

## **Berinsfield Neighbourhood Development Plan**

### **Examiner's Clarification Note**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a clear vision for the neighbourhood area.

The presentation of the Plan is good. The difference between the policies and the supporting text is clear. The Plan makes good use of various high-quality maps and photographs.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

##### ***Policy BERIN1***

I have noted the overlaps between the submitted policy and Policies STRAT10i and H9 of the Local Plan.

Please can the Parish Council advise about the way in which the submitted policy is in general conformity with Policy STRAT10i and the specific circumstances which will apply to the development of the Berinsfield Garden Village?

##### ***Policy BERIN2***

In general terms, this is a very positive policy. However, should a degree of flexibility be built into the policy to ensure that the overall development of new homes in the Plan period is financially viable?

##### ***Policy BERIN4***

Does the Parish Council have any specific evidence to support its view that development proposals should achieve a 20% biodiversity net gain?

##### ***Policy BERIN6***

The Plan's ambition for the development of brownfield land is laudable. However, does this policy bring any added or locally-distinctive value to national and local planning policies on this matter?

##### ***Policy BERIN11***

Based on my observations during the visit, I fully understand the reasoning behind the policy. Nevertheless, two questions arise. The first is are any such proposals planned or scheduled

in the Plan period? The second is whether it is appropriate for a neighbourhood plan to comment about potential development outside the neighbourhood area?

*Policy BERIN12*

Does this policy bring any added or locally-distinctive value to national and local planning policies on this matter?

*Policy BERIN18*

In general terms this is a very positive policy. Nevertheless, is part B too prescriptive and inflexible?

*Policy BERIN19*

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*Policy BERIN20*

This is a good policy which has regard to Section 6 of the NPPF.

**Representations**

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on the representations made by:

- Ptarmigan Planning 4 Limited;
- Oxford Wet 'n' Wild Limited; and
- Oxfordshire County Council.

The District Council proposes a series of revisions to certain policies and the supporting text in the Plan. Does the Parish Council have any comments on the suggested revisions?

**Protocol for responses**

I would be grateful for responses to the questions raised by 6 November 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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27 September 2024