

Emerging South Oxfordshire Local Plan Proposed Main Modifications Consultation

Part A - contact details

Q1. Are you responding as an:

Business / Organisation

Business / organisation contact details

Q4. Due to statutory planning regulations, a name and means of contact is required for your comments to be considered:

Business / Organisation name Berinsfield Parish Council

Contact name Annette Loveland

Address line 1

Address line 2

Address line 3

Postal town

Postcode

Telephone number

Email address

Part B - your comments

Q5. You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section. The list of documents you can comment on are: Schedule of Proposed Main Modifications as amended by Erratum Schedule of Policies Map Changes Sustainability Appraisal Addendum Habitats Regulations Assessment Addendum If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

Schedule of Proposed Main Modifications

Q6. Which Main Modification number or consultation document are you commenting on? If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below. If you are unsure of the 'modification number', please click here to view the Schedule of Proposed Main Modifications. If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box

n/a

Q7. Please provide your comments in the box below. If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question. You will also be able to upload any supporting documents using the button below.

Berinsfield Parish Council has commented on Strat 10: Land at Berinsfield and due to the number of proposed amendments these have been typed in a schedule, which is attached to this document.

The document sets out the page number as shown in Proposed Main Modifications 2020 document and the relevant paragraph.

The relevant paragraphs from the main modifications document have been re-typed and the Parish Council's comments have been inserted in italics

Q8. If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

Berinsfield Parish Council's proposed amendments to the Proposed Main Modifications document 2020

Q9. Please upload any supporting documents below:

- File: Proposed modifications to the Main Modifications 15.10.20.docx

Attachment 1

Berinsfield Parish Council's proposed amendments to Local Plan 2035 Main Modifications
STRAT10: Land at Berinsfield

Page No. as shown in the Schedule of Proposed Main Modifications Sept. 2020	Paragraph No.	Berinsfield Parish Council's proposed amendments to Main Modifications (paragraphs re-typed to show proposed amendments which are typed in italics)
34	1	Berinsfield Garden Village is defined as the existing village and any future development within the approved Neighbourhood Area, including land <i>within the strategic allocation in Policy STRAT10i: Land at Berinsfield Garden Village.</i>
35	2(i)	stewardship and legacy – a cared for garden village of attractive built and natural environments, healthy and accessible nurseries and classrooms with the <i>community leading the management of space and facilities.</i>
35	2(v)	Healthy, vibrant community – a healthy garden village with integrated open space that incorporates 'edible landscape', orchards, allotments, natural play, private and community gardens, space for healthy lifestyles and social mixing, tenure blind housing and full

		integration of mixed tenure homes <i>aimed at rebalancing the mix between market and social housing.</i>
35	2(vi)	Sustainable transport and access – an accessible garden village that <i>encourages</i> walking and cycling, well designed parking solutions, integrated public transport, built in capacity in homes, businesses and public space to enable innovative transport solutions and safe neighbourhoods with natural surveillance and smart lighting.
37	4.80	The amendment only relates to the text typed in bold on the attached document. The tenure mix delivered at Berinsfield should be informed by robust local evidence and should seek to address existing local need as well as rebalance the overall mix. It is likely that to achieve this the mix will include a higher proportion of units that meet the NPPF definition of ‘other affordable routes to home ownership’ such as shared ownership as well as market housing.
37	4.82	The council’s most recent evidence suggests that the <u>necessary</u> regeneration <u>package</u> will need to include the following :- New premises for Berinsfield children’s centre; New and expanded premises for Abbey Woods Academy <u>or a new primary school;</u> New premises for the Adult Learning Centre; New and expanded premises for a Health Centre; New premises for the Abbey Sports Centre,(<i>including a replacement swimming pool of regulation length and a four court (34.5 m x 20m) sports hall</i>) and A ‘A community hub’ building – a flexible community space that enables the co-location of a range of different users and groups.
38	4.84	<i>It is proposed that this paragraph should be deleted for the following reasons :- The infrastructure was to be funded by the HiF bid. The residents of Berinsfield were promised that in return for their acceptance of 1700 new homes, all of the benefit from the development would be spent on replacing/providing the old/end of life facilities in the existing village, including The School The Health Centre</i>

		<p><i>The Sports Centre Community Hub</i></p> <p><i>See earlier text in the original version of the Local Plan</i></p>
38	4.85	4.85 <i>Delete the word “around” in the third line of the paragraph.</i>
39	Land at Berinsfield Garden Village	<p>Amendment to concept plan to reflect changes to the site policy (see Appendix A attached for change)</p> <p><i>Berinsfield Parish Council does not support the proposed high density levels proposed or the indicative plan accompanying the policy.</i></p>
40	1	1. Delete the word ‘around’ in the second line of the paragraph
40	2 (i-iii)	<p>The proposals to develop land at Berinsfield will be expected to deliver :</p> <p>i) Development in accordance with Policy STRAT10 ii) the necessary regeneration package, referring to the infrastructure Delivery Plan, which <i>will</i> include the <i>replacement</i> and expansion of the Abbey Sports Centre and Library to accommodate new community facilities in a ‘community hub’. This <i>will</i> include new premises for an expanded health centre or alternatively premises for a new health centre will be provided within the new development.</p> <p><i>The Berinsfield Neighbourhood Development Plan will designate the sites within the existing settlement boundary which the community has aspirations to see re-developed. These include, but are not limited, to the sites of Abbey Woods Academy, Abbey Sports Centre (including Library, Berinsfield Community Association and Berin Centre) and the Health Centre. Berinsfield Community Association owns and operates an essential village charity from land/buildings behind the Library in Green Furlong, Berinsfield. Any re-development would need to be fully funded from the regeneration masterplan for the village and would be subject to agreement and majority vote by its Members.</i></p>
41	2	iii) affordable housing provision in accordance with <i>policies within the Neighbourhood Plan</i> and a tenure mix informed by robust local evidence that seeks to

		address existing local need as well as rebalance the mix of housing tenures across the Garden Village.
41	2 (iv-ix)	<p>iv) sufficient education capacity <i>within the Garden Village</i> which is likely to require one additional primary school provided on site <i>and</i> contributions to the <i>replacement</i> of Abbey Woods Primary School.</p> <p>Delete the words “and contributions to a new secondary school and Special Educational Needs (SEN) provided off site. (lines three to five)</p>
41		v) provision of <i>additional</i> convenience floorspace that meets the day to day needs of the local community only within impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy;
42		<p>vi) all necessary transport infrastructure which <i>will</i> include the following as referenced in the infrastructure Delivery Plan <i>or the emerging Berinsfield Neighbourhood Plan</i></p> <p>a. a new junction and access on to the A4074 <i>as defined in the Neighbourhood Plan.</i></p> <p>b. upgrades to the existing A4074/A415 junction</p> <p>c. <i>delete paragraph c</i></p> <p>d. provision for excellent public transport facilities including pump priming a scheduled bus service with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to Chalgrove and Didcot <i>or as agreed in writing with Berinsfield Parish Council</i></p> <p>e. high quality infrastructure to encourage cycling and walking and provide links through the site and to adjacent employment <i>and leisure sites</i> and into the <i>existing</i> village of Berinsfield and to other surrounding locations including Culham; specifically (but not limited to) improving the existing pedestrian/cyclist infrastructure along the A415 from Berinsfield to Culham, and providing for a cycle route from Berinsfield to Oxford <i>using the old Roman Road bridleway.</i></p> <p>vii) an integrated network of green infrastructure that <i>creates</i> locally important wildlife sites and the</p>

		enhancement of ecologically important habitats including <i>ditches</i> , areas of woodland and open space provision as set out in the infrastructure Delivery Plan; <i>or the Berinsfield Neighbourhood Plan</i> .
43	3	<p>The proposed development at Berinsfield <i>Garden Village</i> will deliver a <i>locally supported</i> scheme in accordance with an agreed comprehensive masterplan taking into consideration this policy’s indicative concept plan <i>and work with the local community through its Parish Council</i>. The masterplan must be prepared in collaboration and agreed with the <i>Berinsfield Parish Council</i> and the Local Planning Authority. The proposals will be expected to deliver a masterplan that demonstrates :</p> <p>Paragraph 3 i) – no amendments</p>
44	3	ii) no greater land-take of Greenfield land than is necessary to deliver the required regeneration and other relevant policy requirements. Any part of the developable Greenfield area that is not required for housing or related infrastructure should provide green infrastructure including planting to <i>create wildlife habitats</i> and contain the settlement edge.
	3 (iv) new	<p>New criterion – iv) the delivery of higher density development (a minimum of 50 dph), along key transport corridors and adjacent to the local centre, gradually reducing the scale and density of development to provide a transition across the site towards the northern and eastern countryside edges where lower density development should be delivered, alongside a network of green infrastructure and planting to create a new permanent landscaped edge to protect the Oxford Green Belt, to deliver an overall site-wide average net density of 35 – 50 dph.</p> <p><i>Berinsfield Parish Council opposes this new criterion! Berinsfield Parish Council do not support a minimum of 50 dph and would see this as adding to the existing parking problems in the village. This policy and the accompanying plan should be removed!!</i></p>
45	3(vi-vii) new	New criterion. vi) high quality walking and cycling routes within the site <i>designed to link the new development with the existing settlement</i> .

45	4 and 5	<p>5. Land at Berinsfield is proposed to be removed from the Green Belt and inset as a Garden Village settlement as shown in the Green Belt inset plan (appendix 4) and specifically to enable this development to be brought forward.</p> <p><i>Detailed amendments to the Green Belt inset boundary may be made, post adoption, through the Berinsfield Neighbourhood Development Plan</i></p>
46	1. Strategy	<p>In the table, column 3, target, row 3, amend text by deleting the words <i>approximately</i>.</p>

Comment again, or finish?

Would you like to comment on another main modification or supporting document?
No, I'm ready to submit my comments now and finish the survey