

Designing together

Thank you for coming to the Berinsfield Garden Village Community Planning Weekend. Help us design the future of the Mount Farm site and how it integrates with the existing village of Berinsfield!

Why are you here today?

We need all your ideas to help us design the Mount Farm site and think about the transformation and integration of the existing village of Berinsfield, and how the Mount Farm site can help deliver the facilities, houses and green spaces the village needs.

Share your local knowledge and take part in workshops, exhibitions and minibus site visits to help shape a new Vision for the Mount Farm site and the existing village of Berinsfield.

For more information, scan the QR code:



berinsfieldgardenvillage.com

Mount Farm Site and Berinsfield



Timeline for the next stages of the project



Have your say!

The Vision for Berinsfield Garden Village Community Planning Weekend is being held at the Berinsfield Community Association.

Take part in workshops, exhibitions and minibus site visits to help design a comprehensive masterplan for the Mount Farm site and the existing village of Berinsfield!

Participation is on a drop-in basis – there is no need to preregister – you can stay for a short while, a few hours or the whole event as you wish. JTP team members will be on hand to answer any questions you may have throughout the event.

Following the Community Planning Weekend, the Ptarmigan team will reflect upon and summarise the outcomes and draw up an illustrated Vision for Berinsfield Garden Village, which will be reported back to the community on Tuesday 18 April 2023, doors open at 6.45pm.

After the report back of the Vision, the Ptarmigan Team will continue working with stakeholders and the community to bring together an outline planning application for the site.

Community Planning Weekend Programme

Friday 31 March 2023

- 1.15 Minibus trip around the Mount Farm site
- 1.45 Doors open & Exhibition begins
- 2.00 Welcome and introduction
- 2.10 Dialogue Workshop
Young People's Workshop
- 3.10 Refreshment break
- 3.20 Hands-on Planning Groups
Young People's Workshop
- 4.30 Refreshment break
- 4.40 Feedback from Hands-on Planning Groups
- 5.00 Close of Workshops and Exhibition

Saturday 1 April 2023

- 10.45 Minibus trip around the Mount Farm site
- 11.15 Doors open and Exhibition begins
- 11.30 Welcome and introduction
- 11.40 Dialogue Workshop
Young People's Workshop
- 12.45 Lunch break
- 1.00 Minibus trip around the Mount Farm site
- 1.30 Hands-on Planning Groups
Young People's Workshop
- 2.40 Refreshment break
- 2.50 Feedback from Hands-on Planning Groups
- 3.20 Next Steps
- 3.30 Close of Workshops and Exhibition

Tuesday 18 April 2023

- 6.45 Doors open
- 7.00 Report Back of the Vision for Berinsfield Garden Village
- 8.00 Close

Events will be held at Berinsfield Community Association, Green Furlong, Berinsfield OX10 7NR



A VISION FOR Berinsfield GARDEN VILLAGE

COMMUNITY PLANNING WEEKEND - everyone is welcome!

You are invited by Ptarmigan Land to the Berinsfield Garden Village Community Planning Weekend to help design a comprehensive masterplan for the Mount Farm site and the existing village of Berinsfield!

Workshops & Exhibition
Friday 31 March 2023, 1.45pm - 5.00pm
Saturday 1 April 2023, 11.15am - 3.30pm

Report Back Presentation
Tuesday 18 April 2023, 6.45pm - 8.00pm

EVENTS WILL BE HELD AT BERINSFIELD COMMUNITY ASSOCIATION, GREEN FURLONG, BERINSFIELD OX10 7NR

A CHANCE TO VISIT THE MOUNT FARM SITE! SEE REVERSE FOR DETAILS

This flyer has been delivered by volunteers from the Berinsfield Village Voice team

The Vision for Berinsfield Garden Village community planning process is organised by JTP on behalf of Ptarmigan Land. For more information, please visit BerinsfieldGardenVillage.com or contact the JTP Community Planning team at community@jtp.co.uk on Freephone 0800 0126 730 or write to us at **FreePost JTP** (no stamp required).

Community Planning Weekend Flyer, March 2023



A Vision for BERINSFIELD Garden Village

You are invited by Ptarmigan Land to the Berinsfield Garden Village Community Planning Weekend to help shape a Vision for the future.

Background - The Story so Far
In June 2019, Berinsfield was awarded Garden Village status by the Government. The area included undeveloped land on the former Mount Farm airfield all of which was allocated for development in the South Oxfordshire District Council Local Plan in December 2020 to facilitate a range of regeneration opportunities in the existing village and provide new homes, employment space, services and facilities.

Community Planning
Ptarmigan Land is now seeking to develop proposals for the Garden Village by working with the local community and other stakeholders to design a comprehensive masterplan for Mount Farm and the existing village of Berinsfield as required by SODC Local Plan policy. They have appointed JTP, architects and community planners, to facilitate the Community Planning Weekend as an opportunity for the community to share local knowledge and participate in shaping a new Vision and the final proposals.

There will be an exhibition, minibus site visits and a chance to participate in workshops and hands-on planning groups. Participation is on a drop-in basis – there is no need to preregister – you can stay for a short while, a few hours or the whole event as you wish. JTP team members will be on hand to answer any questions you may have throughout the event.

Comment Online
Before the Community Planning Weekend, visit the easy to use 'Create Communities' online map to let us know your views about Berinsfield and the surrounding area and the opportunities provided by the development of the Mount Farm site. Scan the QR code on the front page of this flyer or visit berinsfieldgardenvillage.com

Report Back of Vision
Following the Community Planning Weekend, the Ptarmigan team will reflect upon and summarise the outcomes and draw up an illustrated Vision for Berinsfield Garden Village, which will be reported back to the community on Tuesday 18 April 2023, doors open at 6.45pm.

Outline Planning Application
After the report back of the Vision the Ptarmigan Team will continue working with stakeholders and the community to bring together an outline planning application for the site.

Community Planning Weekend
Friday 31 March 2023, Public Workshop Day 1
Venue: Berinsfield Community Association, OX10 7NR
1.15pm Minibus trip around the Mount Farm site
1.45 Doors open & Exhibition begins
2.00 Welcome and introduction
2.10 Dialogue Workshop – Berinsfield Today
What are the issues and opportunities in Berinsfield?
Young People's Workshop - draw ideas for the future
Refreshment break
3.10 Hands-on Planning Groups
Work in small, facilitated groups to consider issues and opportunities for the Garden Village and start to plan ideas for the future. There will be a walkabout option to see and discuss opportunities on location.
Refreshment break
4.30 Feedback from Hands-on Planning Groups
5.00 Close of Workshops and Exhibition

Saturday 1 April 2023, Public Workshop Day 2
Venue: Berinsfield Community Association, OX10 7NR
10.45am Minibus trip around the Mount Farm site
11.15 Doors open and Exhibition begins
11.30 Welcome and introduction
11.40 Dialogue Workshop - Berinsfield Tomorrow
What are the opportunities for development?
Young People's Workshop - draw ideas for the future
12.45pm Lunch break (lunchtime refreshments provided)
1.00 Minibus trip around the Mount Farm site
1.30 Hands-on Planning Groups
Another opportunity to work in small, facilitated groups to consider opportunities for the Garden Village and plan ideas for the future.
Young People's Workshop (continued)
Refreshment break
2.40 Feedback from Hands-on Planning Groups
3.20 Next Steps
3.30 Close of Workshops and Exhibition

Report Back Presentation
Tuesday 18 April 2023
Venue: Berinsfield Community Association, OX10 7NR
6.45pm Doors open
7.00 Report Back of the Vision for Berinsfield Garden Village
8.00 Close

Let us know your thoughts and ideas, everyone is welcome!

The Vision for Berinsfield Garden Village community planning process is organised by JTP on behalf of Ptarmigan Land. For more information, please visit BerinsfieldGardenVillage.com or contact the JTP Community Planning team at community@jtp.co.uk on Freephone 0800 0126 730 or write to us at **FreePost JTP** (no stamp required).

Community Planning Weekend Flyer, March 2023



Dialogue, 'Post-it Note' workshop to discuss local issues, dreams and solutions



Hands-on planning workshop to start to draw ideas for the site



Young people's workshop to start to draw ideas for the site



Hands-on planning workshop to start to draw ideas for the site



Hands-on planning workshop, reporting back ideas to the team



Site walk about to discuss local issues and opportunities

Meet the team

Ptarmigan Land have assembled a great team of professionals to work with you to create a sustainable Vision for the future of the village.

Who are Ptarmigan Land?



Placemaking Promoter

Ptarmigan Land is one of the UK's leading strategic land promotion companies, with over 18,000 homes being progressed through the planning system.

Ptarmigan has extensive experience of promoting Garden Town and Village scale developments such as Chelmsford Garden Community and Attleborough SUE.

Ptarmigan prides itself on collaboration and would like to work closely with South Oxfordshire District Council, Oxfordshire County Council the local community and all relevant stakeholders and landowners to work up proposals to deliver the emerging Vision for Berinsfield.

Any plans will be responsive to both planning issues and local sensitivities, securing necessary agreements and obtaining the support of key stakeholders. We pride ourselves on placemaking that is innovative and environmentally aware, ensuring our developments are of the highest quality both in appearance and sustainability terms.

Who are JTP?



Architects, Masterplanners, Placemakers

JTP is a placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. We work with local communities and stakeholders to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong.

Other team members



Transport Consultants



Landscape Consultants

Building a Vision Together

We put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Far from imposing ready-made off-the-shelf solutions, we will build a Vision together. This leads to places that are vibrant, valued and sustainable from the outset. We approach all our projects through a process of Understanding, Engaging and Creating.

Collaborative Placemaking

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership, and enables the creation of a collective vision.

Creating begins with the visioning process and ends with physical implementation. Along the way there are many issues to resolve and many actions to coordinate. This adds up to a process we call "Collaborative Placemaking".



Ptarmigan Land and JTP - New homes at Channels, Chelmsford



Ptarmigan Land and JTP - Artist's impression of new homes at Channels, Chelmsford



Ptarmigan Land and JTP - New homes at Channels, Chelmsford

What is the planning context?

The transformative change to the existing village of Berinsfield has been a long held aspiration of residents and the Council with it included in both the 2016 and current (2020 – 2024) Corporate Strategies.

The most recent major milestone for the project came in December 2020 when the South Oxfordshire Local Plan 2035 was adopted. The area of undeveloped land on the former Mount Farm airfield is now identified for development through Policy STRAT10i (Land at Berinsfield Garden Village). It is expected to include around 1,700 new homes, at least 5 ha of additional employment land and supporting services and facilities.

The reason for the identification of Mount Farm is to allow for the transformative change planned for in the existing village. This is the core reason for Mount Farm being acceptable in principle for development. Historically, the Green Belt in Berinsfield had acted as a significant constraint that prevented development being permitted to support the transformational change.

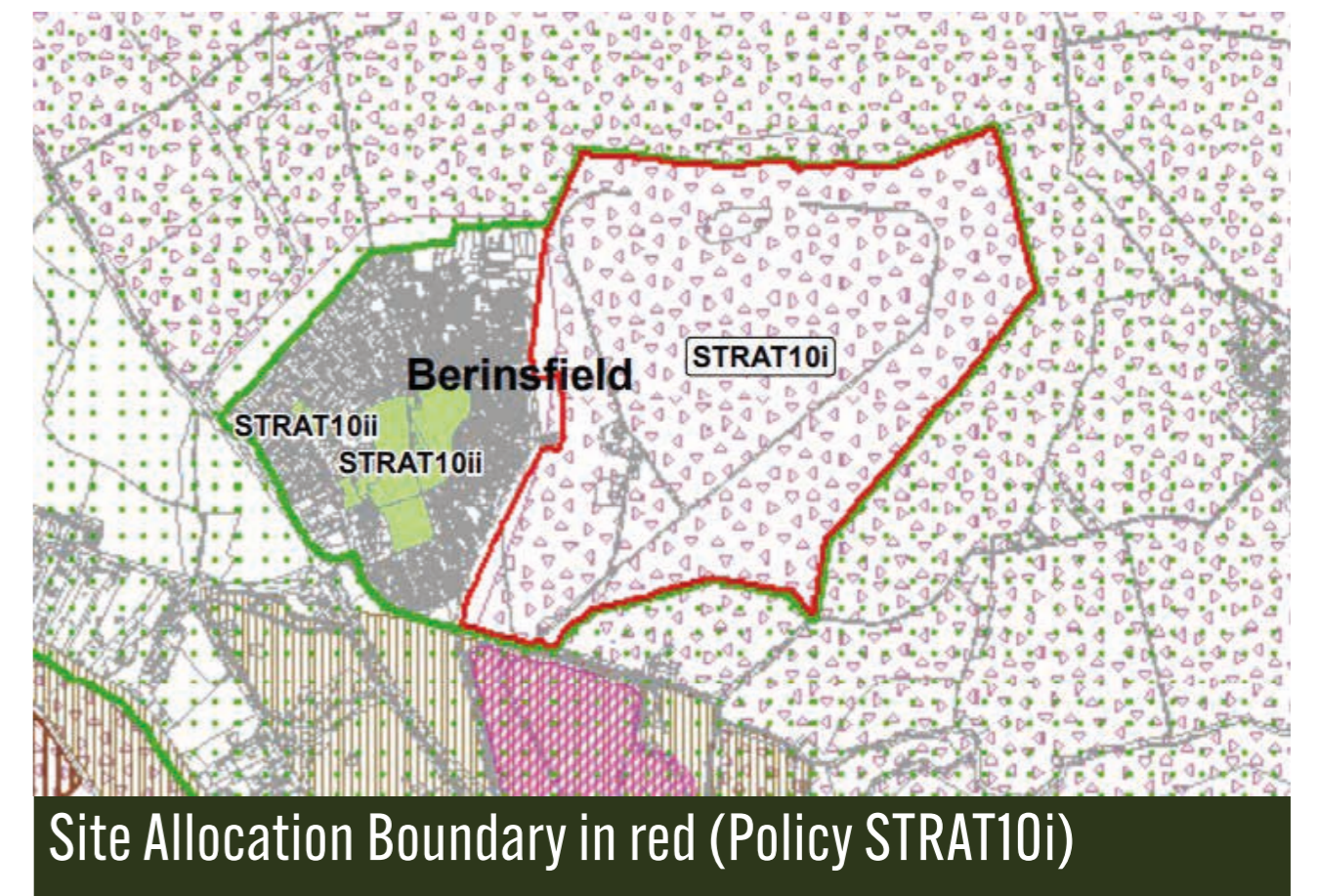
Berinsfield has been unable to evolve, as places naturally do, to meet changing needs because of the Green Belt. The basis for the identification of new homes being allowed at Mount Farm was on the appreciation that it would lead to the transformative change that the local community has wanted and expected of Berinsfield. The additional homes to be provided will provide the money that will allow investment into the existing facilities in Berinsfield to transform them. The additional population in the village will also help to sustain the facilities in the long term.

It is likely that the funds generated by the new development will be prioritised towards projects that could include, for example, the refurbishment and expansion of the Abbey Sports Centre and library to create a new community hub, which may also include an expanded or new health centre. This engagement weekend is an opportunity to understand if these, or other needs, remain the most important.

In addition to the transformative change of Berinsfield, it is a Local Plan Policy requirement that the site:

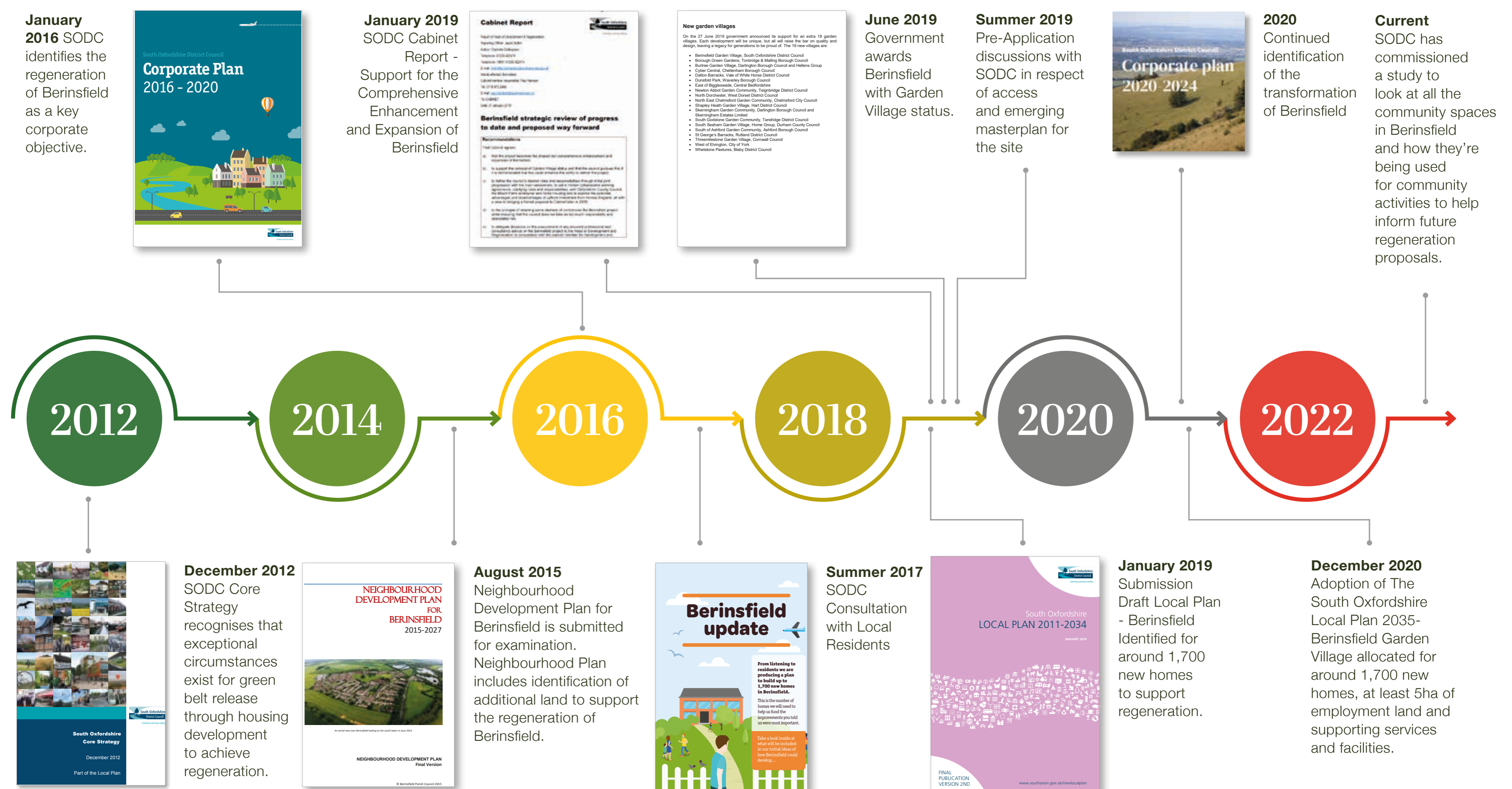
- will be delivered in accordance with an agreed comprehensive masterplan and vision;
- delivers a high-quality development that integrates and relates closely to the existing settlement of Berinsfield;

- delivers additional school places to meet the expected needs of the children that will occupy some of the homes in Mount Farm;
- provides local shops to support local village life;
- upgrades to the A4074/A415 to support the new development and provide better transport solutions for the site;
- achieves a mix of housing to support and compliment the existing village;
- delivers landscape and ecological enhancements.



Site Allocation Boundary in red (Policy STRAT10i)

Planning Timeline



What have we done so far?

The community of Berinsfield has been involved in every aspect of future plans for the village. This is the next exciting stage in the evolution of the design process, as the focus turns towards Mount Farm and its integration with the existing village.

2016 and 2017

During 2016 and 2017, South Oxfordshire District Council engaged with the local community through community drop-in events, discussions, village tours, stakeholder and advisory group meetings and a door-to-door survey to develop a masterplan to show what improvements to the village could potentially look like.

On 8 July 2017, the draft masterplan was displayed at the Berinsfield Village Fete and residents were invited to come along and share their comments.

2018

Ptarmigan and JTP then worked with the Council on initial proposals for the Berinsfield Community Investment Scheme.

In January 2018 a workshop was held at St Mary & St Berin Church with local stakeholders to look at site constraints and opportunities and to start to develop proposals further.

In July 2018, Ptarmigan and JTP held a background exhibition as part of the Berinsfield Community Fete, to let people know about the Berinsfield Community Investment Scheme and the community engagement process.

Ptarmigan Land Workshops, 2018



Berinsfield Community Fete, Exhibition, 2018



Learning from history

In order to create a Vision for the future community, it is important to learn from Berinsfield's unique and rich history.

Berinsfield sits on the Roman Road between Dorchester and Alchester. The site was the location of RAF Mount Farm which was built in 1940-1941. It had three concrete runways, 49 dispersals for

parking aeroplanes and eight blister hangars. The 13th Photographic Squadron of the Eighth Air Force moved in during February 1943, and its parent 7th Photographic Group was established at Mount Farm in July 1943. Handed back to the RAF in May 1945, the station was inactive and used temporarily by the Ministry of Supply for ex-War Department vehicle sales.

The return to agriculture began in 1949 and the airfield was sold for farming in 1957. Part of the site was then bought for gravel extraction in 1961, and most of the concrete was lifted for hardcore.

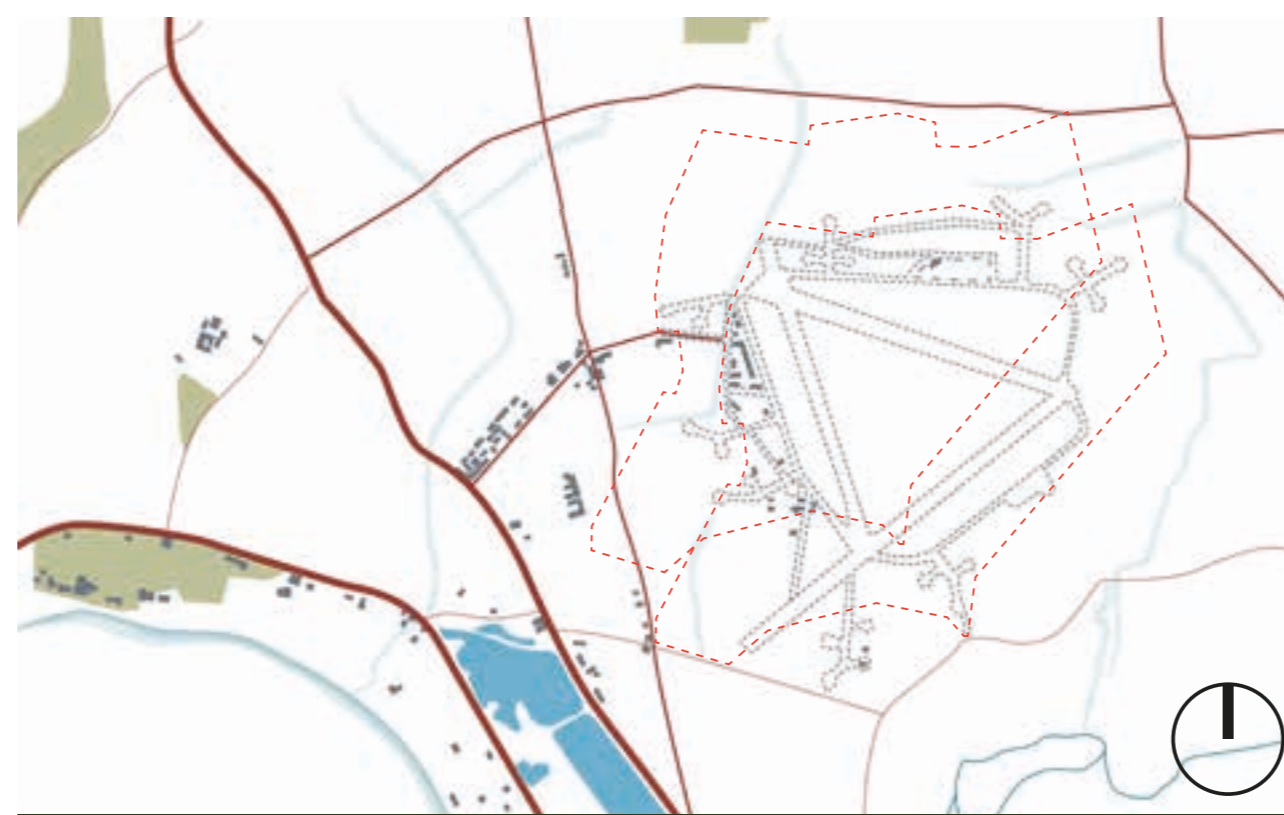
During this time, many families started occupying the abandoned wartime buildings, some of whom stayed for over a decade.

During 1960-62, the new village of Berinsfield was built on the western end of the site, where RAF and USAAF wartime buildings had been located.

Its original layout was planned by William Holford but is has developed further since through infill and small redevelopment opportunities.

Today, Berinsfield is identified as a Large Village, with over 2,800 inhabitants.

Settlement Growth



Historic Images



Copyright: Berinsfield Parish Council - Neighbourhood Development Plan Team



Copyright: Berinsfield Parish Council - Neighbourhood Development Plan Team



Copyright: Berinsfield Parish Council - Neighbourhood Development Plan Team

Understanding Berinsfield

What makes Berinsfield special? The village has a unique history as the first new planned village in England for 200 years. What can we learn from this when thinking about its future?

Village Character & Assets

William Holford drew plans for Berinsfield, the first new village to be planned and built in England in 200 years, in 1960.

The village is focused around a central green and has a strong sense of community, supported by a wide range of societies and social facilities. Due to the village's compactness, all residents live within easy walking distance of the villages assets.

The employment site to the north includes Williams Jet Tenders.

Fane Drive used to be the village entrance, but due to a number of accidents the main entrance was moved to a roundabout to the southwest.

Berinsfield's community buildings, spaces, shops and businesses



Wider context & transport

How can Berinsfield be better connected to the surrounding area? How can the use of public transport, walking and cycling be promoted?

Local Highway Network

Oxford Road

The A4074 runs in a north-south direction linking Oxford to Reading.

Abingdon Road

The A415 runs in an east-west direction linking the A4074, to the east, to Abingdon, to the west.

From Abingdon, it is possible to access the A34 which in turn provides access to the M4, to the south, and the M40, to the north.

Thame Road

From Drayton St Leonard it is possible to access the A329 via Stadhampton Road. The A329 provides access to the M40, via Stadhampton and Little Milton.

Local Public Transport Services

Oxford to Wallingford

The X38 / X39 / X40 River Rapids service operates between Oxford and Wallingford, via the Berinsfield bus stops on the A4074, before travelling on to either Henley-on-Thames or Reading. From the A4074 bus stops there are two buses an hour to Reading and one bus an hour to Henley-on-Thames, with three services an hour to Oxford.

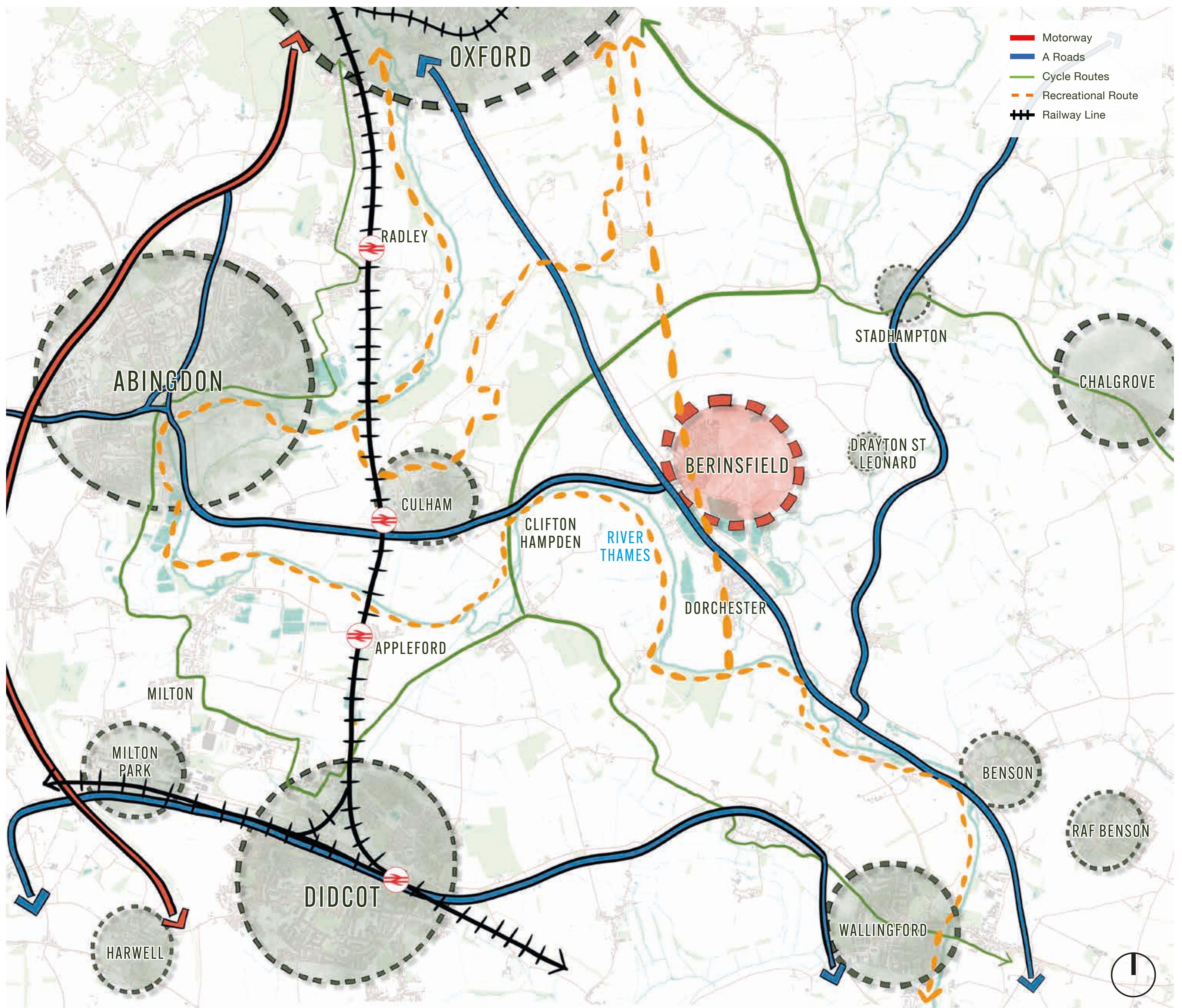
School bus

Existing bus stops within Berinsfield are served by the BB2, which runs on school days only and provides a single service in the morning and one after school.

Train

The closest rail station is Culham, circa 5km to the west of the site.

Didcot Parkway is approximately 8km to the south-west and has regular high speed services to Reading, Slough and London.

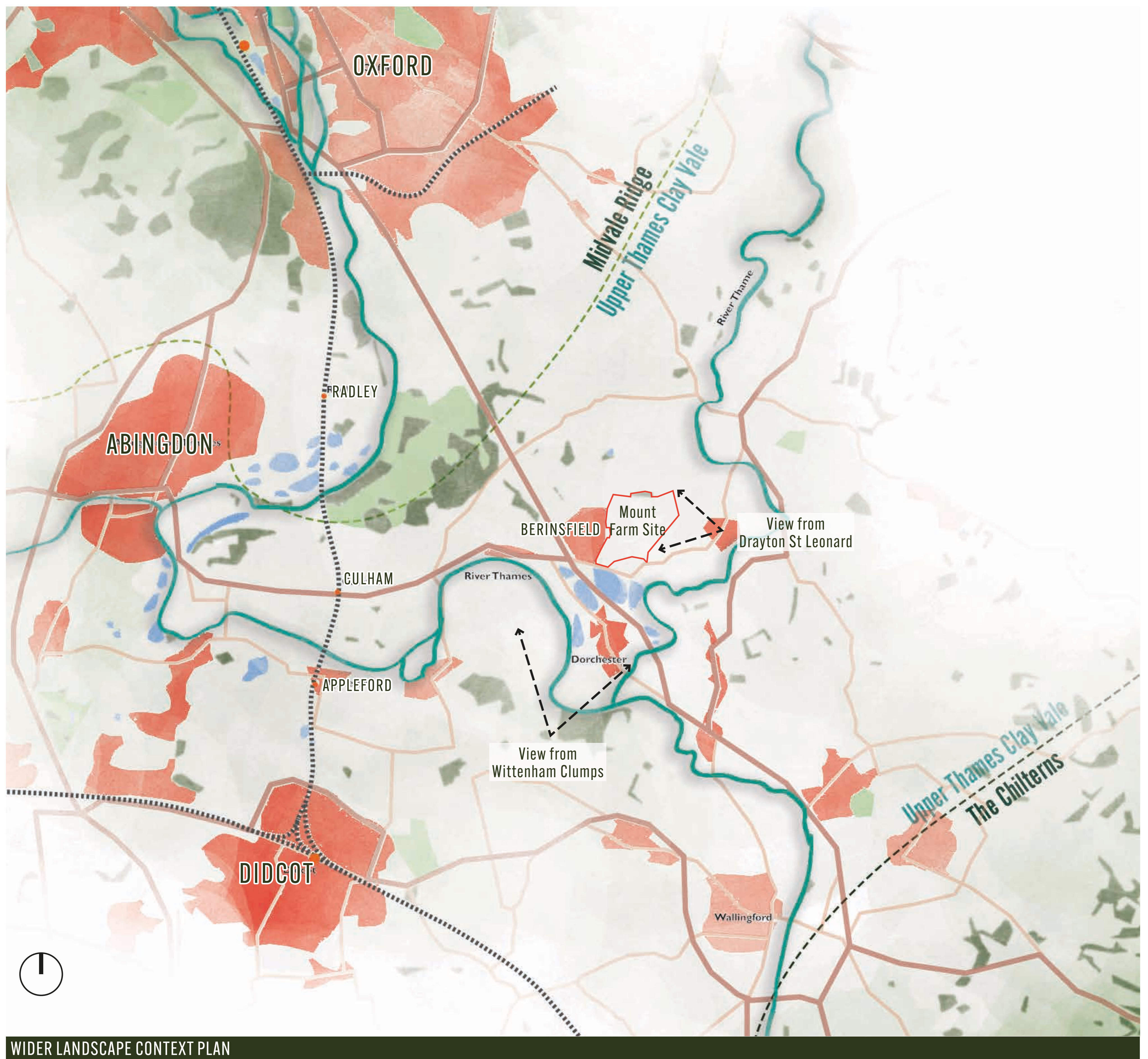


CONNECTIVITY TO SETTLEMENTS, MAJOR NEW DEVELOPMENTS AND FACILITIES

Understanding the wider area

How does Berinsfield fit into the wider landscape? What is the landscape character of the area that can be reflected in the design of the new neighbourhood?

Berinsfield sits within the Upper Thames Clay Vale Landscape Character Area. There are views towards the site from the Wittenham Clumps to the south and from Drayton St Leonard to the east. These view points are indicated on the plan below.



WIDER LANDSCAPE CONTEXT PLAN

Understanding the Mount Farm Site

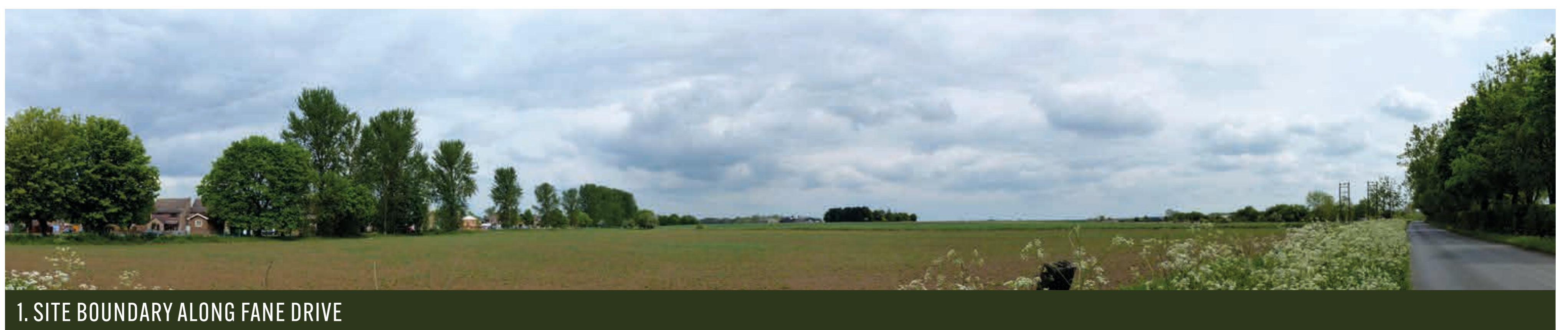
What can we learn from the site that informs the way we create a new community here?

Notable landscape features include:

- The linear copse situated along the northern boundary
- A wooded, somewhat overgrown dew pond in the northern half of the site
- Ornamental tree planting around Mount Farm and the adjoining semi-detached cottages to the east



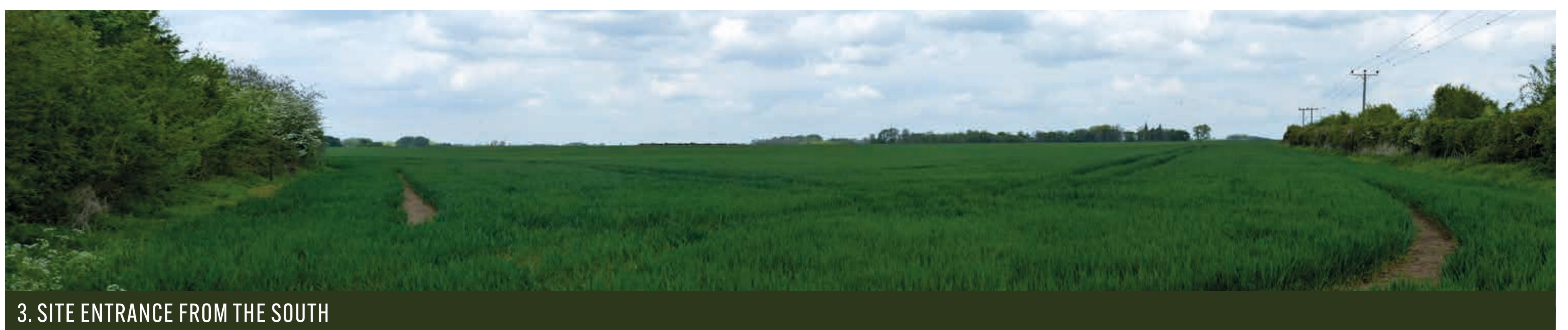
Viewpoints of photos below



1. SITE BOUNDARY ALONG FANE DRIVE



2. SITE ENTRANCE IS FROM THE SOUTHEAST



3. SITE ENTRANCE FROM THE SOUTH



4. VIEW FROM PROW TO THE NORTH OF THE SITE, WITTENHAM CLUMPS

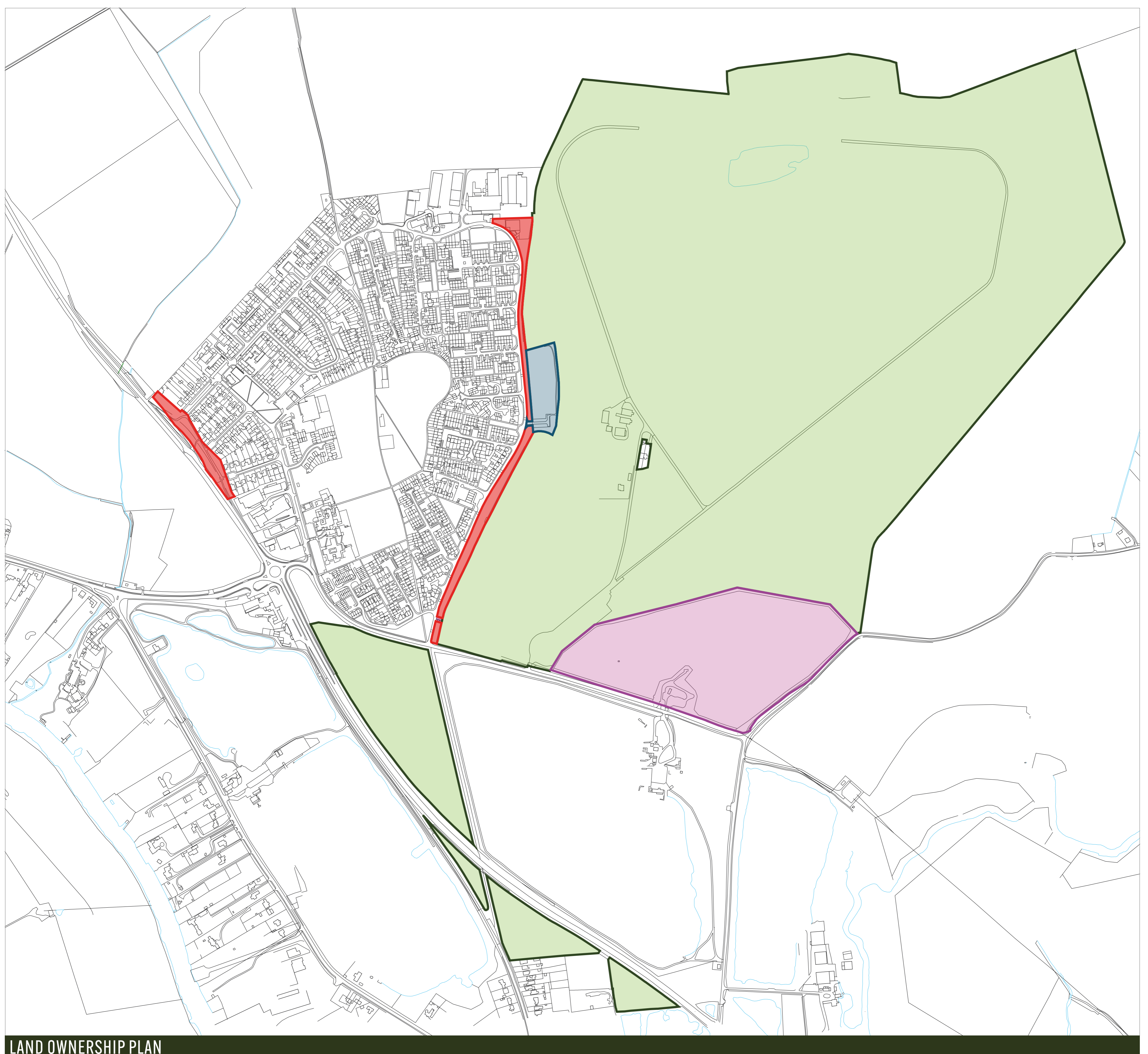
Land ownership

The vast majority of the land at Mount Farm is controlled by Ptarmigan Land (marked green in the plan below). There are however two narrow strips of land which are owned by South Oxfordshire District Council (marked in red in the plan below).

Although it would make sense for all of this land to be part of the future development, South Oxfordshire District Council (SODC) have yet to confirm whether they will make their land available. This is despite there being several discussions to date about the parties potentially working together on this.

As such the SODC land could be a potential constraint to the development should agreement with them not be secured in the future.

- South Oxfordshire District Council
- Area under Ptarmigan Land control
- Waste Recycling Group (Central) Ltd.
- Berinsfield Parish Council



Land ownership & access

There are many potential new access points into the existing village and Mount Farm.

These will ensure that it is well served by public transport and private car as well as for cycling and walking.

Some potential access points are constrained by SODC ownership and are only possible with partnership between Ptarmigan and SODC.

- Area under SODC control
- Area under Ptarmigan Land control
- Access constrained by land ownership
- Unconstrained access point



LAND OWNERSHIP AND ACCESS PLAN

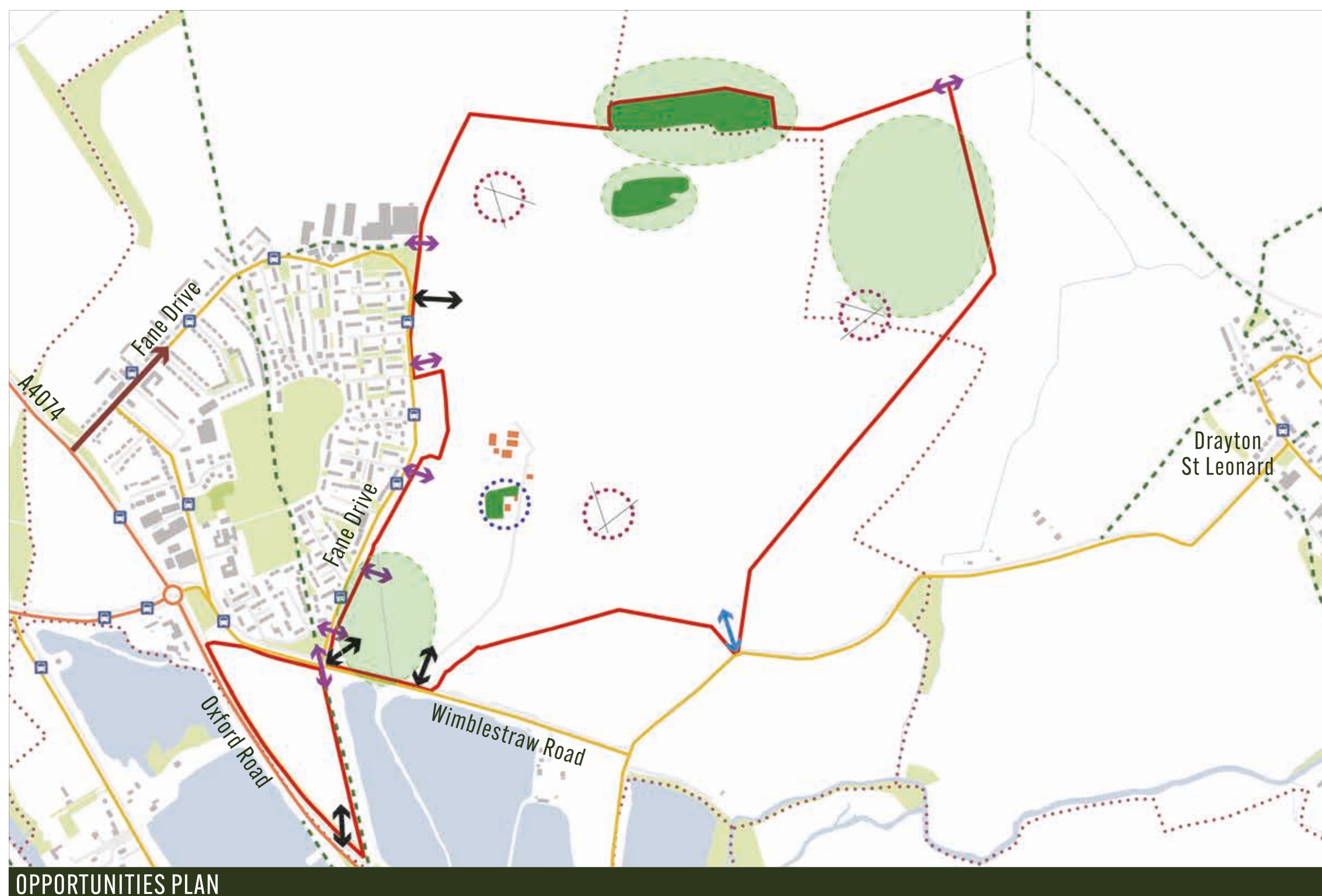
Constraints & opportunities

The site has both constraints and opportunities that must be taken into consideration when designing the new neighbourhood.

These include landscape, flooding, archaeology and heritage constraints, as well as considering key views into and out from the site.



- Public Open Space
- Mature woodland
- Flood zone 3
- Flood zone 2
- Cemetery
- Area of archaeological interest
- Long distance views of site
- Existing public rights of way
- Outline of airfield runways
- Parish Boundary
- Existing farm buildings and setting
- Existing solar farm
- Existing bus stops (most disused)
- Listed buildings in Drayton



- Opportunities for green space around existing woodland, ponds, parish boundaries, and areas within flood zone
- Opportunity to celebrate heritage at crossing points of historic airfield
- Opportunity to retain buildings with heritage and character
- Potential vehicular access to Fane Drive
- Potential pedestrian and cycle connections and links to existing public rights of way network
- Potential pedestrian, cycle and emergency connection
- Opportunity for vehicular access into site
- Opportunity to strengthen cycle connections to Oxford and South Oxfordshire