Cottage (2 small, affordable houses?). Before the tall trees grew up along the hedgerow, there was a wonderful, open view across to Wittenham Clumps. A couple of well-sited small houses along there (with removal of a few of the tall trees) would open up that view again and considerably lighten the aspect of the road. Conversely, in my view, the inclusion of Crickhollow's paddock is inconsistent with the historically established linear nature of Berrick Salome, which is made up of two diverging roads which move away from the focal point at the Millennium Stone apex. To build on that land would be of great detriment to the village for the following reasons:

- Counter to the argument that Berrick Salome is triangular in nature, I don't believe that any added density by developing behind the building line would enhance the village. On the contrary, the existence of the Crickhollow paddock acts to separate the two roads as they diverge and give them their linear nature and their specific local identities (Berrick Littleworth and Berrick Cowpool).

It would not suit the character of Berrick Salome to create density of housing and 'close in' an open aspect.

- The paddock is a green space, traditionally (during the 35 years I have lived here and before) used as grazing for horses and one of the few paddocks that has not been made into garden. It is not only a desirable view for Shepherd's Cottage, The Smokehouse, Yew Tree Cottage, all of the houses along Weller Close and Cuddythorne on the Cowpool road, but also a 'key view (or green space) between buildings' that helps retain the rural nature of the 'centre' of Berrick Salome. As a resident of Berrick Salome, I maintain that there is an importance to this 'rare glimpse view from the main road' of a green paddock through a field gate, as opposed to non-stop driveways and houses.
- Any building on this paddock would have to be behind the established building line and would thus be building on backland.
- to build on backland would create a precedent that would be to the detriment of the village as it would create a density that is untypical of the nature of the village and might be the start of further backland fill (i.e. people building in their back 'gardens'.) For example, Yew Tree Cottage would we be given permission to remove the garage and add a new driveway where it presently is, leading to a new house built behind the building line, at the bottom of our garden?
- I believe the Plan has excluded one or two other possible infill sites due to potential danger caused by access (the scrub-land on the southern corner of the Roke road, opposite Cherry Trees?). I think that access to the Crickhollow paddock, given the number of driveways situated just after the dangerous bend by Jakemans, would create extra hazard to cars, let alone cyclists, pedestrians and equestrians, all of whom use this road daily.

For all of the above reasons, given the Plan's avowed intent to support building on infill sites within the boundary, I submit that the boundary should exclude the Crickhollow paddock.

Ref C3 – 22/10g FULL RESPONSE TO BSNP FROM Parishioner F

I would wish to see three areas of woodland protected as part of the “green spaces” designation or something similar. Two in Berrick Salome, one in Roke.

These areas can be seen on the DEFRA map that I shared recently and carry a designation of Priority Habitat Inventory - Traditional Orchards (England).

<https://magic.defra.gov.uk/MagicMap.aspx>

Apple Orchard is one of these spaces and this Defra designation should be included I believe.

The settlement boundaries as they are currently shown give very little scope for development sites as they revert to run along the road in the main where housing is not present (for instance on the road between Cases Court and Little Frogs). This approach has not been applied for the Apple Orchard and this makes it one of the few “spaces” within the settlement boundary and the plan as it stands would bring such spaces under more pressure.

For consistency with the rest of the plan I believe the settlement boundary should also follow the road and exclude the Orchard rather than including it.

Ref C3 – 23/10a FULL RESPONSE TO BSNP FROM Parishioner G

The other issues that came up last night that I tried to summarise as

- 1) Sewage issue in Roke (and Rokemarsh) understated
- 2) Have we left enough development opportunities?
- 3) How can we influence density of development on one site and " spread it around"

Plus, I forgot to include the request to circulate the Character Assessment once amended-- Sue I'm not sure what amendments you referred to and who is doing those.

I thought last night's consultation was most productive. Did anyone think otherwise?

Ref C3 – 4/10a FULL RESPONSE TO BSNP FROM Parishioner P

Firstly, let me congratulate the team on the preparation of the neighbourhood Plan on behalf of the village.

I noticed that the boundary map shown in the presentation was different to that in the document submitted and I would be interested to see this new boundary more clearly before commenting.

There was a number of discussions about housing in the village and I do fully realise that it is not the plan of the group preparing the neighbourhood plan to propose specific sites. I do think that the principles (aside from the style) should be established, I believe that the village needs smaller housing and that new large houses should be discouraged. One of the issues in Berrick Salome for affordable housing is the complete lack of any form of public transport, shops, schools etc which means there are more likely spots in South Oxfordshire for this type of development.

Ref C3 – 25/10b FULL RESPONSE TO BSNP FROM Parishioner I

My first question concerns the "planning boundaries" that the PC are suggesting. If they are drawn tight to each village will this mean that when those planners higher up the ladder see the area, they will see 4 separate villages (not one community and parish as we see ourselves)? I am concerned that on identifying the space/countryside they will think it an ideal area on which to build a road, for example. Whereas if those boundaries were stretched a little might it limit the apparent space for infrastructure projects (i.e. roads)? I can quite see that herein lies a dilemma between ribbon development and the imposition of road building.

My second question is about the building of cul de sacs which are described as "lazy planning development". I should have asked for this reasoning to be explained. Would not one such development be a possible solution to

appropriate housing in the parish? Single level, small houses suitable for older people and younger people alike (on grounds of both adaptability for the former and affordability for the latter) in a nearly traffic free area.

And on the subject of affordability, and this isn't really a question, if the target is to get younger less affluent people in to the Parish then the solution must be for altruistic development. It would require someone to build, on their own land, appropriate dwellings and then lease them to a Housing association who could then rent them out or perhaps sell them on under their usual co ownership schemes. Without such a scheme the use of the words "affordable housing" is, surely, disingenuous.

Ref C3 – 25/10f FULL RESPONSE TO BSNP FROM Parishioner Q

Just a couple of comments on the excellent draft Neighbourhood Plan v 9:

2.21 "Whether or not parishioners choose to worship there on a regular basis, they are fully supportive of their church and work to see it thrive. Thus, the PCC and other parishioners organise Open Gardens, Summer Fete, Pop Quiz, Progressive Supper, Christmas Fair and concerts..."

We wondered if this could also please include 'Tennis Tournaments'? Over the past years these have been annual events organised by and are intended to continue.

Unfortunately, this year there were various conflicting engagements that prevented it being scheduled but that is no reason to exclude it from the long list of village activities in support of church funds!

BER1 "The Neighbourhood Plan defines Village Boundaries at Berrick Prior, Berrick Salome, Roke and Rokemarsh, as shown on the Policies Map."

The definition of these village boundaries and the logic behind them seems to be a key part of the Plan and in the presentation on Tuesday, the 1897 map was used to help explain where these boundaries had originated from. We wondered if it might be useful to actually include the 1897 map with the proposed (new) village boundaries superimposed in the Plan document? This would serve a twofold purpose - it would demonstrate the logic behind the 4 separate historic communities, and would also show that 'infill' has indeed been happening through the last 120 years in a managed way - particularly visible in the Roke section of course where most of the gaps that were there 120 years ago have been filled. It may help counter the potential criticism of the plan, that the boundaries have been drawn so as to minimise development opportunities, by showing that these have existed historically and many have been taken advantage of - it's just that there are now not many left! Congratulations to the team on their excellent progress to date!

Ref C3 – 25/10h FULL RESPONSE TO BSNP FROM Parishioner R

I would like to submit the following comments on the current plan and hope they will still be considered.

I can confirm that both my husband and I generally agree to the draft plan.

However, there is one other area we consider a 'local green space' and we believe it should be protected from development:

Apple Orchard, Parsonage Farm (OX10 6JQ)

I have outlined our reasoning below:

- This well-established, pretty orchard or 'green space' is at a busy village junction and provides an important view from public vantage points.
- It has always been considered an 'important open space within the village' and any development would appear intrusive and prominent in the street scene and would be out of keeping with the surrounding development. It would also detract from the rural character of the area.
- This area is a designated Conservation Area and development would be harmful to its character and appearance and would compromise the setting of Parsonage Farm Cottage, which is a Grade II listed building, and the outbuildings of Grace's Farm, which are also of historic interest.

- Traditional Orchards have been recognised by DEFRA as hotspots for biodiversity in the countryside and they are known for their significant contribution to landscape character and local distinctiveness across the UK. Well-established orchards, such as this, are important habitats with significant ecological value (Barker et al. 2011), and I firmly believe they should be protected.
- We award this space the same value as those already proposed as ‘local green spaces’, such as the old village green and the area around St. Helen’s Church, and believe it serves a similar purpose and enhances the character of the village. It is one of the reasons we were initially attracted to the village.
- Development at this busy junction could be detrimental to our efforts to preserve the rural lanes of the parish and to highway safety.

For the reasons above and for consistency, I believe the settlement boundary should follow the road and exclude the Orchard rather than including it.

We do hope our comments are fully considered before the final plan is drawn up. There have been two unsuccessful development applications on this land in the past and as the plan currently stands, this land would be at serious risk of development in the future.

Ref C3 – 29/10a FULL RESPONSE TO BSNP FROM Parishioner S

Please can you note my objection that the designation of The Orchard, Rokemarsh being outside the village boundary and its description as a ‘countryside location’ as we are all aware this is no longer the case since DWH has been granted permission for 240 houses backing onto the property and land and with the major new island and bypass this area will no longer be a countryside location. I feel that omitting to show the BEN 3/4 scheme including island/road is not presenting an accurate picture of the immediate landscape.

Ref C3 – 11/11 FULL RESPONSE TO BSNP FROM Parishioner T

I take on all your comments and I read through the plan last night. I do realise that no actual planning permission has been sought as yet. Though from yours and Parishioner E’s tone I came away with the impression that you would not be surprised if they did so in the future. We are calling around to see other Parishioners later today to make sure that everything is out in the open with no potential for any unfounded suspicion.

Our emails have flow in opposite directions at the same time. You make a compelling argument against any Planning Application on the field.

Following on from our phone conversation last evening I would like to clarify our views on any future proposed development on the paddock. The paddock is not between The Smokehouse and Shepherds Cottage, it is directly behind Shepherds Cottage and adjacent to The Smokehouse with vehicular access between the two houses. Therefore, any development on this land would not be linear infill but backfill between the rear gardens of the houses on the two roads that make up the v shaped aspect of Berrick Salome. It does not adhere to or comply with the spirit of the proposed village plan.

The Smokehouse has an open outlook over the paddock from every room in the house bar the bathrooms (photo attached). The vehicular access overlaps the front of The Smokehouse and veers to the left to gain entry into the paddock, hence any car driving into the paddock would head towards our sitting room window before bearing left (photo attached). Any development on the paddock would have a severe detrimental impact on our quality of life. Therefore, Rachel and I would be strongly against any development on this land and would vigorously oppose any attempt to build upon it. If you would be kind enough to let the members of the planning team know our concerns and views, I would greatly appreciate it.

Ref C3 7/12 FULL RESPONSE TO BSNP FROM Parishioner V

I have just had the opportunity to read the pre-penultimate Plan produced by the PNPT and have a particular interest in the farmland to the North of the Grade 2 listed Priory Cottage.



I note on pages 37 and 38 there are photographs of “important views”. It appears this area of land, which forms part of Manor Farm, has been overlooked.

I gather the criteria required to designate these “important views” included views from the road looking towards open farmland. This plot of land adjoins open farmland. Presently it is separated by the stream and a high. Well established traditional field hedge which, if removed or reduced in height would enable a clear view across farmland.

It is worth noting that at the beginning of the year (February/March 2018) the landowner enclosed part of his field which runs parallel with this parcel of land. This enclosure has considerably increased the size of the plot and the increased area now extends to the rear of Priory Cottage (see photos attached). I gather it is the farmers intention to cut down the existing hedge between this existing plot and the newly enclosed land, which will therefore create an uninterrupted view across farmland.

Therefore, I should be most grateful if consideration could be given to this area of farmland being included in the Plan as an “important view”, since, if not considered now as an important view, it undoubtedly has the potential to become one.

Ref C3 – 14/12 FULL RESPONSE TO BSNP FROM Parishioner W

I am currently working my way through the Berrick Salome pre-submission neighbourhood plan with a view to sending you my response to it in the near future.

I have seen in paragraph 6.9 of the proposed plan that works to the Rokemarsh Triangle have been suggested. I should be grateful if you could let me know what these proposals are. I have concentrated on the policies because they are the important part of the plan and particularly on those affecting Rokemarsh where I have lived for over 30 years. I do think, however, that the plan would be better with some editing to reduce duplication. The most striking example is the coverage of local history which comes up four times, paragraph 2.1 onwards and page 28 in the Evidence base and in the foreword to the plan and in paragraph 2.10 onwards. The amount of local history detail which is relevant to the plan is probably quite small. The history text also contains a number of statements which were believed in 1999 but which are known to be wrong.

The most up to date and accurate history of the parish is now in Volume 18 of the Victoria County History of Oxfordshire, published in 2016. This is now available free to view at:

<https://www.british-history.ac.uk/vch/oxon/vol18/pp69-88>

I have attached a PDF file of the history which may help. Perhaps I should also point out that I have some knowledge of town and country planning having been a member of the Royal Town Planning Institute from 1972-96 and Chief Planning and Development Officer of Oxfordshire County Council from 1986-96.

PROPOSED POLICY BER 1

The policy for new housing is perhaps the key policy in the plan. It needs to be clear, to define the terms used, relate to other policies and use the same wording as that in the District Plan but adapted for Berrick.

The policy also needs to consider possible housing proposals for Rokemarsh Farm which would not be ‘infill’ development.

If the policy were reworded as follows it would do this and be clearer and less likely to be misinterpreted.

‘Policy BER1 - New Housing

Proposals for housing on ‘infill’ sites within the settlement boundaries, as defined on the proposals map, will be permitted provided:

1. The scale of the new dwellings is appropriate to their location and their design complies with policies BER2-BER6. If the site of the proposal lies behind existing dwellings (i.e. is ‘backland development’) it should not create problems of privacy and access and should not extend beyond the settlement boundaries.

2. Important areas of open space of public, environmental or ecological value are not lost, nor an important public view harmed. Areas of particular value, defined in policies BER9 and BER 10, should not be lost.

3. There is no conflict with other Development Plan policies.

(In this policy an 'infill' site is a small gap in an otherwise continuous built-up frontage or another site within a settlement where the site is closely surrounded by buildings. Its area will not normally exceed 0.1 of a hectare.)

As an exception to the infill policy, proposals for up to two new dwellings on Rokemarsh Farm will be permitted provided that the dwellings comply with the above conditions, that they are sited to minimise their impact on neighbouring houses, that they take access from Braze Lane and not from Journey's End Lane, and that all the existing buildings are removed from the site.

New dwellings will not normally be allowed elsewhere in the Parish.' The reason why Rokemarsh Farm is excluded from the 'infill' policy is that the farm is now too small to be economically viable and the present buildings need to be replaced for aesthetic reasons.

Objection to proposed settlement boundary at Rokemarsh.

The suggested development boundary Rokemarsh is not acceptable. The Evidence Based Report (section 7 Appendix A) states that that 'settlement boundaries reflect plot boundaries'. This is not the case at Rokemarsh where the proposed settlement boundary cuts through the middle of the field north of Journey's End Lane and subdivides Rokemarsh Farm. Both of these boundaries suggest (hopefully inaccurately) a wish for more housing in these areas where building would not meet the 'infill' policy. A suggested revised settlement boundary for Rokemarsh is attached.

PROPOSED POLICIES BER2, BER3, BER4, BER5 AND BER6

These policies which commendably try to achieve good designs for new houses (though what is good will always be a matter of opinion) all start by saying 'Proposals for new buildings ... will be supported ...' This wording is open to misinterpretation. What they should say is that 'Proposals for new housing which are accepted under policy BER1 housing should ..(and then specify the design requirements).'

PROPOSED POLICY BER7

The majority of first-time buyers are challenged by the asking prices for new homes in this area. The approved neighbourhood plan for Benson allows for the building of over eight hundred dwellings including starter homes. Benson is probably a much better place for most first-time buyers than Berrick. It has shops, a surgery, a library, a school and public transport whereas Berrick has none of these. The new houses proposed in Benson will be within yards of Rokemarsh and it is hard to see that there is a convincing case for new development just for starter homes in Berrick. The suggested site size of one hectare (2.4 acres) is really a very large site in Berrick and could, at starter home densities, accommodate 30 dwellings. I think this policy should be removed from the plan.

PROPOSED POLICY BER8

Is this policy intended to apply to Rokemarsh Farm? This farm is visually prominent from the path to Benson and it would be unacceptable on traffic and visual grounds to contemplate commercial development. Commercial developments which start small and are successful, inevitably grow.

I would like this policy to say which farms it applies to and for it to exclude Rokemarsh Farm.

Ref C3 – 19/12 FULL RESPONSE TO BSNP FROM Parishioner W

Statements about the History of the Parish which could be corrected in the draft neighbourhood plan.

1. Available evidence of the parish's history (EB-1.2, EB Village History, 1st para)

The best available evidence is now in volume 18 of Oxfordshire's VCH which was published in 2016.

2. Was the parish 'unimportant' and why was the church a chapel of Chalgrove? (EB 2.8, EB Village History, para. 6))

The Parish was a small agricultural settlement. 'Unimportant' raises the question of unimportant to whom - it was important to its owners, the people who worked there and the people who ate the food they produced. The reason the church was attached to Chalgrove church (what we would now call a chapelry) was that the manor of Chalgrove absorbed the manor of Berrick Salome. The paragraph suggests that there was a chapel in 1086. There is no evidence of this. The present church probably dated from the late 11th or early 12th century.

3. Enclosure of the open fields. (EB-2.10, EB Village History paras. 4, 10, and 11). Prior to enclosure in 1863 the open fields of Berrick Salome, Benson and part of Ewelme were totally intermixed with strips of land belonging to the three parishes alongside each other and it was impossible to draw a single line marking the parish boundary. The enclosure Act changed this and allocated the areas of land described. The areas of the parishes were simplified but there remained lots of detached parcels of land which are shown on the earliest ordnance survey maps. The present geographical area of the parish in fact had large areas of common land but the right to use the land were partially held by Benson and Ewelme farmers because of the system of intermixed fields. The account on Benson in the VCH has a plan which shows the extent of the common land. The award of parcels of land awarded to the churchwardens as part of the Enclosure was not a 'sop' but because they had lost their strips of land which formerly been in the open fields.

4. Origin of the name Berrick Salome. (EB Village History para. 5)

It was originally thought that the Salome part of the name referred to the de Sulham family (who were lords of the manor of Britwell Salome up to the 13th century). VCH research has shown that the de Sulhams had no connection at all with Berrick and that the earliest use of the name Berrick Salome was not until 1520. It seems to have been called Berrick Salome in imitation of Britwell Salome.

5. St Helen's Church. (EB Village History para 7, draft plan para, 2.13)

There is no evidence of a church in Berrick before the present one. The story about a link between dedications to St Helen's and King Ethelbald stems from a 19th-century article by a man called Kerslake who advanced a very speculative theory based on very little evidence. In any event the theory applied to Benson church which was the centre of a royal estate not to Berrick. The VCH research found a reference to the church at Berrick being called St Peter's in 1554.

6. Humps and Hollows near the church. (EB Village History para 7)

It seems unlikely the signs of former buildings shown by the humps and hollows near the church are anything other than the remains of cottages or farm buildings. There is no documentary evidence of anything grander.

7. Farming. (EB Village History para. 12)

In addition to Hale Farm, Parsonage Farm is still very active albeit that its landholdings are dispersed.

Rokemarsh Farm, although unused since the arson attack, is still a farm of sorts.

8. Does the Neighbourhood Plan need all this historical information?

The end of the second paragraph of the Evidence Based Report says:

'It is necessary to develop a clear understanding of the neighbourhood area and policy issues covered; but not to review every piece of research and data in existence – careful selection is needed.' (my emphasis).

Much of the historical information is not terribly relevant to the neighbourhood plan. At present it covers about five sides of A4 paper. A brief summary on the lines of the following would probably suffice.

Settlements were first established in the Berrick area because of the availability of a good water supply from springs flowing from the chalk hills to the south east. There is evidence of early settlements from the Bronze age onwards. By the time of the Domesday Survey, Berrick was established as an agricultural manor albeit with its landholdings intermixed with those of Benson and Ewelme, a situation which remained until the enclosure of the open fields in 1863.

Berrick Salome church is thought to date from the late 11th or early 12th century and has always been a chapel of the church in Chalgrove. There has never been a resident lord of the manor in the parish and hence there is no large house. There are however a number of surviving historic farmhouses some of which date from the 17th-century or earlier.

The 20th century saw a decline in the farming population of the parish. Employment opportunities at the Oxford Morris Motor Works and elsewhere marked the beginning of a change which now has few locals employed in agriculture. Residents now commute to work elsewhere, work from home or are retired. Most of the parish is still farmed though only two active farmsteads remain, much of the land being farmed from elsewhere.

A detailed, professionally researched and written history of the parish was published in

2016 as volume 18 of the Oxfordshire Victoria County History. (see: <https://www.britishhistory.ac.uk/vch/oxon/vol18/pp69-88>)

Ref C3 – 03/01a FULL RESPONSE TO BSNP FROM Parishioner X

I suspect that a lot of what I have to say will be a repeat of comments that you will already have received from other Rokemarsh residents so please forgive me if I am going over old ground.

I would very much like to congratulate you and the other team members for capturing both the character of the Parish and the concerns associated with it so succinctly. It is a very thorough document and I take issue with very little of it.

Inevitably, as resident of one of the properties that borders Rokemarsh Farm, most of my concerns are with that property and the likelihood of its redevelopment. It is clearly a special case within the Parish and I wonder whether there is an opportunity to use the Plan to encourage applications for appropriate development there.

To that end:

1. Can I propose that the definition of Infill in BER1 is more explicitly tied to those that are mentioned in the preamble (3.6 and 3.12)? I wonder if this has not been done already because it is possible to interpret either of those paragraphs as precluding all new development in both Rokemarsh and Berrick Prior (unless they are regarded respectively as parts of Roke and of Berrick Salome); nevertheless, it is surely appropriate to be clearer about what scale of development is regarded as acceptable. It is alluded to in the explanatory notes to BER1 but not (at least in my view) in the policy itself.

2. I think – and I know that at least some of my neighbours do too – that there is a case for treating Rokemarsh Farm as an exception to BER8. It does not fit comfortably with a number of the points raised in the policy, most notably in respect of the re-use of its buildings (which should surely not be encouraged). It also shares a boundary with part of the Benson development, so any development on that site needs to be seen in a different context from that of any other farm in the Parish. With a couple of minor changes, the recent planning application that was submitted and subsequently withdrawn for the site would probably have been highly appropriate; a developer taking BER8 (maybe in conjunction with BER7) at face value might be tempted to try for a much less appropriate design with all the attendant issues of drainage, sewerage and the more or less inevitable loss of separation between Rokemarsh and Benson.

3. On the same theme: you mention in 3.24 that the separation of the Parish from Benson is of importance specifically in the context of the Benson Plan, but I feel that it is also appropriate to reiterate it in BER6 (and BER7?) in the context of this Parish's plan too. I suspect that most of us would regard becoming a suburb of Benson at least as unfavourably as becoming joined to Roke. I wonder if you intend the positioning of the settlement boundary to perform this duty, but I think that explicitly ruling out joining the developments would be helpful.

As an aside: there is a reference to BER5 in para 5.9 and I suspect that it should be to BER6.

These are all minor details and I do not want to detract from the very comprehensive work that has been done here. But if some or all of these points could be considered, I would be very grateful.

Ref C3 – 11/01a FULL RESPONSE TO BSNP FROM Parishioner Y

As parishioners we greatly appreciate the work and time that has gone in to putting this together - we do not underestimate how involved this is and the team have our sincere thanks.

One item continues to vex us both however and this is the treatment of the Apple Orchard adjacent to Parsonage Farm Cottage.

We do recognise that some level of protection is afforded here with its classification as a green space following previous questions in this regard. However, we did raise the fact that it is included within the settlement boundary and this is still the case. The NP Team did respond that this was to be consistent within the plan but we do not see the consistency argument as correct as all other green spaces have the settlement boundaries set so that they are outside of that boundary.

The plan is looking to support primarily infill development and as it stands this site is one of the few possibilities for this. We would wish to see the orchard protected as much as possible and making it consistent with the other green spaces in being outside of the settlement boundary would do this. Indeed, it is difficult to see the reason not to do this given the stated desire to maintain the green spaces.

Ref C3 – 11/01b FULL RESPONSE TO BSNP FROM Parishioner Z

Firstly, we would like to take this opportunity to thank you and the Parish Council for the work that has gone in to the neighbourhood plan. We appreciate your efforts.

As mentioned in a previous email to you and the council, we still firmly believe that the land adjacent to us, known as 'the apple orchard' is an incredibly important green space in our village and should be protected. Therefore, we would like this land to be treated consistently with the other green spaces on the plan and set outside the settlement boundary.

We would really appreciate some careful consideration of this matter and an explanation as to why it is currently included within the boundary. Being within the boundary seems to mark it as a potential infill development site, which is in contrast to its priority habitat status as a Traditional Orchard and the desire to maintain these spaces.

Appendix D: Background Documents

Appendix D1: Parish Meeting Notes Sept 29th 2016

These notes record the meeting on Sept 29th 2016 at the Village Hall, Berrick Salome, held to consider whether the Parish should proceed with the production of a Neighbourhood Plan (NP).

The meeting was chaired by Ian Glyn, with Simon Rowberry (SR), Interim Planning Policy Manager SODC, invited to present an introduction to Neighbourhood Plans. Forty parishioners attended. SR's introduction follows:-

History

NPs were introduced in 2010. SODC is in the national vanguard for NPs, with the Thame plan being the first significant plan to be adopted in the country.

What are they and what's in it for us?

They are about the community having a vision that they choose to express in a formal planning document. Such documents have statutory weight, forming part of the statutory development plan, along with the [SODC Local Plan 2032](#) which is being worked on at the moment. NPs have significant weight and are taken account in appeals decisions; for that reason alone, one would expect a parish to want its own NP.

Our political leadership sees localism as the way forward. They see the District Council being as hands off as possible, leaving details of decision making down to the local level as far as possible. The Parish needs to decide on its priorities, building on particular focuses we might be interested in, such as heritage, car parking, community facilities etc..

SR advised us not just to focus on housing. NPs are about much more: our environment, transport improvements. However, the NP can't deal with strategic issues – for example, it couldn't allocate an out-of-town shopping centre, or propose less development than the local plan will.

The NP has to conform with the SODC Local Plan 2032, which is currently emerging, so the producers of both plans should be talking to each other as the two plans are developed to achieve their eventual convergence.

Contents of the NP

This is largely down to the parish. The district is not proposing a significant housing requirement; there is an overall guideline for all smaller villages of a 5% increase on average for all housing stock by 2032. But we don't expect every village to manage to deliver 5%, given the prevailing constraints which might exist.

As Berrick doesn't lie within an Area of Outstanding Natural Beauty (AONB) or within the Green Belt, this makes it more important that the Parish should consider preparing a NP. If it were within either of these, there would be much more protection against speculative development.

During the coming months, the Local Plan would develop the framework within which NPs could define more locally based development management. Whilst they should be compliant with national policy, they could reflect the local character, issues and constraints that exist.

How long would be NP last?

Normally one looks for a ten year time horizon. But one mustn't sit back for ten years having prepared it. Generally it will require a revision every five years and will need to be continually rolled forward.

How do we prepare a Neighbourhood Plan?

Two ways of doing it:-

1. At least twenty-one people request a neighbourhood forum; they require no connection with the Parish Council. SR didn't elaborate because...
2. It is far easier and better for places like Berrick that the Parish Council (PC) leads its production. The PC creates a working group, not necessarily all councillors; Cholsey have done it this way. SR very strongly recommended the PC-led way of doing it.

SR had another suggestion as to how it could be done. We could do it by joining with an adjoining parish to spread the workload even further.

Also, the NP does not have to cover the entire parish; it could simply cover a selected area. SR's advice is that it should cover the entire parish.

Funding

The Parish would receive a grant of £5000 from SODC to employ NP consultants to help us with the technical work. There are potentially other funding sources available. SR emphasised that the NP would be the Parish's plan, not SODC's.

Nevertheless, they do have powers to throw it out if it's not legally compliant or doesn't fit in with national or local plans. SODC don't want to do that; they want to work with the Parish to help us produce a fully acceptable plan.

Biggest Pitfall

Having too great expectations of what a NP can deliver. This is particularly true of towns and urban areas. (Link roads to motorways are not on!)

NP Production Process

1. Advise SODC how the NP production is going to be constitutionally organised, hopefully through the Parish Council.
2. Apply to SODC for area designation.
3. Start work, using consultants and establish a draft.
4. Consult on the draft, with SODC.
5. Produce the final draft, which will be examined by an independent examiner. Normally he passes the draft because if there were anything wrong with it, SODC will have warned us earlier and the consultant used will have advised us accordingly.
6. Once examined and passed, it goes to a referendum of the parishioners where at least 50% of those who vote are required to support the adoption of the plan. It can then be described as 'made'.
7. SODC incorporate it as part of the development plan process.

Q & A

There then followed a Q&A session and SR's responses follow.

Risk of merging with Benson

SODC have a long-standing policy (in the core strategy, so it's an adopted policy) of maintaining the identity of villages and other settlements. This policy is being rolled forward unchanged. That would give very strong weight to resist even an appeal to reduce the gap between our parish and Benson.

Would our NP help? It wouldn't do a lot in that particular instance.

Risk of village mergers within parish?

SR would not encourage us to allocate any land within the NP. Just leave it to the current infilling policy of ones and twos in appropriate gaps.

Chalgrove Airfield?

This is still only a proposal. Given the risk of substantially increased traffic flow if this goes ahead, the NP could have great emphasis on traffic management, working with OCC.

Plan Synchronisation

SR acknowledged that there is a problem in that all the NPs and the Local Plan are in different stages. SODC are trying to address this. But our parish shouldn't have a problem here in that we could start in

parallel with the Local Plan work and should have a much shorter timescale for plan completion; we should be able to get our plan made within 18 months or 2 years. Note that SR advises us against making land allocation, so we need only focus on the more visionary and environmental community-based improvements.

Effectiveness of NPs

In reply to a question asking where an existing NP has influenced planning decisions, SR replied that there are currently only three NPs, but (e.g.) the one for Thame has already had a lot of influence on local decisions. SR pointed out that we're in a situation where any housing development under current policy that will be permitted here will be little ones and twos within infill sites. If there are no infill sites, there won't be any ones and twos.

Evidence

Plan making and plan decisions today are all about evidence. The plan is only as good as the evidence; this is what is tested in the plan examination as much as anything else. Within SODC, there are many studies going on which are all collecting the evidence. That evidence can be used in a very positive way in considering planning applications and for fighting off planning appeals; for example if we say that the parish has x listed buildings, the evidence for that is actually the list of those buildings. This information can be kept up-to-date and used in making planning decisions.

If our NP includes a fairly detailed assessment of our heritage characteristics and our village characteristics, that will be a really good piece of evidence in a statutory document. This can be used if we ever get an appeal. It can also be used in future roll forwards of the district local plan.

Strategic Issues

Although (e.g.) the need to increase the size of the sewage pipe to Benson is strategic, there are ways of getting round it. The NP could say that we will work with Thames Water to improve drainage of surface and foul water in the parish.

Are NPs in the public domain?

Plans, toolkits etc are very much in the local domain. You can view those for the SODC area by clicking [here](#).

The SODC NP planning toolkit (Sept 2016) can be found [here](#).

The Department for Communities and Local Government (CLG) site gives a [lot of information on NPs](#).

Roads

SR considers our local roads awful and many locals think this is a good thing, in that it curbs rat runs through the village. He would not imagine that situations would arise where there would be massive road building, in view of (a) the expense of acquiring private land and (b) the change of local character if that were attempted.

However, if the Chalgrove development goes ahead, and we think it could have an unacceptable effect on our parish, especially traffic, it is most important that we have our NP solidly in place beforehand, talking about all aspects of the character of the parish we wish to protect. We could say that we want to protect our small lanes. SR suggested "An intrinsic part of the character of the three villages is their narrow ...".

Conservation Area

Can a NP affect the conservation area delineation? It can propose changes to a conservation area.

The Consultant

The consultant who would help us would be a professional planner. In fact we would be invited to select someone from a list provided by SODC.

The Decision

By a show of hands, the meeting agreed by a significant majority that we should proceed in producing a neighbourhood plan.

The NP Team

SR thought that we'd need 3 or 4 people at the outset to drive the project and a couple of others later to come in and help. The most important skill for such people is realism and the ability to engage other people in the parish.

The following people have all kindly offered their services:-

Alison Blakey	Chris Kilduff	Sue Lyons	Ray Perfect
Sarah Russell	Derek Shaw	Conrad Shields	Douglas Taylor
Brian Tracey			

In addition one Parish Councillor will be required.

Appreciation to Simon Rowberry

The meeting ended with a round of applause to Simon for his extremely helpful presentation.

Chris Cussens, Parish Clerk

Appendix D2: Terms of Reference for Plan Preparation

Berrick Salome Parish Council

Neighbourhood Plan Steering Group

Terms of Reference and Membership

Purpose

The Neighbourhood Plan Steering Group will take forward the production, through to examination and referendum, of the Berrick Salome Parish Neighbourhood Plan, ensuring that relevant consultation takes place, so that the plan accurately represents the views of the residents and other stakeholders.

Relationship with Other Groups

The Berrick Salome Parish Council (BSPC) will oversee the process at a strategic level, receiving regular reports from the Steering Group and referring key decisions to full meetings of the BSPC as appropriate.

Steering Group Membership and Roles

The Steering Group membership (which shall be reviewed from time to time) shall comprise of no less than five members all of whom should either reside or work in the Parish. The Steering Group shall be quorate with one half of its voting members, subject to a minimum quorate of four.

Chairperson	Chairs meetings, liaises with BSPC	Brian Tracey
Deputy Chairperson	Acts as Chair in Chairperson's absence	Conrad Shields
Secretary	Minutes meetings	Douglas Taylor
Meetings Convener	Arranges meetings dates and venues	Chris Cussens
Project Manager	Creates, monitors and maintains project plan (schedule), undertakes agreed actions	Brian Tracey
SODC representative (Non-voting member)	Advises on process, content, and alignment with SODC planning policy. Accesses SODC planning information etc as required	Ricardo Rios
Steering Group	Use their individual skills and experiences to undertake various aspects of project work. Drawn from Parish Councillors, residents, local landowners etc, these individuals will provide different perspectives to the work but are not representatives as such	Ian Glyn (Chair BSPC) Chris Kilduff Sue Lyons Ray Perfect Sarah Russell Derek Shaw

		Conrad Shields Douglas Taylor Brian Tracey Chris Cussens (Clerk BSPC)
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Finance

1. All grants and funding will be applied for and held by the Parish Council, who will ring-fence the funds for Neighbourhood Development Plan work.
2. The Steering Group will notify the Parish Council, advising them of any planned expenditure before it is incurred.
3. Steering Group members and volunteers from any working groups may claim back any previously agreed expenditure incurred during any Neighbourhood Plan related work.

Conduct

1. It is expected that all Steering Group members abide by the principles and practice of the Parish Council Standing Orders, including declarations of interest.
2. The Steering Group as a whole is accountable to the wider community for ensuring that the Plan reflects their collective expectations.

Dissolution

1. The Steering Group will be dissolved once its objectives have been attained and/or when at least (two - thirds) of its members and the parish council consider its services are no longer required.
2. The BPC will then dispose of any residual ring-fenced NP funds in accordance with any conditions imposed by the grant providers and in the best interests of the Parish.

Appendix D3: Neighbourhood Planning Area Designation

Neighbourhood Planning Area Designation Application Form



Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012



1. Single point of contact regarding the Neighbourhood Plan

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

2. Parish clerk details (if different from those above)

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:

Proposed area covers part of a single parish boundary area:

Proposed area covers multiple parish boundary areas:

5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.

6. Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known

Berrick Salome Parish

7. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area:

Neighbourhood Development Plan:

Neighbourhood Development Order:

Community Right to Build Order:

8. Reasons for considering the area appropriate

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

We consider this area appropriate as it covers the whole of the parish

9. Previous applications

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

Yes

No

10. Withdrawal of previous application

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant body

Name: Date:

Signature:

11. Declaration

I/we hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name: Date:

Signature:

Please return the form to:

Vale of White Horse District Council or

135 Eastern Avenue

Milton, Milton Park, OX144SB

planning.policy@whitehorsedc.gov.uk or

South Oxfordshire District Council

135 Eastern Avenue

Milton, Milton Park, OX144SB

planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.

Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.

Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

CONTACT OFFICER: Ricardo Rios
Ricardo.Rios@southoxford.gov.uk
Tel: 01235 422600

Mr Brian Tracey

135 Eastern Avenue, Milton Park
Milton OX14 4SB

01 June 2017

**DECISION REGARDING DESIGNATION OF BERRICK SALOME AS A
NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY
PLANNING ACT 1990 AS AMENDED**

This letter confirms that on 1st June 2017, the Head of Planning at South Oxfordshire District Council, designated the area shown on map 1 below as the 'Berrick Salome Neighbourhood Plan Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Berrick Salome Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Berrick Salome
- b) Map of neighbourhood area included below
- c) Relevant body: Berrick Salome Parish Council
- d) The Area Designation Application and Supporting Statement submitted by Berrick Salome Parish Council is available in Appendix 1

Yours sincerely,

Adrian Duffield
Head of Planning