



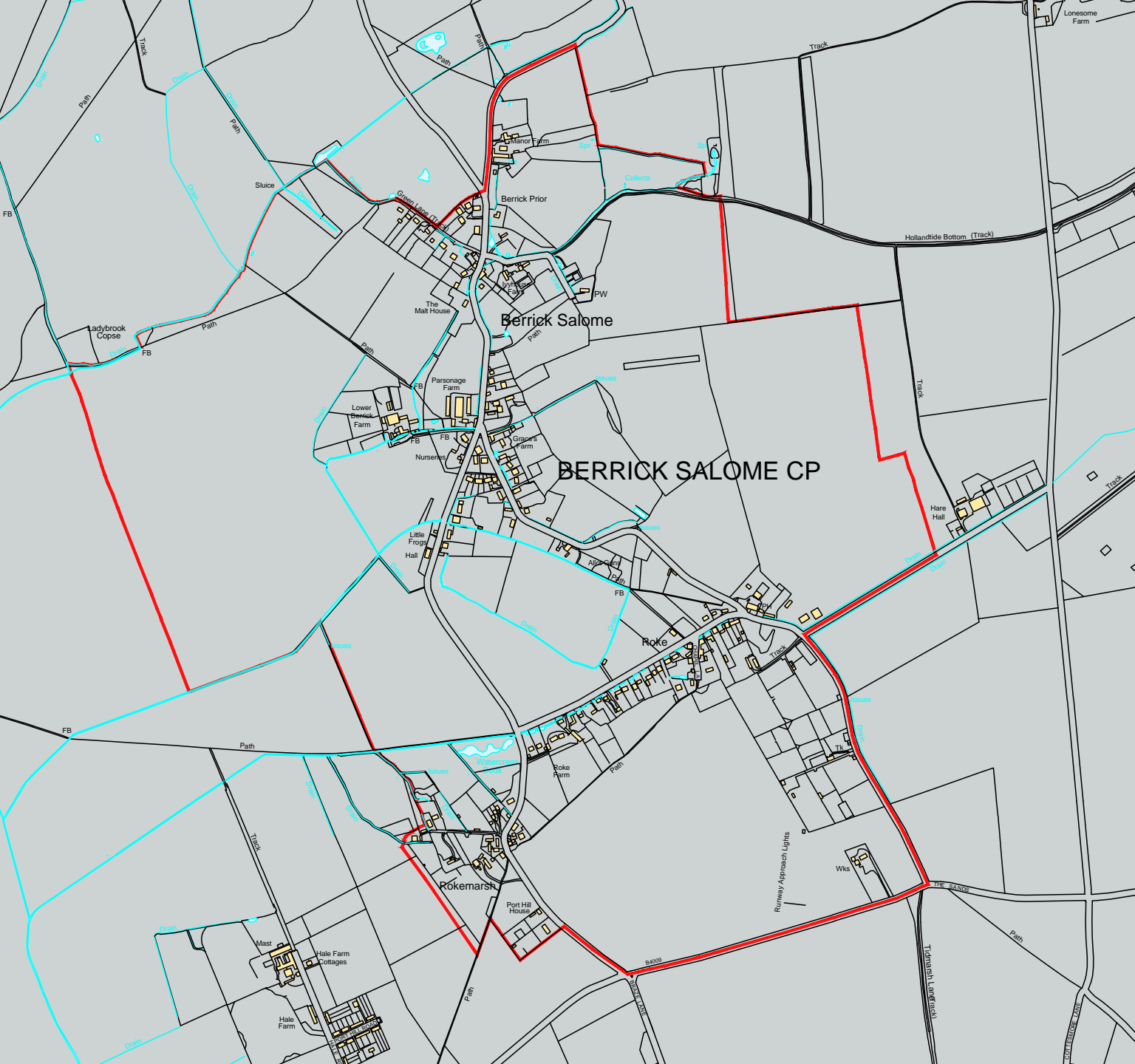
Berrick Parish Neighbourhood Plan 2013 - 2033

Informal Consultation Document

October 2018

Introduction

- Neighbourhood Plans provide local communities with the opportunity to shape local planning policies, which are used to approve or refuse planning permission.
- The Parish Council is preparing a Plan to cover the whole of the Parish and hopes to submit it for an independent examination early in the new year. If the Plan passes this examination, it then goes to a referendum. Success at the referendum will mean the Plan and its policies will come into force.
- The Plan has to reflect local opinion but also has to take into account national policies and those of South Oxfordshire District Council.



The Parish Boundary

The Consultation Document

- A Parish Meeting last year discussed the value of the Parish Council preparing a Plan and the issues that its policies should aim to cover.
- This document summarises the policies that form the main thrust of the Plan.
- A draft of the Plan and the policy details are being circulated to all parishioners by email in early October.
- Once the Parish Council has considered all the comments made, it will publish the final document and consult again before sending it to the District Council for the independent examination and referendum.

Our Vision of the Parish in 2033

"The Parish remains an attractive rural parish with a close supportive community at its heart. Although the villages remain residential in character, our local agricultural and equestrian local economy has survived and home-based working has become increasingly popular.

The distinct character and identities of our four villages has been preserved, whilst embracing small-scale change. Some new homes have been built that were suited to younger people and for downsizers, so our communities have become more sustainable.

This development has fitted well with our rural character, landscape and community ethos. It has respected and improved our network of footpaths and bridleways, which has encouraged more walking, cycling and horse-riding in the Parish. There have also been some improvements in managing the volume and speed of traffic using our tight Parish lanes and so road safety has improved. And our local wildlife remains abundant and diverse."

Key Objectives

- To protect the quality, character and local distinctiveness of the natural and historic landscape and buildings and maintain high design quality
- To ensure the character of the four villages and their separate and distinct identities are preserved
- To ensure there is a more balanced population of both old and young to maintain a vibrant rural community
- To encourage healthy lifestyles by improving walking, cycling and riding routes
- To ensure the Parish's rural character does not suffer from through traffic from larger settlements

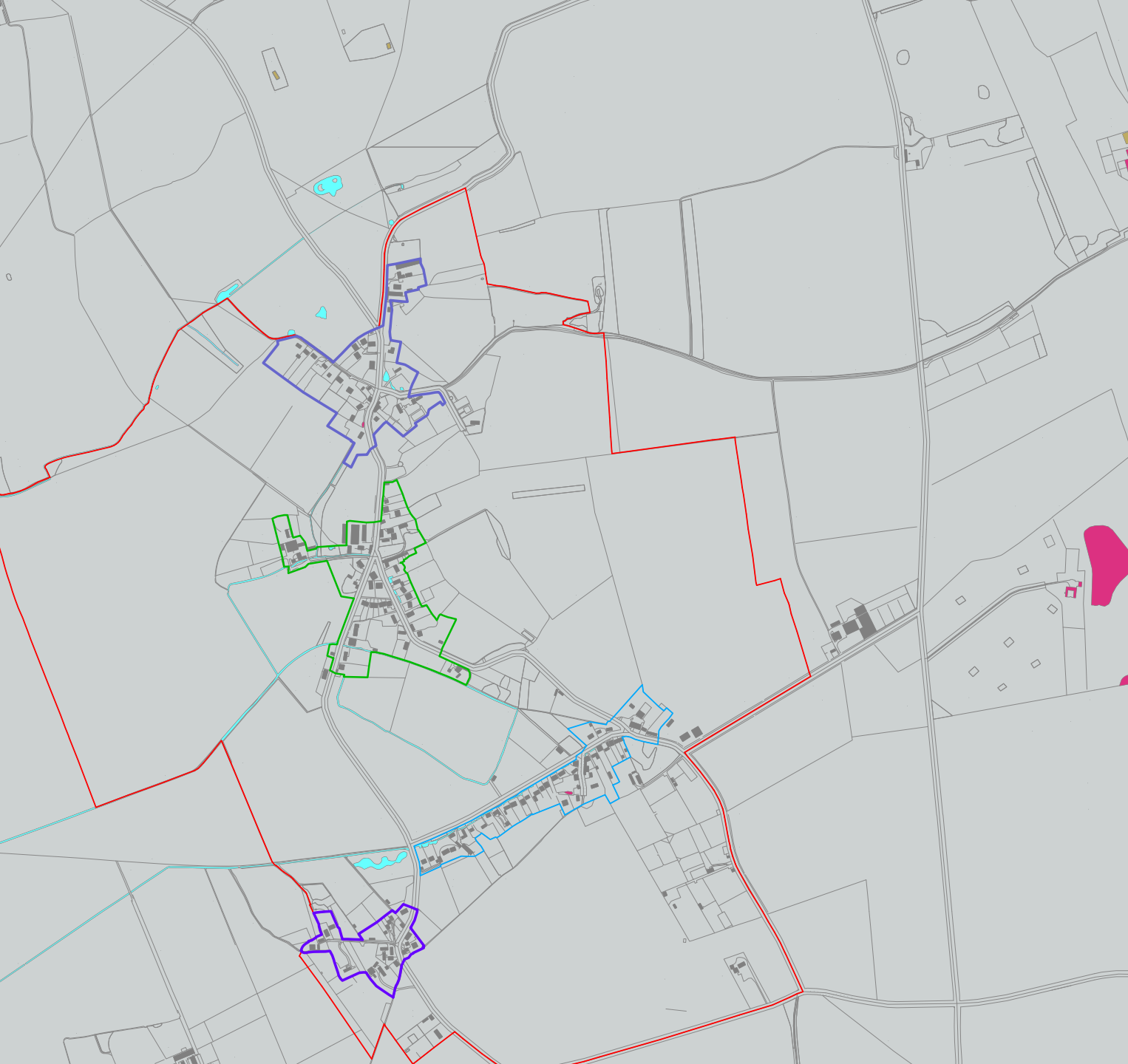


Berrick Salome 1897

Source: Ordnance Survey Six Inch
(National Library of Scotland)

Policy BER₁ Village Boundaries & Infill Development

- Shows the boundaries of each village – Berrick Prior, Berrick Salome, Roke and Rokemarsh – on a map, so there is clarity for planning applicants, local people and SODC about which policies should apply
- Explains that 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
- Makes clear that proposals outside a boundary must be suited to a countryside location only, and so rules out conventional housing developments (but see Policy BER₇ below)



Policy BER₁ Village Boundaries & Infill Development

Policies BER2 Design Details

- This policy sets out some key design principles that should apply to all future planning applications in the Parish
- It discourages schemes that are urban or suburban in character as they will not fit well with the rural character of the Parish
- But it also encourages modern buildings that are well designed to complement their rural and very often historic surroundings in terms of their scale and materials
- It notes that the design of even small details like doors, windows, chimneys and dormers can make a difference if paid proper attention





Policies BER3-6 Village Design Principles

- There is also a policy for each of our four villages – Berrick Prior, Berrick Salome, Roke and Rokemarsh
- The policies identify the key characteristics of each village and require planning applications to show how their development proposals have taken the characteristics into account
- Typical characteristics include building forms, plot shapes, the importance of trees/hedges, common building materials, key views between buildings etc
- The policies still allow for some flexibility and originality in the design of new buildings but they seek to rule out 'off the shelf' housing estate designs that are not characteristic of the Parish



HOME
SWEET HOME
&
EXCELLENT FOOD
CASK ALES

HOME
SWEET HOME
&
EXCELLENT FOOD
CASK ALES

FINE
FOOD
&
CASK ALES



Policy BER7 Entry Level Homes

- Entry Level Homes schemes are for affordable homes only and are allowed by national planning policy on the edge of any village like those in the Parish. They cannot be larger than 5% of the current area of the village and can only be affordable homes to buy or rent. The policy sets out where and how this requirement should work in this Parish.

Policy BER8 Farm Complex Development

- This policy allows for some changes in the farm complexes within the Parish but ensures that their primary agricultural purpose remains viable. Positive changes may include reusing some buildings for new homes, workspaces or live-work units.



Policy BER9 Important Views

- This policy identifies a series of views from public vantage points in the Parish that are considered as especially important in defining the relationship between the villages and their rural hinterland (see the Map). It requires all development proposals to avoid obstructing or harming a view when planning the location and size of new buildings and structures.

Policy BER10 Local Green Spaces

- This policy proposes to designate the following as Local Green Spaces: recreation field at the village hall, the old village green outside The Chequers, the Allotments, the Fishery at Rokemarsh and the area around St Helens Church. This will mean that these spaces will have the same level of protection from development as in the Green Belt.



INSERT PLAN SHOWING IMPORTANT VIEWS

Policy BER11 Green Infrastructure

- This policy sets out a list of principles to ensure that the green infrastructure and nature conservation value of the Parish – trees, hedges, woodlands, streams, nesting sites for example - are properly taken into account in all development proposals.

Policy BER12 Community Facilities

- This policy seeks to prevent the unnecessary loss of the following valued local community facilities: The Chequers, the Home Sweet Home, St. Helens Church, the Village Hall, the Recreation Ground/Play Area, the Allotments and the Chapel Lane Band Hut.



Policy BER13 Managing Traffic

- This policy is aimed at preserving the rural lanes of the Parish as safe havens for walkers, cyclists and equestrians. Although the scale of change provided for in the Plan must be very modest, there may be opportunities through a combination of small scale, infill housing or entry-level housing schemes to secure some proportionate traffic management measures.

Policy BER14 Walking, Cycling and Riding

- This policy seeks to encourage safe and convenient means of walking, cycling and horse riding through the Parish, when the opportunities of new development arise to make improvements.



Policy BER15 Supporting Infrastructure

- This policy seeks to ensure that all proposals show that the local sewage and flood infrastructure is able to successfully accommodate the new development
- It acknowledges that parts of the Parish have suffered from these infrastructure problems in the past, and will again, if not enough attention is paid to these matters in the future

Commenting on the Document

- We encourage everyone that lives or works in the Parish, or that owns land in the Parish, to comment on this document, preferably by email: [INSERT EMAIL ADDRESS HERE]
- You can also
- All comments must be made by [INSERT DEADLINE]

THANK FOR FOR YOUR TIME AND INTEREST.