

# **BERINSFIELD**

## **NEIGHBOURHOOD DEVELOPMENT PLAN COMMUNITY SURVEY**

### **REPORT APPENDIX**

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This document lists comments made by households in response to the Berinsfield Neighbourhood Development Plan Community Survey. Where there is a possibility of a respondent being identified, a comment has been edited.

## Question 6

The Berinsfield Neighbourhood Development Plan will be used to shape the future vision for the village. The Plan needs to identify potential development sites and put in place policies for housing, shops, employment and other local infrastructure. Please tell us what you think of these sites.

### BER1

#### Include in the NP as a possible development site

- develop as a commercial site only
- as long as access is away from the roundabout
- would take heavy lorries out of the village
- for secondary school
- should be in keeping with nearby bungalows
- yes to commercial development
- commercial use best
- good road access
- I think it should be used for housing as well as industrial use
- this would be the best site for development in our mind
- yes, stop heavy lorries coming through the village
- it would free up the land as you say and keep heavy traffic off the estate
- perhaps build a supermarket here
- it would be very beneficial to have more commercial properties
- move the industrial site
- possible residential or commercial site but must have pedestrian crossing
- commercial only
- providing a band of trees is planted between this and A4074
- this would lead to less heavy traffic around the village
- makes good sense for commercial use
- needs to be improved, it's an eye-sore
- move industrial/ commercial activity
- close to main roads for infrastructure
- need to look at increased traffic [as a result of development]
- would need new access to Main Road
- this will keep excessive traffic out of Berinsfield
- HGV access
- could stop heavy goods vehicles from using the village

- good idea as it frees up space
- ideal land to improve site and look more presentable
- relocate works at BER10, 11, 12, 13 and 15 to reduce village traffic
- a serious issue regarding lorries and vans using the site
- put new industrial units here and move buses and HGV traffic off village roads
- could allow bigger vehicles to enter commercial site with no impact on village traffic
- good idea
- for industry
- keep HGVs out of the village to make it safer
- good location
- could be considered for housing if speed limits and a crossing are put on A4074
- main sewers need to be sorted where they cross the field
- I would like to see commercial use of this area
- only for industrial use
- the car boot site is transferable to anywhere. I prefer market status to enable businesses and self-employment to prosper
- for industry or commercial use, including coach firm
- relocate existing commercial properties
- good for industrial development but not for housing
- close to the main road
- good for industrial retail and removing HGVs from the village
- a logical area for expansion

#### **Do not include as a possible development site**

- use of the land as a car boot site is valued. It is dangerous to get to with no crossing
- all these plans which are supposed to have happened have come to nothing
- will not be seen as part of the village- possible for industrial use
- all development should stay on the village side of the main road

#### **Protect from development in the NP**

- Why would we need a village pond when we have lakes all around us?
- environment and wildlife needs protecting. Also absorbs rainwater and relieves flooding
- main road an issue

#### **Do not protect from development in the NP**

- good for access
- this will improve the area
- needs pedestrian access across the road improved
- stipulate that A4074 bus stop crossing with infrastructure funding

## BER3

### **Include in the NP as a possible development site**

- would an exit only onto A4074 be possible to minimise traffic on main road into Berinsfield?
- ideal for retirement housing or one-bed flats
- for starter homes
- for housing, but needs the A4074 to slow down
- if it looks prone to flooding then care is needed
- it would be a tourist attraction
- yes, but not housing, due to risk of flooding
- perhaps as shops or industrial units
- develop as shops
- yes to a pond!
- it's only laying waste at the moment
- for more shops
- not a pond, but a café (like Benson) would be good
- acoustic treatment for housing. Provide roundabout at Fane Drive/ Drayton Road junction
- never seen it flood! Good place for petrol station with shops
- a restaurant would be welcomed
- café and shops could attract passing trade on A4074 and create income and employment for local residents
- should be developed with BER24, BER4 and BER1
- but not for property development, only as an additional feature to enhance the village
- café and pond would be good
- decent shop would make sense
- for hotel or water sports, tourist shops, café and water feature
- we need a petrol station or better shops to the south of the village
- for nature
- good for leisure space- have never known it to flood in 50 years

### **Do not include as a possible development site**

- if known to flood then why build on it? It would mean buildings would be potentially flooded on more than one occasion. A wildlife site would be more sensible
- no, lots of wildlife in this area
- we do not need a village pond or a café and shops- we have water sports
- it floods
- why build on land prone to flooding? Also, why have a 'village' pond so near to the lakes, and it's not even in the village
- lots of wildlife in this area
- this a natural area and should not be lost

- more can be done with this land
- ecology is important
- too far from village for shops
- flood risk
- self-explanatory- don't build on flood plains
- should be left as it is
- would spoil entrance to the village
- flood areas should not be built on
- too noisy from traffic on A4074
- if prone to flooding this area should be avoided
- is on a flood plain
- not unless there is a roundabout on Fane Drive
- this is Green Belt land
- too close to the by-pass. Roam Road footpath needs to be protected as a broad wildlife corridor
- no development unless the flooding issue is completely resolved
- site is already established woodland

#### **Protect from development in the NP**

- it floods, learn from Abingdon's mistakes
- part of the flood plain, other areas would be flooded as a result [of development here]
- I believe there would be a possibility that the Green Lane would be destroyed
- should be preserved as a nature reserve and for communal access
- it must be protected
- protect area south of village near lakes
- not ideal for housing
- would need to think of A4074 issues
- because of good views for visitors coming to the village
- could be used as a 'greener' park and ride site for access to Oxford and Abingdon
- should remain as it is

#### **Do not protect from development in the NP**

- it has all the [necessary] utilities running alongside it and doesn't flood
- if it is a viable development site then why not
- except a belt of wildlife/ nature conservation along the adjoining Roman Road

## BER4

### Include in the NP as a possible development site

- yes, best place for housing
- but only if no real flood risk
- definitely- is already concreted over
- for housing or a relocated school
- seems an ideal option without much disruption to the village
- yes to residential development
- yes, but would need additional roads
- for housing or shops
- for a new school
- this would be a good area for a new school and housing
- never seen it flood!
- yes, but depends on how the flood areas are managed
- best place for expansion with existing shops at BER23 refurbished
- as long as it fitted in with the neighbourhood
- would help the economy
- good for village to grow
- this is the most logical way to expand
- excluding those parts on the EA flood map
- logical, good access
- seems most logical
- yes, but only after the above options are considered first
- development would be welcome
- this seems to be the logical area for development
- if flooding danger addressed
- for some houses
- need good infrastructure
- pleasant environment to live
- on either side of burial ground, leaving a clear view of it
- shops to replace Fane Drive shops
- put new homes here but with more space and better parking
- could hold a decent number of houses
- could hold a large number of affordable properties adjacent to the village centre
- yes, but would like village to be a village, not a town
- doesn't flood- just has a small puddle in heavy rainfall
- the most logical place for development
- it would be a disaster to ruin this farmland, it provides the only nice vistas in the village
- the ideal site for village expansion
- plenty of room

- should be used for housing
- yes, because the village is crammed with houses anyway
- it lies on farm land, but only the area immediately surrounding the burial grounds
- not all of it- leave the verge as it is please
- providing the sewerage system for the whole village is dramatically improved
- please fill with cul-de-sacs to mirror the structure of the village
- makes logical sense if the farmer wants to sell
- all housing and shops should be situated in this area with industrial units located at the end of the site near the existing industrial units
- logical direction for the village to grow
- good for housing but need to ensure it is integrated into the main village and don't create a separate estate or village
- bound to happen- been talked about for years

#### **Do not include as a possible development site**

- site is in the Green Belt
- burial ground will need to expand in coming years
- will possibly need to expand the graveyard in coming years
- flood risk
- self-explanatory- don't build on flood plains
- should be left as it is
- site is in the Green Belt
- Berinsfield feels unique because it is surrounded by countryside. This would change the lovely environment and residents would not be able to enjoy the footpaths on this land
- no development unless the flooding issue is completely resolved

#### **Protect from development in the NP**

- burial ground should be in the centre of a housing development
- if we start breaking out of the boundaries on the greenbelt we will end up with another Greater Leys

#### **Do not protect from development in the NP**

- a large area which would provide major housing- good access
- this would be a possibility as the site is already connected to the village
- could the patch between the cemetery and Mount Farm buildings be kept as parkland or a dog walking area or green please? No houses on this block.
- road access to be via Mount Farm only

## BER5

### **Include in the NP as a possible development site**

- road access already exists
- yes to residential development
- possible housing site and extension area for industrial site. Maybe a new access to the industrial site could be built so vehicles do not come round the village and damage roads
- would be helpful to develop
- for housing
- as the owner has not put it forward this seems academic
- would work with existing BER 10-12 use
- seems like a logical site as it doesn't flood!
- yes, but no access through allotments
- but only if industrial units can be moved- don't need more cars through the village
- suitable for first-time buyers and those down-sizing- quiet location
- not critical to develop, could be used to expand existing housing
- ideal for development
- again, plenty of room
- as an expansion of existing commerce and amenities but only if the development has a negative impact on surrounding farms
- again, only if the sewerage system is upgraded
- for light industrial use/ market garden/ horse paddock
- only with the owner's full permission

### **Do not include as a possible development site**

- this is green/ farm land
- puts more traffic into village
- protect some of the fields
- this would increase traffic
- no, north of valley is on a slope
- not if owner doesn't want to sell
- if owner doesn't want to sell then what can be done?
- cars would have to go through the village
- this is a pleasant area which gives Berinsfield a rural feel
- pointless if owner doesn't agree
- farmed land to include expansion of allotments
- previous use makes this site unsuitable and as it has not been put forward it should not be included



### **Protect from development in the NP**

- Roman Road should be protected
- farm land is an important as housing
- bad access- congestion
- if developed we would lose walking and recreation land/ access
- nice area for walking
- but keep as agricultural or horticultural land

### **Do not protect from development in the NP**

- not worth looking at if not put forward by landowner
- this is green/ farm land
- should be considered as there are roads already there

## BER6

### **Include in the NP as a possible development site**

- but if a slip road is put in off the main road, to cut down traffic
- road access already exists
- yes to commercial development
- possible site for sheltered housing
- roads imply development was planned here when village built
- land lies very low and could flood
- would be helpful with the economy
- easy access to the main road
- could extend the Health Centre
- for housing
- seems like a logical site as it doesn't flood!
- if considered primarily for extension to Berinscourt and the Health centre
- only any point if the landowner wants to sell. Only suitable for expansion of shops and health centre
- big enough for a number of first-time properties
- suitable for starter homes and those downsizing or retiring
- depends on access
- as an expansion of existing commerce and amenities but only if the development has a negative impact on surrounding farms
- again, only if the sewerage system is upgraded
- housing seems logical here as access through some cut-throughs is already available
- only with the owner's full permission

### **Do not include as a possible development site**

- this is green/ farm land
- peaceful location for the elderly
- would cause considerable congestion near surgery and shops
- spoils view from OAP accommodation
- not if owner doesn't want to sell
- if owner doesn't want to sell then what can be done?
- would create traffic issues with access to the development
- this is a pleasant area which gives Berinsfield a rural feel
- pointless if owner doesn't agree
- this is sloping farm land to remain for farming
- already used for dog walking and has a major gas pipe running through it

### **Protect from development in the NP**

- protected as a flood area
- access is a problem from the village
- this is green/ farm land
- nice area for walking
- this is a wildlife corridor
- too close to the main road

**Do not protect from development in the NP**

- should be considered as there are roads already there
- better as a back-up plan and should be protected from 109 new homes
- more car parking is needed for shops, church and health centre

## BER7

### **Include in the NP as a possible development site**

- needs improving
- if improved
- but protect the local business
- should be retained with a face-lift
- yes to regeneration but must keep the shops
- needs improvement
- yes, but important to retain the health centre
- move health centre to bottom of BER4 to new village centre
- no, must protect and improve
- this site needs regeneration and could be really nice
- develop to improve
- but needs to be improved
- improve, shops need rebuilding
- a village amenity
- consider re-use of public house as an extension to Coop
- ideal for 1-2 bedroom retiree properties as it is adjacent to health centre
- needs updating
- needs improvement and recognition by residents and users to appreciate and respect
- improve
- only if it augments the employment opportunities
- only to improve present properties
- improve and maintain
- need better facilities

### **Do not include as a possible development site**

- good as it is
- not unless a better site is found in the centre of the village
- these places are very important- put in policies to protect them
- need re-building to make them look modern and attractive
- not for houses
- the village needs these facilities but if they can be improved then great
- keep as is
- too important to the village
- they are important where they are

### **Protect from development in the NP**

- protect but also update and improve

- provides important services for the community
- we must keep health centre, pharmacy and shops
- area needs improving
- protect from residential development, but could be improved
- we need all these things in the village
- could be improved
- needs improving and updating
- important to village, especially the older generation
- protect but improve
- protect but improve
- could do with an update
- improvements would be nice
- health centre must be protected
- should be protected- but shops and health centre will not be able to handle a large increase in population unless dramatically enlarged
- a vital service centre
- we need to keep the Health Centre
- to be improved or extended but not removed
- we need these facilities to stay, although improving them where required would be good
- they [these facilities] are the heart of the village

**Do not protect from development in the NP**

- improve

## BER9

### **Include in the NP as a possible development site**

- yes to regeneration
- library will need to be enlarged
- important to retain the sports centre
- but only if the sports centre and library stay in the village
- yes, all to be moved to the bottom of BER4 along with schools
- needs to be renovated
- good for village [to develop]
- needs total re-build
- improve as necessary
- a village amenity
- should the area develop considerably then all these facilities would be necessary
- needs updating
- regenerate existing sites
- is the library really the best use of the land? I don't think so. Needs improvement
- improve facilities and provide more options and access to young residents
- only to improve present buildings, not to encroach on the sports field or church green
- improve or move but no housing here
- but only as a sports centre or library
- the services need to be protected but they don't need to be on the existing site
- need new facilities- these are outdated

### **Do not include as a possible development site**

- not unless services are improved (and not lost)
- must be retained- invaluable to the village
- community raised the funds to develop the sports centre
- we need the library and sports centre because they are very important to the community
- this land must be reserved for communal use and not used for housing
- any replacement to be put in place in an agreed location prior to demolition here- facilities to be affordable to villagers
- maintain the existing facilities which provide essential services to the village
- keep as is, including parking
- site is only suitable for improvement to existing uses
- these should not be replaced, they're essential to the village and easy to access

### **Protect from development in the NP**

- keep as industrial space but with new access away from village roads
- protect the gym

- the gym is a good business for the village
- improved but not developed
- gymnastics club should be protected
- gym is good for the village and should be protected in the plan

**Do not protect from development in the NP**

- but need to find a new site for the fantastic gym!
- needs redeveloping
- could be a small corner shop

## BER12

### **Include in the NP as a possible development site**

- possible site for housing
- gymnasium should be incorporated into the development
- yes to regeneration
- yes, but find an alternative site for the gym
- only if the gym can be relocated
- yes, if the gym can be incorporated into a new school development
- need the gymnastics club
- this would be helpful to the economy
- as long as current shops are relocated
- for housing
- the area here is messy- redevelop
- regeneration needed
- redevelopment would be ideal
- not for houses but shops
- shops would be useful
- providing current facility could be included in BER9
- a place to put housing
- scope here for improved village facilities
- keeps development in the village
- assuming the whole area of BER10-16 is included
- only in conjunction with the neighbouring sites
- gym should be moved out of the village to BER1, thus getting rid of traffic problems when the gym has events
- only as a small industrial site
- but homes might be too isolated and close to BER11 industrial site
- for housing- no room for shops or parking
- but only if the gym can be relocated within the village
- perhaps for more shops or industrial use
- for new shops but not houses
- more for housing rather than shops
- good for either housing or light industrial retail
- need proper access

### **Do not include as a possible development site**

- not unless replaced with similar
- refresh the facility, don't remove it
- there could be more use of the gymnasium- improve as necessary



### **Protect from development in the NP**

- keep as industrial space but with new access away from village roads
- protect the gym
- the gym is a good business for the village
- improved but not developed
- gymnastics club should be protected

### **Do not protect from development in the NP**

- need to find a new site for the fantastic gym!
- used by lots of village children
- needs redeveloping
- gym is good for the village and should be protected in the plan
- could be a small corner shop

## BER13

### **Include in the NP as a possible development site**

- needs improvement
- possible site for housing
- yes to regeneration and shops
- as long as current shops are relocated
- for housing
- the area here is messy- redevelop
- another eye-sore
- regeneration needed
- would be good to have small industrial units/ workshops for rent
- for shops
- there is a need for better shops
- redevelopment would be ideal
- could be suitable for houses
- build flats or one-bed units
- shopping development could serve both BER5 and houses in BER4
- for shops?
- a place to put housing
- scope here for improved village facilities
- keeps development in the village
- fairly rundown so new housing could be an improvement
- only in conjunction with the neighbouring sites- the need for homes and shops possibly outweighs its current use
- industrial units should be moved to BER1
- only as a small industrial site
- [develop] a small shop but no parking as this is a nasty corner
- for housing and a corner shop
- perhaps for more shops or industrial use
- more for housing rather than shops
- good for either housing or light industrial retail, especially if in conjunction with BER12

### **Do not include as a possible development site**

- why keep trying to replace- invest in jobs
- not a good site for shops- industry is needed in Berinsfield

### **Protect from development in the NP**

- yes, keep Business Park here
- improved but not developed

**Do not protect from development in the NP**

- needs updating
- needs redeveloping
- could be a corner shop if not built in BER2
- but we need to encourage employment in the village

## BER14

### **Include in the NP as a possible development site**

- as long as it is improved
- yes, but find the Scouts an alternative site
- provide the Scouts can be relocated
- no, but should be enhanced
- move it and improve it if the Scouts agree
- definitely improve the site
- re-locate
- enhance
- enhance and improve
- if Scout Hut can be relocated
- if Scouts agree
- but only if scouts can stay somewhere in the village
- enhance
- the kids need somewhere to go
- enhance
- due to the dimensions of the site its inclusion could be omitted
- enhance
- protect and enhance
- but only if the scouts can be re-located in the village
- improve
- needs safety improvements

### **Do not include as a possible development site**

- protect!
- protect and modernise
- Scout Hut needs gutting and re-building
- protect and enhance- facility is necessary for younger residents
- this is a village asset
- keep as is

### **Protect from development in the NP**

- protect our heritage
- important for youth development
- protect and enhance to cope with the number of new houses
- protect but improve
- protect and enhance
- protect but enhance

- again, a good thing for the village

**Do not protect from development in the NP**

- it's an eye-sore
- needs enhancing
- needs tidying up
- Scout Hut could be given new site/ building elsewhere in the village, somewhere more central

## BER15

### **Include in the NP as a possible development site**

- offer owner an alternative site
- does need a facelift
- coach depot needs moving
- if possible, it will take heavy traffic out of the village and relieve tension
- move to car boot field
- better if coaches were outside the village
- more people means more use of public transport
- need updating
- could be easily moved
- should be moved to BER1
- not without owner's permission
- occupied by established businesses

### **Do not include as a possible development site**

- no, this is a large local business
- a valuable resource
- no, this is a viable commercial unit
- employs people in the village
- required for transportation for all residents

### **Protect from development in the NP**

- not worth looking at if not put forward by landowner
- protect local jobs
- coaches are needed for the schools

### **Do not protect from development in the NP**

- site is too small for coaches
- it is not ideal to have large vehicles based in the village

## BER16

### **Include in the NP as a possible development site**

- needs a facelift
- so long as club is relocated
- building needs to be moved to a new location and houses or shops going on the site. But protect the Boxing Club!
- if Boxing Club agrees
- only if club wants to relocate
- only enhance the area by possibly increasing parking in the area
- only to allow the Boxing Club to expand
- if the Boxing Club agrees
- this would make a perfect access point to BER4 with developers to provide funding for a new site/ building

### **Do not include as a possible development site**

- a valuable resource
- the club has been a good thing for the youths of the village
- yes, but Boxing Club must be protected
- providing the Boxing Club wishes to relocate
- retain as a facility for all age-group residents
- this is a village asset
- it is not adjacent to any of the neighbouring sites listed for developing
- keep as is
- a valuable facility and should be kept

### **Protect from development in the NP**

- important for youth development
- retain indefinitely
- important community asset
- should be retained and enhanced environmentally
- protect but enhance
- great asset to the village
- retain the facility
- need to improve if necessary

### **Do not protect from development in the NP**

NO COMMENTS

## BER17

### **Include in the NP as a possible development site**

- but rebuild school on other sites for development
- yes, but the school must stay somewhere in the village
- yes, move the school to BER4- needs to be rebuilt
- yes, if upgraded
- desperately needs upgrading
- village needs a school most definitely
- keep, good for the village
- allow for improvements
- better buildings are required
- desperately needs redevelopment
- Primary School is in urgent need of replacement and relocation to a safer area (too much traffic)
- if a new school can be built plus a secondary school
- if a new, better site with more parking can be found
- but keep the school
- will need to consider scope for increasing capacity with growth in village numbers
- [Abbey Woods Academy] could move to new BER4 site
- unless the school don't have any plans over the next 15 years
- need a new school

### **Do not include as a possible development site**

- a valuable resource
- leave things as they are
- retain this necessary site
- the school is important for families
- this is a village asset
- it is the village's educational heartland and it would be very expensive to build a new school
- keep as is

### **Protect from development in the NP**

- is the only school in the area
- important to retain. Build a secondary school on BER4
- there should always be a school in the village
- it is important to the communal life of the village
- protect but improve
- protect but enhance
- don't change what works
- retain the facility



- should be developed to include secondary school as schools in Abingdon are full
- keep for school, nursery and education centre
- except for improving what's already there
- there is no other suitable area near to playing fields with easy access to the sports centre, Church etc.
- school must remain in the parish and we need a secondary school
- school must remain somewhere in the village
- protect the school within the village

**Do not protect from development in the NP**

NO COMMENTS

## BER18

### Include in the NP as a possible development site

- develop as housing only
- yes, this is an eyesore
- only if replacement is offered
- redevelop and create local jobs
- new commercial-use building would be a good idea
- yes to redevelopment (small businesses, lock-ups?)
- yes, for housing. Move industrial units to BER1
- all needs demolishing but could remain as office space for some companies to let
- develop for mixed use
- yes, they look dreadful
- this is an eyesore
- needs redeveloped
- for housing
- move industrial units to car boot area
- not just for housing but light density landscaped area with green parts
- an eye-sore, needs a re-build
- regeneration needed
- would like provision of small workshops for self-employed (metal, wood-working, crafts)
- makes the village look ugly
- buildings are not suitable
- for redevelopment only
- not sure if suitable for houses
- this is an eye-sore at the entrance to the village- demolish now
- a new industrial facility would create jobs
- close proximity to proposed BER1 industrial development- keeps industry in the one place
- needs updating
- suitable site for shops or retirement homes
- this is an eye-sore
- better use of this land could bring in more employment
- enhance or possibly relocate site to edge of village
- maybe for housing
- for more housing
- rundown and further development could only be a good thing
- it lies on previously developed land. Employment Action Group should be relocated
- keep businesses here
- move to BER1 so that houses can be built
- develop for OAP bungalows

- [develop] for offices/ admin/ local café/internet café/ small start-up units or secure parking for local residents
- Employment Action Group should stay
- needs re-development
- needs regeneration as it is really run-down- should be retained for employment
- could be good for sheltered or over 55s housing
- a possible housing site?

**Do not include as a possible development site**

- should not develop industrial units close to residential housing
- employment is needed in the village

**Protect from development in the NP**

- keep as industrial units

**Do not protect from development in the NP**

- refresh needed
- place looks very untidy
- never heard of Employment Action Group
- lock-up garages and workshop units big enough for self-employed [are needed]
- but include space for community-based groups

## BER23

### Include in the NP as a possible development site

- yes, this is an eyesore
- needs urgent attention
- replacement small shops should be included [with development]
- desperately needs something doing
- needs updating/ better facilities
- modern shop buildings with housing above
- needs a face-lift
- definitely, it's an eye-sore
- yes, but shops are still needed
- this site is an eye-sore and requires redevelopment
- move shops to bottom of BER4
- these need demolishing and rebuilding as decent shops. Good position for shops for this part of the village. At the moment they are an embarrassment to the village
- yes, site needs regenerated
- needs cleaning and smartening up
- needs upgraded but keep some shops here
- shops needed in village
- first sight visitors see- not pretty
- really needs something doing to the area
- it is currently an eye-sore to the village. However, the shops should be developed and remain
- re-locate, this is an eye-sore
- improve what's there- more flats?
- needs knocking-down and re-building- looks like Beirut!
- it urgently requires radical regeneration. This is an area that at present fouls the village
- needs completely flattening- an absolute eye-sore
- needs replacing with more shops
- un-let units need letting or scrapping
- vast need for improvement
- regeneration needed
- an eye-sore at the moment
- this area is a real let down to the village. The shops are run-down and most are closed. [It is] the perfect place for kids to hang around. This area must be improved
- existing shops in poor condition
- major redevelopment needed- looks terrible
- this is an eye-sore at the entrance to village
- desperately needed
- new flats or shops means greater choice

- a necessity to serve a larger community
- should start again from scratch- this is an embarrassing eye-sore
- suitable for shops or housing
- the abandoned shops are an eye-sore- new shops and housing is needed
- needs major regeneration and usage will increase with development of BER4
- area needs tidying up- it's a disgrace
- the site could benefit from durable structural changes and is in clear need of modernisation
- the present owner should not benefit as he has degraded this village. The shops need doing up
- only for redevelopment of shops
- keep and improve
- [develop as] shops with flats above and some car parking capacity back and front
- needs redevelopment
- for shops and flats
- a run-down area. If new shops are to be built opposite on BER4 the area could be redeveloped for housing
- for improvement, no flats
- in definite need of redevelopment, possibly as housing, and build new shops on BER4
- shops need replacing- a disgusting area
- but it is most important that shops are located at this end of the village

**Do not include as a possible development site**

- shops are needed but needs improved
- this is a village asset

**Protect from development in the NP**

- only needs tidying up
- shops are vital to the lower end of the village- should be redeveloped and more shops opened there

**Do not protect from development in the NP**

- needs attention
- in urgent need of a face-lift
- this area needs improvement
- still need new shops if these ones go
- needs urgent refurbishing

## BER24

### Include in the NP as a possible development site

- [develop as] hotel, petrol station, cafes etc.
- sensible idea and increase in local facilities and jobs
- yes, but should be low-rise
- yes, would suit some housing, café or hotel or other local employment
- yes, for businesses and a hotel
- the site is an important area for dog walkers and unrestricted recreational use of the lake is a big asset for the community so it should be suitable for leisure development- community access must be protected. This green space will be even more important once we have 200+ extra houses in the village
- great site for lakeside homes or a retirement community
- this is no place for a nature reserve
- so long as the plot includes flood defences
- would be good for the growth of village
- any housing would become a 'sub-village' and I believe would not enhance any community spirit, as we have now
- yes, good for leisure and jobs
- only allow recreational development
- yes, but not for housing
- room for several houses, maybe a hotel
- this would make a good lakeside café/ restaurant, or homes around the lake like in the Cotswolds
- good for high-value houses plus possibly a hotel or restaurant complex- this would create local jobs
- ideal position for expensive executive homes- would encourage more middle-class people to Berinsfield
- suitable for new homes, holiday cabins, café and other local employment, or leisure
- excellent for mixed development
- only the bigger area to the east
- BER3 and BER24 could be linked for sewers, saving money
- public/ private boundaries needed to establish village relationship to be enhanced. Many people in the village campaigned to keep this a lake only to find that the new owner restricted our access to the land for walking and bird watching. No brick development here please
- but in keeping with lake views
- I support the owner's plans for the lakes
- leisure only, no residential
- could provide employment for village and bring additional revenue to the village by use of shops, pubs and other facilities
- would make an excellent water park or nature reserve

### **Do not include as a possible development site**

- not unless improvements are made
- should be left as it is- why spoil it?
- this is a wildlife habitat
- why is this even being considered? Why is this classed as previously developed land? It is not
- totally opposed to development of lakes
- this is important for local ecology, but at present not a village resource
- summary is untrue- recreational use is severely restricted, especially to villagers
- seems an awkward piece of land to develop- might access be an issue?
- not part of the village and should only be retained as leisure facility
- this is a site of natural beauty and a wildlife haven
- this is a very attractive area. Residents use the footpath and the area around the lake. It would spoil the area if developed for housing
- lies on a potential flood plain and its development could have a negative impact on the ecological/ wildlife content- should remain restricted to leisure and recreational activities
- should stay as Green Belt
- [no development] except in north-east corner. Conservation and recreation to surround the lake
- strongly consider that these sites should be retained as natural wildlife sites

### **Protect from development in the NP**

- this land should not be developed with any residential or leisure buildings
- flood plain and wildlife habitat
- the wildlife area should be protected. I have lived here all my life and have never known this site to be 'developable' land
- it should be kept as a protected wildlife area (not just birds) and for communal recreational use
- it is a protected wildlife area within the Green Belt
- protect as a recreation area
- supposed to be a protected wildlife reserve
- for limited boating, leisure and wildlife
- can be enhanced for nature

### **Do not protect from development in the NP**

- this isn't a bird sanctuary or a SSSI
- floating holiday dwelling might go well here. Also cabins
- this site could be better incorporated into village life

## BER25

### Include in the NP as a possible development site

- yes, but the for a green area only
- like the idea of a nature reserve or conservation area
- an eye-sore at the moment
- develop as a solar farm or leave for nature
- yes, use as a renewable energy source for schools in BER4
- plant trees here
- develop as a conservation area
- develop for nature/ energy generation. Not for residential or commercial development
- for conservation or a solar farm
- a solar farm would be great
- somewhere for kids to visit and experience nature
- agree with the summary comments [on the survey]
- this area needs cleaning-up
- yes to tree planting and a nature reserve
- use methane instead of burning it off
- within constraints of methane burning
- yes to energy generation
- use for energy generation
- anywhere with green access is welcomed
- suitable for renewable energy
- would be good to develop as a camping/ caravan site for us in the summer months only
- a nature or conservation area would fit in with the natural surroundings
- this would suit a solar farm or a nature reserve
- not for housing, maybe a nature reserve
- tree-planting or windmills is a good idea
- not part of the village but a potential tree planting etc. site
- this is no longer virgin land [but do not develop] as a residential area
- as a conservation area
- not for houses but possibly for energy generation use
- like the solar farm idea- keep the grass short with grazing animals
- yes, but there is health and safety limitations on landfill site development. Re-use the 2 acres of hard-top surface as a recycling centre
- for eco-power
- an ideal renewable energy site or nature reserve, or both
- logical extension of the village
- for tree planting, recycling etc.
- possible site for renewable energy for community benefit. Approach relevant organisations for further information



**Do not include as a possible development site**

- leave well alone!
- should stay as Green Belt
- I have no objections to site having use for solar energy or other eco-projects

**Protect from development in the NP**

- good area for nature reserve
- for energy, possibly, or conservation and trees
- a solar farm would be a blot on the landscape

**Do not protect from development in the NP**

- plant trees
- can't build on it anyway as it's an old waste dump
- landfill burner needs harnessing for energy production

## ALTERNATIVE SITE SUGGESTIONS

- The suggested sites are the only really practical ones.
- How about Dorchester? Surely they could fit 20 houses and ease the pressure in Berinsfield?
- The strip of land behind the cemetery across to the existing building at Mount Farm to be maintained as green or agricultural land. Also, public footpath needs to be widened or used for dog walking, bicycle riding or quiet countryside zone.
- No development on central field or existing green spaces in the village, including BER2

## COMMENTS

- If we build new houses we must make sure they have some solar panels or tiles fitted to the roofs. This should be done instead of a solar farm. Queensford Lake should never be built on. It should be left as a beautiful nature reserve which is an asset to the village.
- The village looks tired and needs an urgent upgrade. Council tenants need to be aware that they should take better care of presenting the houses they rent and keep them tidy.
- The large concrete area east of the village is unused and needs to be developed, which would be an asset to the village along with the road to Queen's Lake.
- Our village is in desperate need of development. Our school is outdated and needs centralising if we have any large developments. We have a number of buildings and facilities which are spread out all over the village. These could be housed in a central space/development, freeing up those other areas to be developed or sold off. We have a number of unsightly industrial areas which would be ripe for housing with new industrial development plots added to the current zone opposite Cherwell Road or pushed out to the field across the road from Berinsfield. Any development needs to take into account the impact on our already outdated school and so it would be prudent to invest in the school to redevelop the buildings to cope with new children or sell off the school site and build a new school fit for purpose.
- I believe single people working should have the right and opportunity to get affordable housing. Better control over social housing. It should not be so easy to get on the ladder when people go out and work yet others have never worked a day in their lives. Don't remove all the green spaces, it makes the village what it is. More parking is definitely needed.
- If building on areas prone to flooding currently, what consideration has been given to where any flood or surface water may go?

- My main concern with a large increase in the number of residents is the parking and roads situation. Driving around the estate is already somewhat like a slalom course due to all the parking in the roads. My other concern would be for increased amenities for children and teenagers. They currently tend to hang around in groups at night because there are few places to go. Again, increased numbers are only likely to increase the problem.
- We need 1- joined up plan, 2- a new village centre at bottom of BER4 with new primary and secondary school, sports centre and library, children's centre, health centre and shops, 3- a new exit to the village along the A4074, 4- a reduction in the speed limit to 30mph between roundabouts, with Pelican Crossings.
- I am all for the development of the village as long as it does not grow too big. Berinsfield has always been a large, close community with generations of families and by expanding it too much would take this away. I have lived here 40+ years and you come to know so many people because people tend to want to stay here. This should continue. The one fear I have is that if the community gets bigger and bigger this community spirit we have will cease to exist. The other issue we don't want is for the council or Housing Association to be putting rogue families into the village who cause trouble, which is what they seem to do at the moment and have done for some years now. We are a quiet village and we want it to remain that way. We don't want overspill from other areas that don't want them. Just because we are Berinsfield doesn't mean that the majority don't have any respect for our village because we do.
- It would be best to keep any facilities used by children and teenagers and create more. Costcutter shop area is an eyesore and needs sorting out. It would be nice if there was a better play area in the centre of the village. We don't believe the farmland (BER4) should be used as there is a lot of wildlife in area including deer, foxes and badgers. Also, it floods. Love the idea of regenerating BER25 for nature/ conservation. Better to have smaller developments gradually building onto the community. If there was one large development added it would create a divide- two communities- and possibly cause trouble.
- I don't know if this is relevant but can anything be done about the appalling bus service through the village? My daughter had to give up a job in Didcot because she could not get there, or back! If you want to get to Wallingford at a reasonable time it is a bit of trek to the main road, especially for the elderly or very young children. Could some X39 or X40 buses come through the village?
- We do not need to build on the Green Belt and [if we build more homes] we will become too big. Berinsfield will become a big housing estate instead of a village.
- I think it's important that the bottom shops are knocked down and replaced with a Tesco Express with a car-park behind the shops. Lots of public footpaths have over-hanging hedges and they all need cutting, especially on the paths along the field by Windrush as it's used to walk to school. More litter bins are also needed and a dog warden is a must. No fines [for dog fouling] are ever issued.
- We need bigger houses with more space for parking (for growing families), a secondary school and more access to the countryside. We also need more local job opportunities like

apprenticeships and new, better shops. I support building in the Green Belt if it means we get more, much-needed space to avoid over-crowding.

- All industrial units should be moved to BER1 and housing built on the vacated land
- Berinsfield has no problems with flooding at the moment. Please do not build on BER4, BER3 and BER24, which could affect this. The Green Belt should also be preserved.
- Village does get a bad reputation from time to time. People who live outside the village have a certain viewpoint of the residents. If improvements could instil a sense of pride, especially in the younger generation, this might help the community to clean up rubbish, including dog mess. If where you live looks good then you want to keep it that way.
- Whatever houses are built none should be built on the fields in the middle of the village. It needs to be left alone. I am not sure how many [new homes] should be built but more should be council or housing association, and for local people. A lot of people who get flats sometimes do not really want to be in Berinsfield anyway but [housed] where they are from.
- We need more homes for families in the village for the next generation. There are third and fourth generations who want to stay in the village. We also need more bungalows for the older people, and the village needs better shops and units for employment.
- I don't think the village needs to grow anymore. It is fine as it is. If it grows anymore it will lose its community feel.
- We need to ensure that all services are able to support the growth of the village before it expands. This includes bus services, pedestrian crossings across busy roads (A4074) and road speed restrictions improved (from roundabout to Wally corner).
- Put all commercial development and industrial developments on the car boot site. That way lorries will be kept out of the village
- My wife has lived here for 54 years and myself for 34. In our opinion, it would make sense to move the Industrial Estate to the Car Boot site and build houses there. Shops at the bottom end of the village need flattening as they are a blot on the landscape. Something for the youngsters (e.g. a Youth Club) [would be good].
- The area is in dire need of an activity centre for children and young people. If Berinsfield is to grow then more will need to be in place for the younger generation. This will help deal with vandalism and graffiti.
- We already have a wildlife reservation. Why have you classified a protected wildlife site (BER24) in the Green Belt as previously developed? Why has the list of proposed sites jumped up from the original? Why is the lake owner, with a vested interest, involved in the production of this survey? Why did I have to request this survey from the Parish Council? Why is the survey only one per household and not one per person?

- The road will obviously become busier. More parking would be beneficial. Ideally, stopping cars from parking on already busy roads and provide parking options. A crossing on the busy stretch of 60mph is desperately needed, even now.
- Shops at Fane Drive / Chiltern Close are an eye-sore, and only two are in use. The space available could accommodate one large supermarket, with a car park in the opposite field. Also, the Coop is small, while also including the Post Office. With a dozen customers there is no room to move. Therefore, disable customers are at a disadvantage and mums with buggies have no room.
- The village could do with a lot more cleaning-up, especially around the bottom end near Costco's, which seems to get forgotten about compared to the top end near the church.
- I think that a large, one-off development would be the best, with improvements to existing and already developed areas. This should include small living units. But it would all be to no avail if not properly maintained, which is the case at the moment. The general impression of Berinsfield is that it is run down and tatty and not well looked after.
- You haven't mentioned not building on the green. I think this is important because as much green space as possible should be preserved. I am against any building on the sports field. The village needs new infrastructure, i.e. drains, roads as the present facilities are not good enough to take extra houses.
- I agree that we need to develop the area, but we also need more parking for the residents who own property now. We also need to tidy up the shop at BER23 before we build more houses.
- New properties and development is needed in Berinsfield. We need to look at the residents that we already have in new developments (i.e. Abbey Woods Close) and hold them responsible for their areas. I see these beautiful new houses that look out onto the school fields and what do you see? Rubbish! Toys! Unwanted food! Bottles! Perhaps we should speak to Soha and the other housing associations to ask these residents to clean up their act before we put in more [people] of the same.
- Should be more lights around the village and a better bus service for the elderly, especially on Sundays.
- There is no mention of no church or the green area at the rear of it.
- We need to make sure we keep our close-knit village and don't over-expand it. This would spoil the village, which I love. Don't over-do the building as it will make us bigger. Just watch the open spaces, we need them. Do your best, we rely on you!
- Give consideration to re-use of the church as a community building. Use as a church is largely redundant. Better services and infrastructure should be funded before redevelopment, especially water, sewerage and drainage.

- 109 new homes is a strange amount- how was this calculated? It immediately increases the overall population significantly and therefore there needs to be detailed consideration of the infrastructure available to support new families and individuals, i.e. school places, GP and surgery, road access. It would be better to have fewer new houses, say around 50 in order to retain a more gradual development of the community. Please can something be done to radically improve the external appearance of the shops in Fane Drive?
- Any development or regeneration of existing facilities would be of benefit to local residents.
- In line with the government's national policy for more affordable homes, Berinsfield offers scope to supply additional housing for all class status residents. The fact that it is located in an attractive area of Oxfordshire and in close proximity to Oxford city centre makes it ideal for current Oxfordshire residents and immigrants from other counties in the UK. For those residents with high profile employment, the opportunity to live in a newly developed country environment but still being easily accessible to Oxford, London and transport networks nationally would bring people with large disposable income to a village which is seen as a poor country village. Modern families are looking to live in secure villages with all amenities and above all a healthy environment. Berinsfield could offer all of this.
- I think it is very important to improve what we have before we start adding more homes: shops, health centre, school, sports centre. Berinsfield should remain a village and it looks to me as though it is approaching town size. I enjoy living in a village! If you are planning on adding more houses around the burial ground you need to start looking after ad spending money on that side of the village.
- A secondary school is needed, as is more parking and better paths and lighting. A rehousing shuffle is needed. People in larger houses need to be offered smaller properties with incentives [to move]. A centre for older teens is needed to get them off the streets- the skate park is not everybody's cup of tea. An internet café could help them apply for jobs.
- Building [new homes] is such an issue. The car boot field could be used to [build a supermarket], thus providing jobs and revenue for this village and surrounding areas.
- We need better shops and more housing and they should not be squeezed in a corner somewhere. We should plan development with more space for parking and play areas. We prefer to see new homes and employment go towards the south of the village so less traffic needs to drive through existing roads which are already over-crowded.
- The village needs updating, i.e. shops, workplaces, workshops, but not at a cost to residents. Owners should be asked for contributions.
- Car parking in all roads is a major problem in Berinsfield. It is getting worse as children are becoming drivers- maybe turn grass areas into parking? Some of us are being forced to park on grass verges, which can be dangerous in some places.
- I feel that before any building of new homes takes place that we have in place the infrastructure needed (i.e. sewers able to cope and roads in good condition). Plus, vehicles of all description must be able to access all areas without difficulty.

- I think there is not enough for all ages of children to do, hence everything gets destroyed by them. Take that horrible skate park down- we need better parks that have cameras.
- Let's move on, how many more of these [surveys] do we have to fill in? You feel people of the village don't do anything or care what developments happen but they do. This has been such a long-winded process.
- Existing infrastructure (sewers etc.) are not coping with the present size of the village- needs radical improvement to cope with more housing. Also, protect the green area at the centre of the village and the church green.
- Lots of potholes and paths need repairing. Large trees too near houses need reducing. If new housing goes ahead then we definitely need more shops and extended health centre. I would like to see a variety of housing all around the outside of the village to cater for different ages.
- What really concerns me is that Berinsfield is going to become an overspill of Rose Hill and Blackbird leys, and become extremely rough as a result.
- Please retain the trees bordering BER4 along fane Drive. Build an office block on existing industrial lands- brings in many jobs in a relatively small area. If parking is an issue then improve buses and car-sharing. Replace existing shops with better ones- better building will attract more business. Build a budget hotel on the car scrapyard. The main sewer in the village is apparently inadequate and building one huge block of houses might make things worse. I would prefer several small, infill developments for extra housing.
- Need to use this opportunity to enhance the village, change the perception of many non-residents. Need to get the right balance between social housing, retirement facilities, starter homes (rented and owned). Additional environmental development is required- green spaces, a pond, and a play area (as long as it can be self-policed and maintained).
- It would just be good to have all industrial and business units in one place, i.e. boot sale ground, to stop traffic coming through the village.
- I have only lived here for four years. I don't have a car so would like to see a wider choice of shops as buses are a slight problem for me due to a disability.
- The first thing that SODC needs to look at is their housing policy. There are too many 3-bedroom houses with single-occupancy.
- Having lived and had associations with the parish over the past 24 years I do realise we have to make provisions for the number of houses required. This, I am sure, can be achieved within the existing village urban area by having several small developments of 1 and 2-bedroomed houses and 1 and 2-bedroomed flats without encroaching onto the surrounding green fields.

- Before we attempt any new development, we need to put right what is already here. The roads are falling to pieces, the paths are becoming impassable and the village looks rundown. There are too many social tenants and private renters rather than owner-occupier. The last time I checked we live in a democracy. If the village does not want housing we should not be forced to accept it because some faceless person in central government says we have to have it. And as a footnote, why is the chairman of the so-called development committee not a resident of the village? Some cynics might say that the only reason he is involved is to ensure that the developments we are being forced to have will have little impact on his business activities at the lakes on the edge of the village.
- More houses are fine. But jobs are important too, and schools for the children.
- This village needs a better mix of housing- larger 4-5 bedroom properties for families to buy, thus freeing up the 2 and 3 bedroom houses for others. We also need smaller houses and flats for young couples starting out and social housing for 2 and 3 bedroom for existing council tenants to be able to move from bigger properties to smaller (or smaller to larger).
- Berinsfield is a unique village as it is surrounded by countryside but close to large towns with good transport links. It has a close community and this should be considered in any future development. Building on the surrounding fields with footpaths used by the residents would spoil the general environment. It makes sense to build on run-down industrial units to improve the look of the village. Also, if the area known as BER1 was built on it would expand the village but not change the character. Speed limits could be placed on the A4074. Bus stops are already in place and could be improved with better footpaths and lighting.
- The village needs to be rejuvenated as some areas look old and tired. Some new development in and outside the village would help this and may help make the village more attractive to young working people, leaving behind the 'problem village' stigma that the village has suffered for years.
- A crossing on the main road is needed!
- More affordable family homes needed but must be sympathetic to the village. The village must remain a village and not be a town.
- I've been a village resident all of my life. I am invested in its continued success. We need to keep areas of new building as small and mixed-use as possible. The comings and goings of businesses, families and young people will make it safer and better looked after. I understand that there needs to be private housing but these shouldn't be in the 'best' areas and should be mixed with social housing. We need to keep the green spaces and as open a feel as we can. Lots of light helps people feel good and will be beneficial for the area as a result.
- The village does need tidying up but it has to be done subtly. Shops need improving as most are in need of a bit of TLC.
- 1- get big name companies to invest in opening shops in Berinsfield (i.e. Coop), 2- build a youth centre, 3- make it easier for single mums and parents who want to find employment,



3- get a big name company to sponsor local school, i.e. Tesco, which will invest money in new equipment. The more companies which are willing to invest in the village the better. This will help with employment, childcare, and improving the image of Berinsfield. Building new homes will encourage new people to come and live in the village.

- Any planned development to the east of the village is heading in the wrong direction, away from central services and facilities.
- 1- no further development until the entire sewage system is completely overhauled. Pumping cannot cope now- frequently overflows into the road, 2- Abingdon Gym should be moved- at the meeting before they moved we were given assurances that the volume of increased traffic would not cause problems, which is not true. Parking becomes a massive problem when there is an event at the gym, 3- any development should ensure there is sufficient off-road parking, especially for families with 5+ cars, 4- all industrial units should be moved off the village to BER1 because lorries go the wrong way around the village and are wrecking the roads, 5- before development, plans should be in place to enlarge the Health Centre- it cannot cope now, 6- speed limits and ramps need to be put in place.
- Three people have been killed [on the roads of] Berinsfield in recent years, so I do not think that there should be more traffic. Also, the sewers are not adequate for more houses. Berinsfield should stay as it is.
- I'm a bit disappointed with the survey as I feel that questions 7 and 8 needed an extra option. Also, the sites included when the owners haven't agreed is pointless.
- If there are to be more houses built there will be more people living in the village. Therefore, there needs to be a larger health centre and more doctors and nurses to cope with the demand. Car parking is urgently needed- there are sometimes as many as three cars per household.
- Flooding across the bottom of Fane Drive could be addressed by utilising the already existing drainage channel which runs from BER16 and across BER4. The exposed drainage ditch adjacent to the cemetery could be enhanced with wildflower planting but not so much that it reduces the flow- this is a drain, not a stream. The long stretch of grass along this side of Fane Drive... could a 2 yard border along the hedge or fence and beneath all the trees be kept as a meadow to feed insects and as a corridor for wildlife. More trees could go within this strip as long as they are native and the strimmer don't get near the trunk and damage the bark as has happened to some. An orchard of fruit trees might be a nice addition... so that everyone can share the blossom and fruit.
- 1- more wildlife areas for walking in, including Spinney, stream down Fane Drive and Burcot Lane, around Queensford Lake, Roman Road and surrounding the rest of the village, 2- all development to attract Community Infrastructure Levy funding, 3- BER3 to include parking and a Roman Road wildlife belt [...] 5- BER15 could be used for an internet café and village hall, unless they go to BER8.
- Chiltern Road (bottom shops) is a mess and lets the whole village down. A youth club is needed and should be considered important.

- Berinsfield has much potential as it is in a lovely location with the countryside and road links. All development should be to enhance this, not just increase housing or cram as much as possible into the available space. The wonderful community atmosphere needs to be preserved. It would be lovely to have a nice family-friendly restaurant, together with accommodation for visitors to stay (along the lines of a Premier Inn). Many cannot visit for long, due to the lack of anywhere nearby to stay, which is a great shame.
- We need more social rented or shared-ownership properties.
- Before any new development the existing sewage system needs to be upgraded.
- I support any development which uplifts the current facilities and allows the village to grow and attract new families. We need to protect our key services like the school, health centre and sports centres. We need new housing and local jobs.
- All rubbish bins seem to have disappeared, except by the shops.
- Demolish and re-build the shops at the bottom of the village, they are a blight on the village.
- We need a better mix of housing (especially self-build) [and] improved shops, a nature reserve and more parks/ play areas

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