

Berinsfield Garden Village Community Planning Weekend

Vision Report Back Tuesday 18 April 2023



The Team



**Placemaking
promoter**



**Architects and
placemakers**



Planning

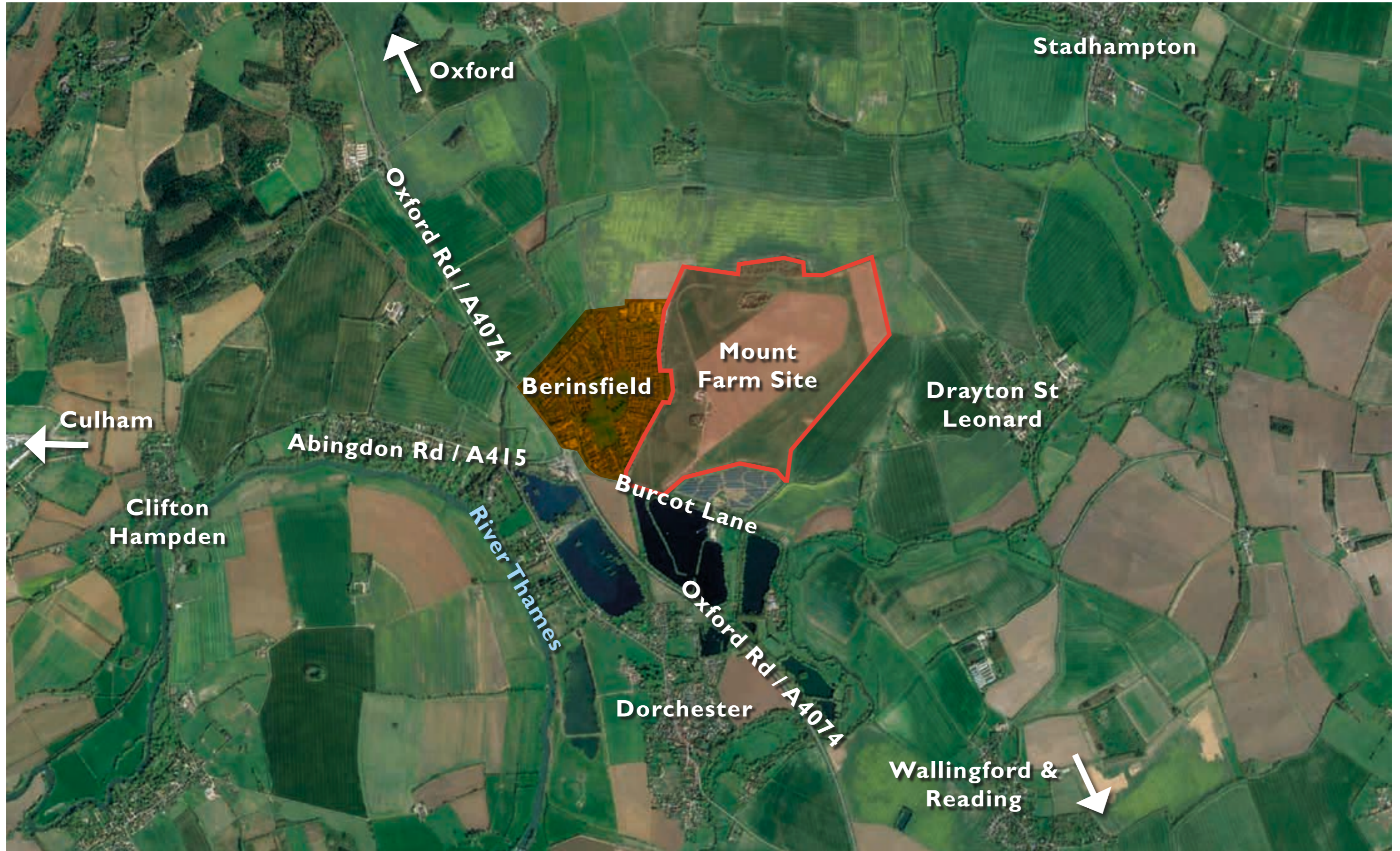


Transport



Environment

Berinsfield Garden Village inc Mount Farm Site



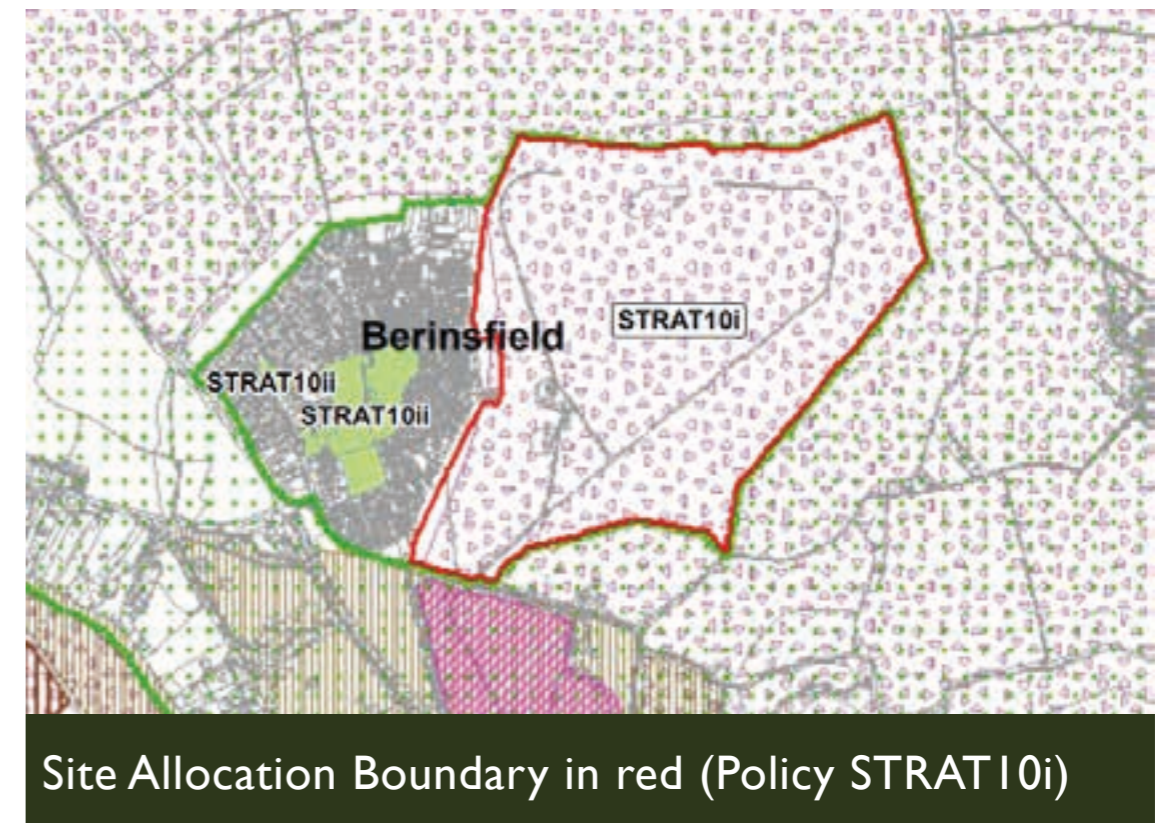
What is the Planning Context?

South Oxfordshire Local Plan 2035 - adopted Dec 2020

The area of undeveloped land on the former Mount Farm airfield is identified for development through Policy STRAT10i (Land at Berinsfield Garden Village)

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**



Community Planning Approach



Understanding

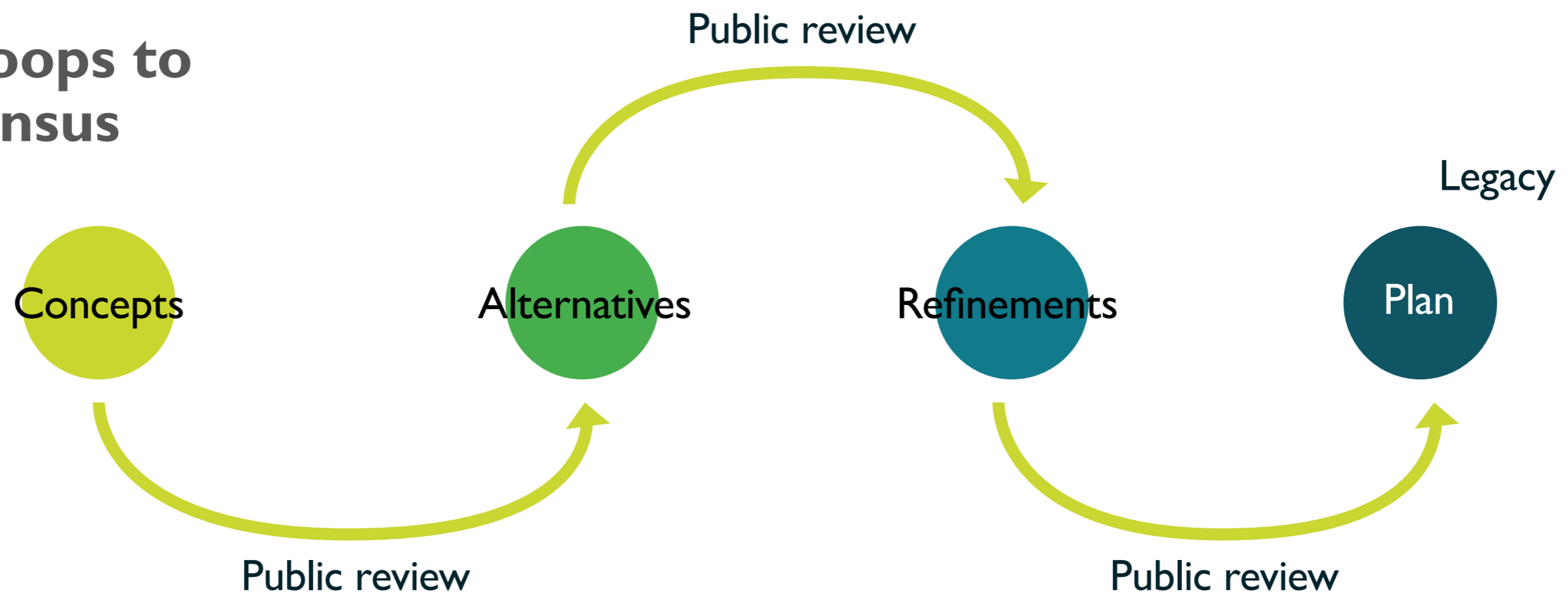


Engaging



Creating

Feedback loops to build consensus



Community Planning Timeline



We are here



**SODC Local
Plan 2035
Adopted**

**Community
Meetings &
Conversations**

**Community
Planning Weekend
Workshops**

**Vision
Report
Back**

**Comprehensive
Masterplan
Framework**

**Outline
Planning
Application**

**Detailed
Planning
Applications**



December 2020

March 2023

31 March and
1 April 2023

18 April 2023

Continued Community Engagement

Community Planning Weekend Publicity



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 workshops & exhibition 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).

A VISION FOR BERINSFIELD Village

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
 3.10 Refreshment break
 3.20 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.
 4.30 Refreshment break
 4.40 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)
 2.40 Refreshment break
 2.50 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!

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A VISION FOR Berinsfield GARDEN VILLAGE

COMMUNITY PLANNING WEEKEND - everyone is welcome!

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

VISION REPORT BACK PRESENTATION
 Tuesday 18 April 2023, 6.45pm - 8.00pm

Events will be held at Berinsfield Community Association (BCA), Green Furlong, Berinsfield OX10 7NR & refreshments will be provided.

MINIBUS TOUR OF MOUNT FARM SITE
 Departs from BCA
 Friday 31 March 2023, 1.15pm
 Saturday 1 April 2023, 10.45am and 1.00pm

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berinsfieldgardenvillage.com

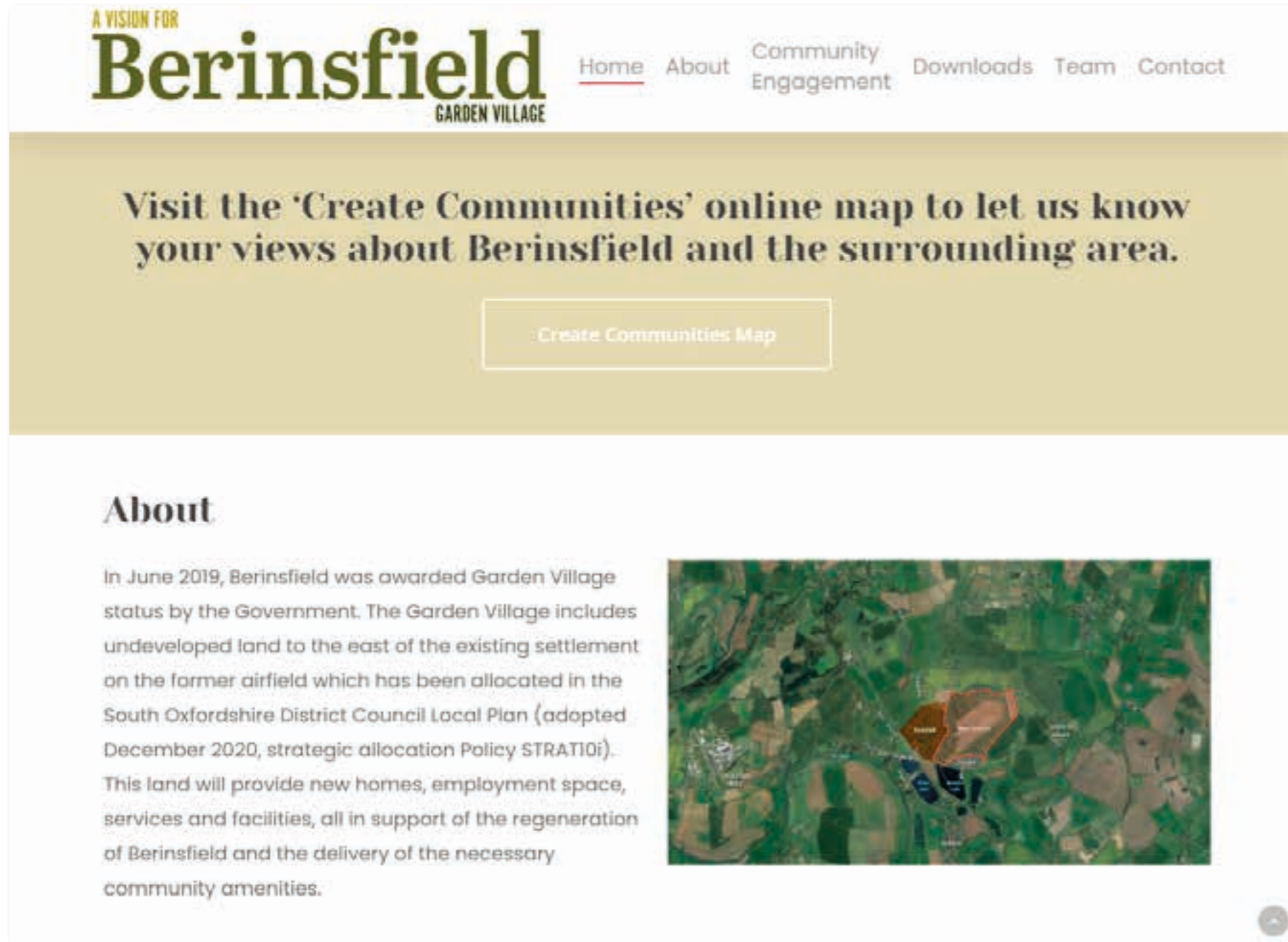
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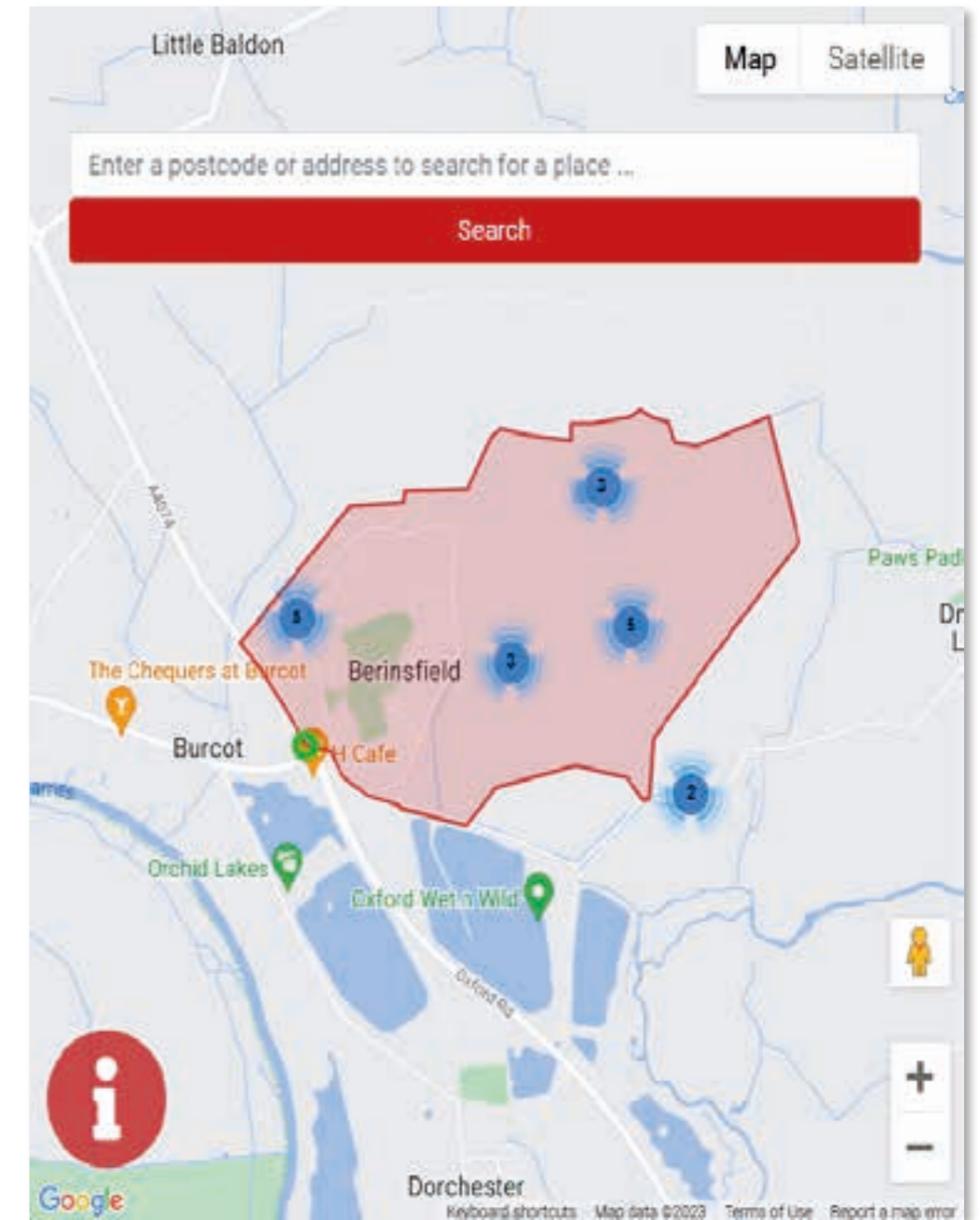
Flyer 1

Flyer 2

Both flyers delivered by volunteers from the Berinsfield Village Voice team. Flyers also posted to residents in Drayton St Leonard.



Berinsfield Garden Village project website



Create Communities interactive comments map

Community Meetings & Conversations

- Abbey Woods Academy
- Berin Centre - Village Voice team
- Berinsfield Library
- Berinsfield Medical Centre Practice Manager
- Berinsfield Parish Council
- Berinsfield Youth Club
- Drayton St Leonard Parish Council
- Drennan Fishing Tackle
- Parade Shops - top and bottom
- St Mary and St Berin Church - The Memory Café
- The Wandering Kitchen, Queensford Lakes
- Williams Jet Tenders

Other informal conversations with people around Berinsfield

What's Good?

Community

- Community, friends, family, new people
- Easy to get around the village and feels safe

Facilities

- Local facilities, shops etc.
- Outside recreation: ping pong, outdoor gym

Open space

- Green spaces, especially the big field
- Long grass, wildflowers, nature, field, trees, shade

What's Bad?

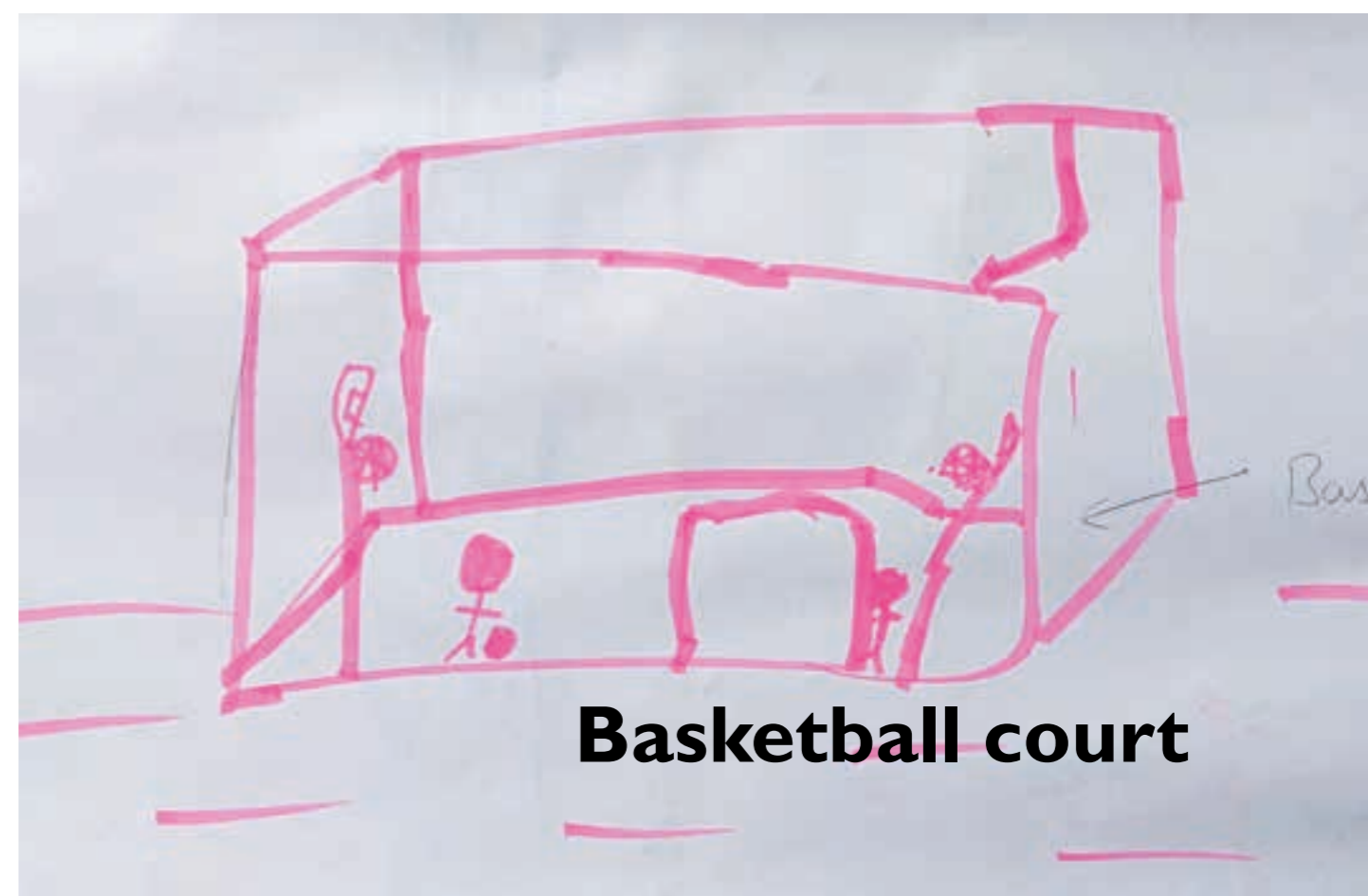
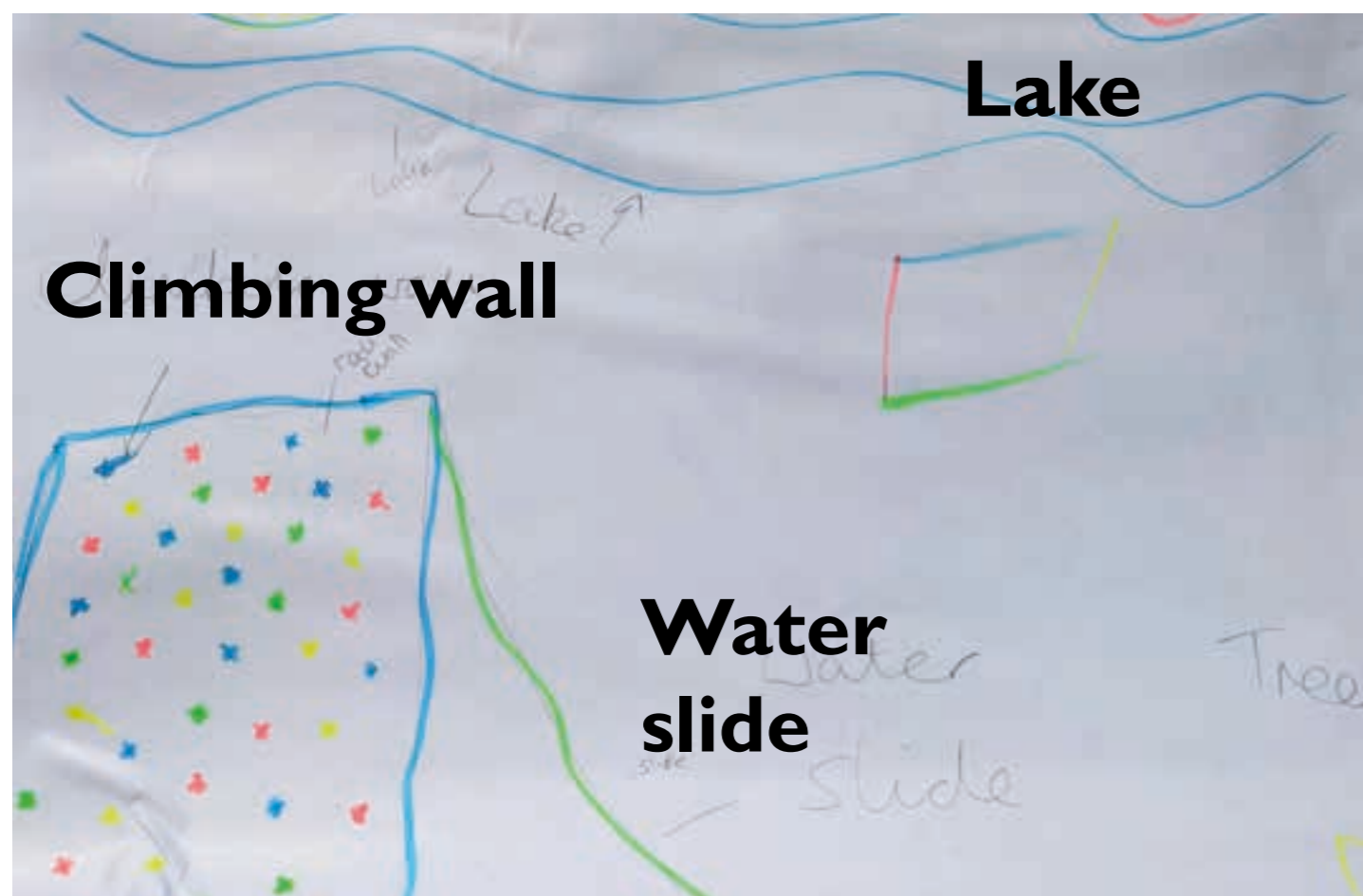
Facilities

- Lack of facilities for older children
- Equipment removed in the park
- No drama club

Public realm

- Litter, dog poo and seagulls
- Fighting in public





Ideas

Facilities

- Festivals and clubs
- Expand the skatepark; add parcour, climbing wall
- Other sports e.g. rugby and tennis
- More for older teenagers
- More shops

Open space

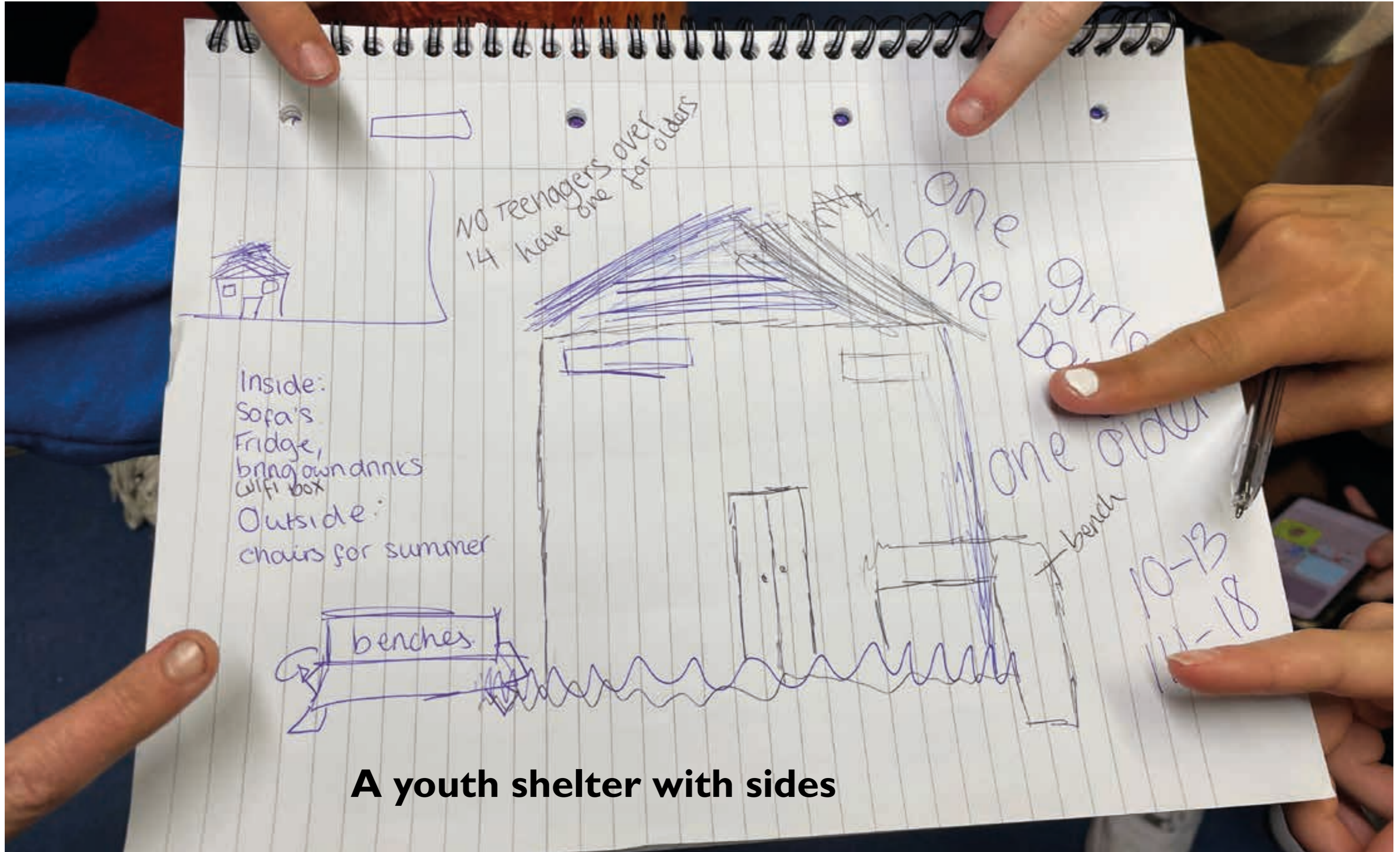
- More green spaces, trees and wild places to explore – new things
- More parks around the village
- Empty space that isn't for sport
- New wildlife, birds, public bird feeders

Homes

- More houses and flats
- More eco-friendly

“I wish we had forests to explore and to build dens with friends in those forests, and there would be more wildlife.”

“We are really lucky to have the big space because not many places have a field.”



A youth shelter with sides

Young Mums - Stay & Play, Berin Centre

Issues

- Village will lose its charm
- New housing won't fit in
- Insufficient parking
- Loss of green and views
- Difficult to get around without a car, especially to a good pub
- Unreliable bus service
- Unreliable school bus

Aspirations

- Provide family friendly pub with food and associated play space for kids
- Housing must be affordable
- Better shops, e.g. Tesco Local, take-aways
- Better bus service
- More parking
- Houses with more parking in driveway in front, smaller garden in rear
- Bigger pre-school, more break out space inside and out
- Want children to be able to stay in the village

Williams Jet Tenders



Williams Jet Tenders

Future postcard



I came back to Berinsfield after 15 years away and this is what I've found after all the investment:

Community and integration

- Friendly, welcoming and safe
- It looks transformed – old and new integrated

Facilities

- Berinsfield has changed for the better – there is a coffee shop that wasn't here before
- Lots of facilities including pubs, shops, community centre, food outlets, supermarkets, modern doctors, pubs, café, shops, offices and industrial areas, day care and library
- Great facilities within walking distance

Look and feel

- It's got a pleasing design with variety
- Village feel with plenty of green spaces

Williams Jet Tenders

Future postcard



Getting about

- Good bus links to Oxford for easy shopping
- More parking and less traffic with e-charging, cycle paths, zebra crossings, speed cameras/zones
- Great transport links

Open space

- Nature is looked after with local nature trails
- It's green, open with the ability to escape

Homes

- All homes powered by renewable energy sources – better for the environment and better for bills!
- Affordable housing
- It looks new and modern

“I think I’ll walk or cycle to work now!”

What's Good?

Open space

- Spaces for kids to play and for people to exercise
- Abundance of flora and fauna

Getting about

- Walking routes to Drayton St Leonard

Concerns

Biodiversity

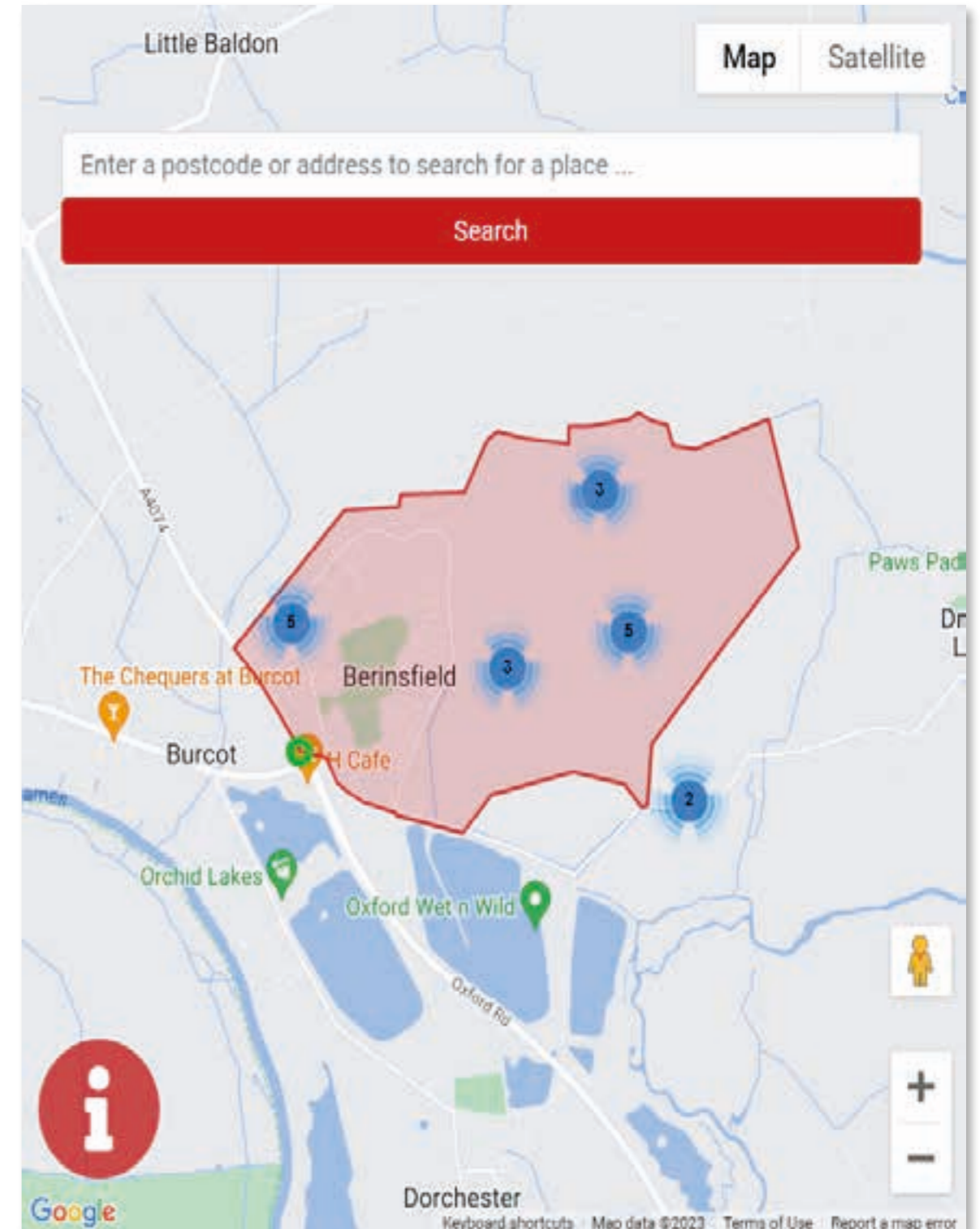
- Loss of wildlife and green spaces

Getting about

- Concern new development will increase traffic

Facilities

- Impact on existing GP provision



Ideas

Community and integration

- A great infrastructure that supports the community groups to work together for the greater good of the village
- Facilities and amenities built in line with the houses, not after everyone has moved in

Getting about

- Better access to the A4074 from Berinsfield
- More consideration for cyclists

Open space

- Making the most of existing natural habitats, and integrating them in a way that makes the new Berinsfield as attractive a place as possible, whilst ensuring their survival
- Create biodiversity rich habitats

Facilities

- Nurseries, playground areas, social clubs, schools, shopping centre, kids swimming, dog park
- Bigger doctors surgery, a dentist and a bigger school

Community Planning Weekend Team Tour



Team Briefing



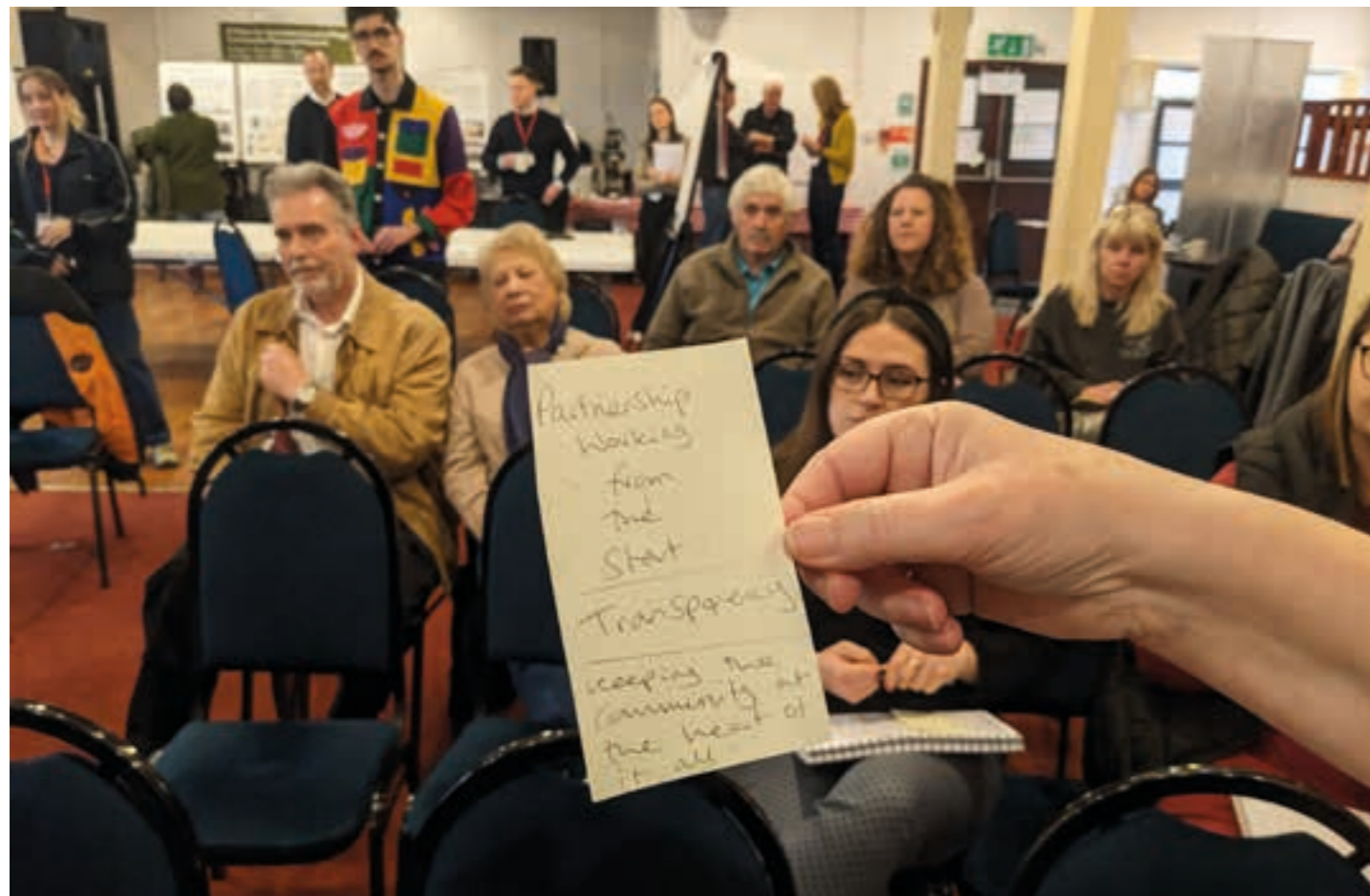
Minibus Trips to Mount Farm



Welcome and Introduction



Friday Workshop



Community and integration

- How to ensure the development of an integrated community?

Facilities

- Impact on existing facilities (health, community, services etc.)
- Limited resources for young people
- Primary School - space not used to full potential

Open space

- Building on A1 agricultural land, with top grade fertile soil – could be needed for future food production
- Impact on existing wildlife and local ecosystem
- Dog exercising

Flooding and infrastructure

- Flooding – increased flood risk – danger from drainage ponds
- Impact on water and electricity supply
- Sewage system in village will not cope

Getting about

- Car parking in the village (not enough so roads are cluttered)
- Poor public transport connections and provision
- Impact on new development on existing traffic problems in surrounding area (Clifton, Abingdon, Culham)
- Conflict of vehicles with bikes / horses on narrow winding roads
- Access points to new development (mustn't encourage rat runs)

Homes

- Colwell Road flats need attention now
- Provide a balance of housing mix - luxury, affordable, social housing etc.?
- How do we keep our house prices?

Friday Workshop Actions (1 of 3)

Process and engagement

- Follow and be guided by Garden Village principles (very well thought out environment, connected communities, healthy neighbourhoods)
- Make contact with private owned house in middle of Mount Farm site
- Clarify stakeholders' role in process (JTP, Oxford Architects, SODC etc.)
- Ensure transparency of process
- Joint working and collaboration - building foundation for effective long-term stewardship
- Clarity of overall management of process going forward, well-resourced and community led

Community and integration

- Improve image and identity of Berinsfield (clean, attractive, green, thriving, sustainable)
- Ensure it feels like a cohesive community - not “them and us”
- Bring community together in new, larger community ‘hub’ incorporating info, health, dentist, social, leisure etc.: to create a “new heart”
- Community ownership of facilities, green spaces, community farm, affordable homes, which re-invests all proceeds – to be run by local people
- Community workshop space for blacksmithing, leather craft, woodwork for education and personal use; food workshops - facilities for cooking
- Staggered phasing of arrival of new residents; community events

Friday Workshop Actions (2 of 3)

Facilities

- Good range of shops and facilities, café, pub
- Health Centre enlarged and with more staff and space + dentist
- Explore potential for using existing sites e.g. industrial area opposite school (Knowles); school land.

Open space

- Focus on landscape and environment, retain existing trees and woodland; plenty of green open space; flood resistant planting, keep top-soil, new hedgerows; hedgehog highways; biodiversity and long grass for bees

Future proofing

- Sewage, water, power etc. will need upgrading
- Explain how sustainable interventions can assist climate change concerns: carbon neutral building, water conservation, food production, solar panels and heat pumps

Homes

- Provide mixture of housing and tenure (affordable, social and private)
- Ensure control over builders' build quality - e.g. insulation

Friday Workshop Actions (3 of 3)

Young people and education

- Opportunities for education and training young people; include dance clubs and other types of clubs
- Improve informal areas for young people to feel safe outside
- Meaningful engagement and representation from young people
- Create local jobs (NB Community Employment Plans) and upskilling with better access to off-site employment; make use of Berinsfield tradespeople

Getting about

- Additional safeguarding for roads within the village - during the building period, and afterwards
- Sufficient safe parking, with visitor car park
- Create travel hub for electric scooters and bikes NOW
- Develop segregated and off-road cycle routes to link local towns and villages
- Ensure access to footpaths and bridleways
- Explore viability of using Roman Road as a well sign-posted cycle path
- More reliable and effective public transport
- Significant and appropriate investment in transport and movement, including grants for electric bikes etc.
- Explore viability of new access road north of Co-op

Hands-on Planning One Community



Hands-on Planning

One Community

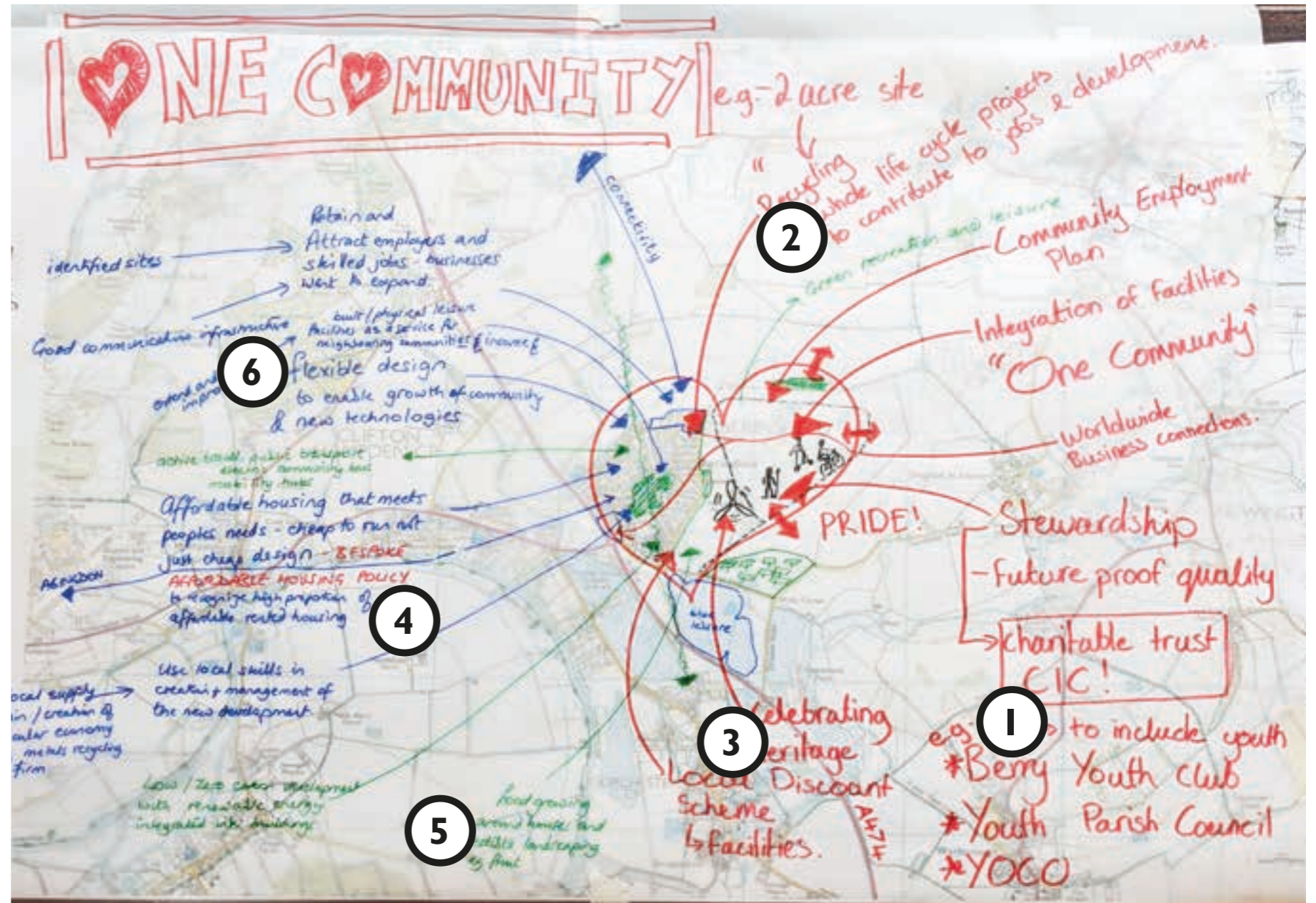


field Garden Village

Hands-on Planning One Community

Key

1. Identify existing community groups to form a successful Community Interest Company (CIC)
2. Provide an attractive employment zone to retain and attract workers
3. Important to honour local history in any new proposals
4. Provide real affordable homes, especially for locals.
5. Edible landscapes, on-plot food growing
6. Flexible design for multi-generational homes



Hands-on Planning Instant Heart-throb



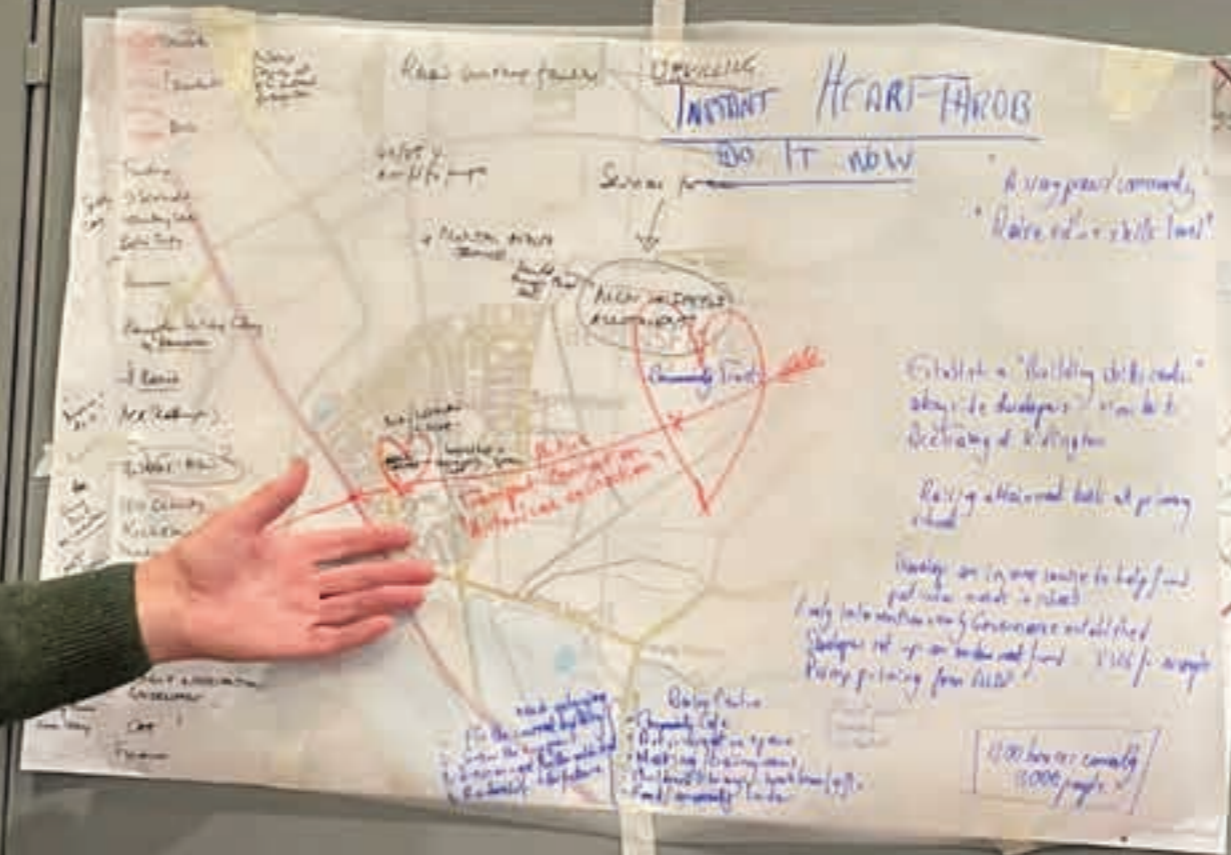
Hands-on Planning

Instant Heart-throb

All events at Berinsfield Community Association - everyone is welcome!



berinsfieldgardenvillage.com



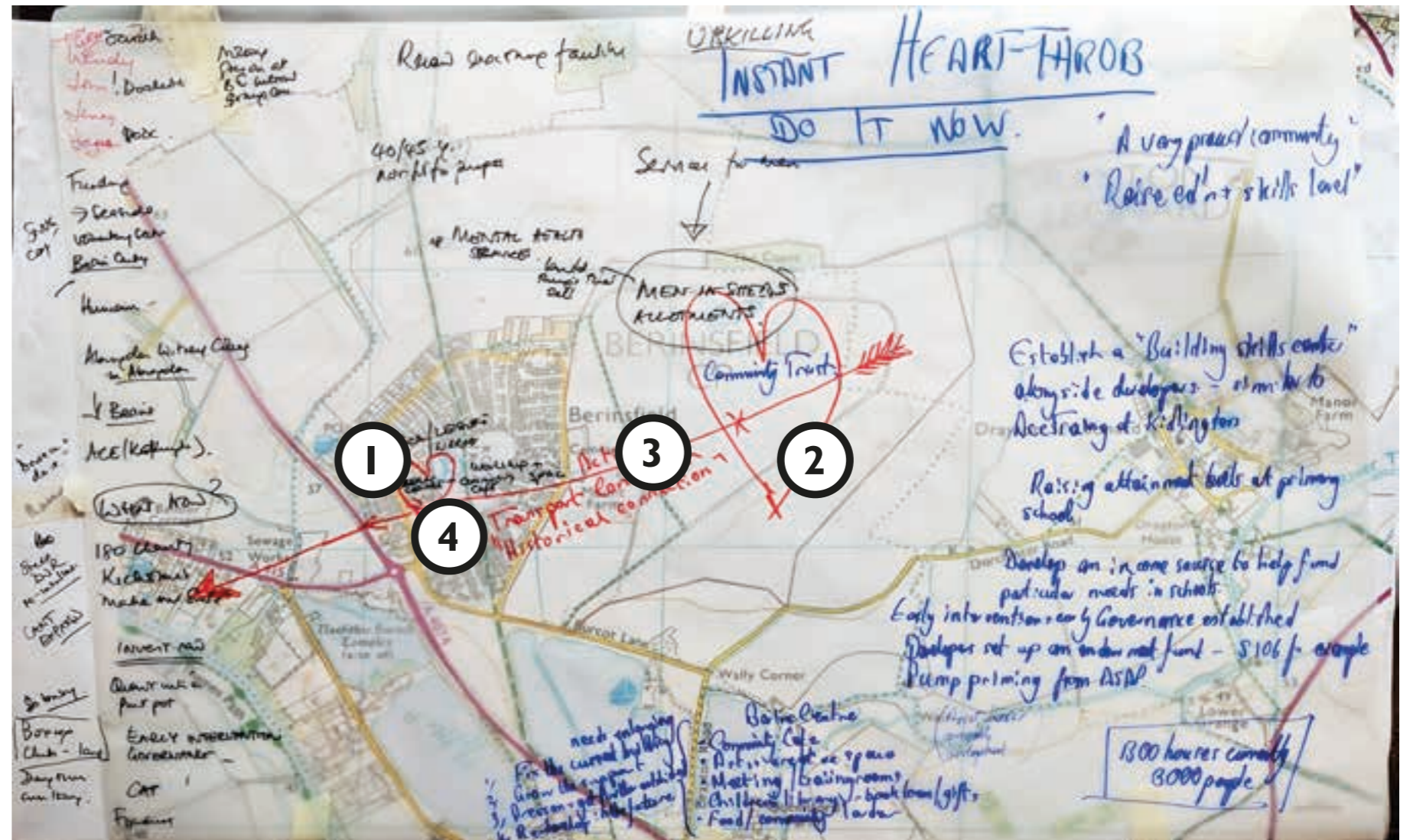
Berinsfield C

Hands-on Planning

Instant Heart-throb

Key

1. Existing community
“heart” - invest, upgrade, renew
2. Mirror community “heart”
in Mount Farm area
3. Active travel connections
east / west follow
“historical connections”
4. Berin Centre: key existing
community asset
 - a) Fix and enlarge now
 - b) Increase support
 - c) Redevelop in the future



Hands-on Planning

Finding Our Way Through & Accessing the Assets



Hands-on Planning Finding Our Way Through



Garden Village

Hands-on Planning

Finding Our Way Through

Key

1. Make Fane Drive East double fronted to complement Mr T's shop and create a meeting point
2. Create a new park at the centre of New Berinsfield
3. Make the new park accessible by foot and cycle only
4. Improve the alleyway links to the east and name them
5. Place a new school overlooking the new park
6. Create new sports pitches in the park



Hands-on Planning

Accessing the Assets

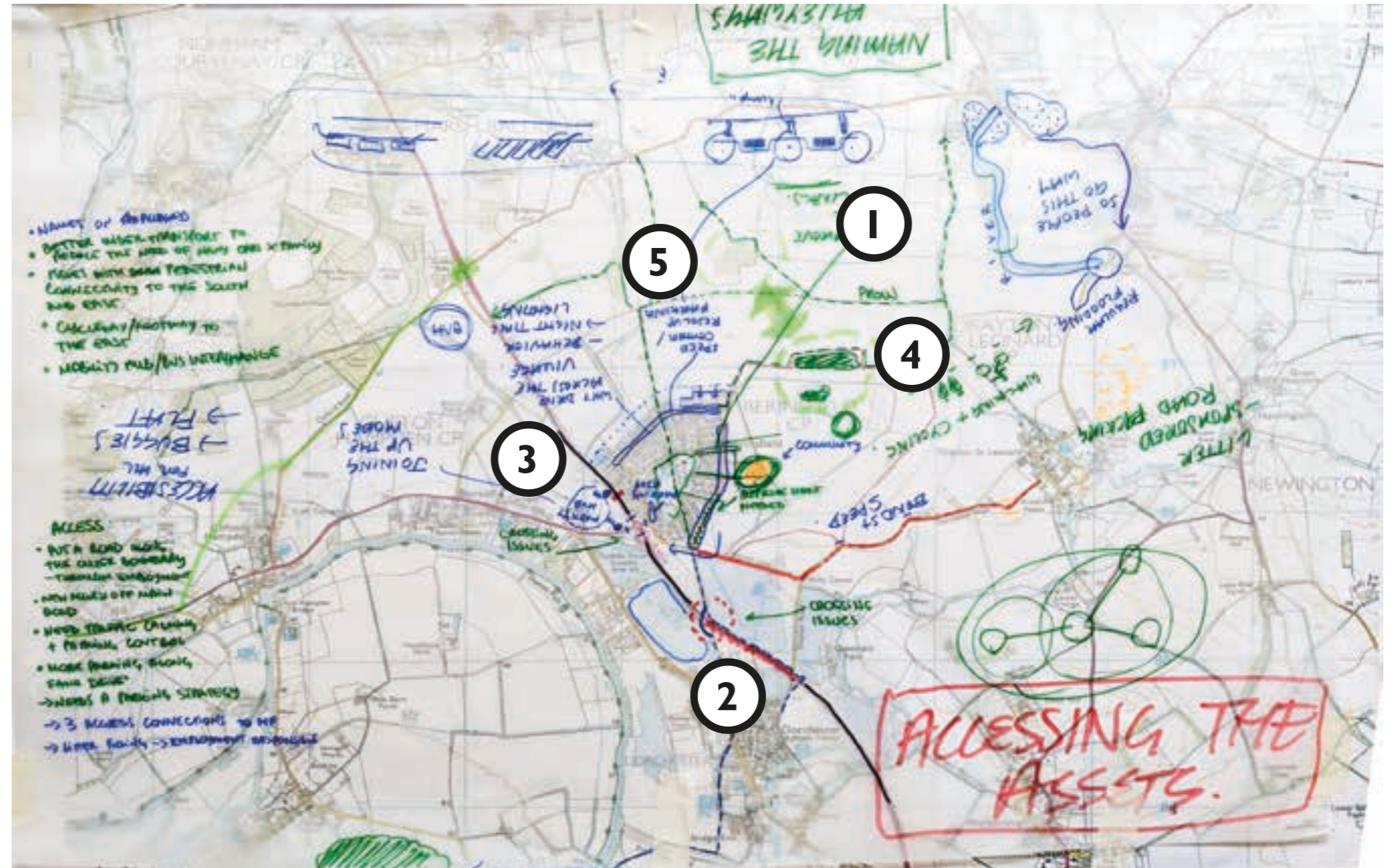


Hands-on Planning

Accessing the Assets

Key

1. There is a good network of well used, rural footpaths
2. Improve crossing to the A4074 to connect the Roman route
3. Join up the bus network by placing a mobility hub at the Abingdon Road junction
4. Promote a new footpath and cycleway to Drayton St Leonard
5. Control parking on Fane Drive North
6. Create a network of focal green spaces within Berinsfield



Hands-on Planning Green + Blue



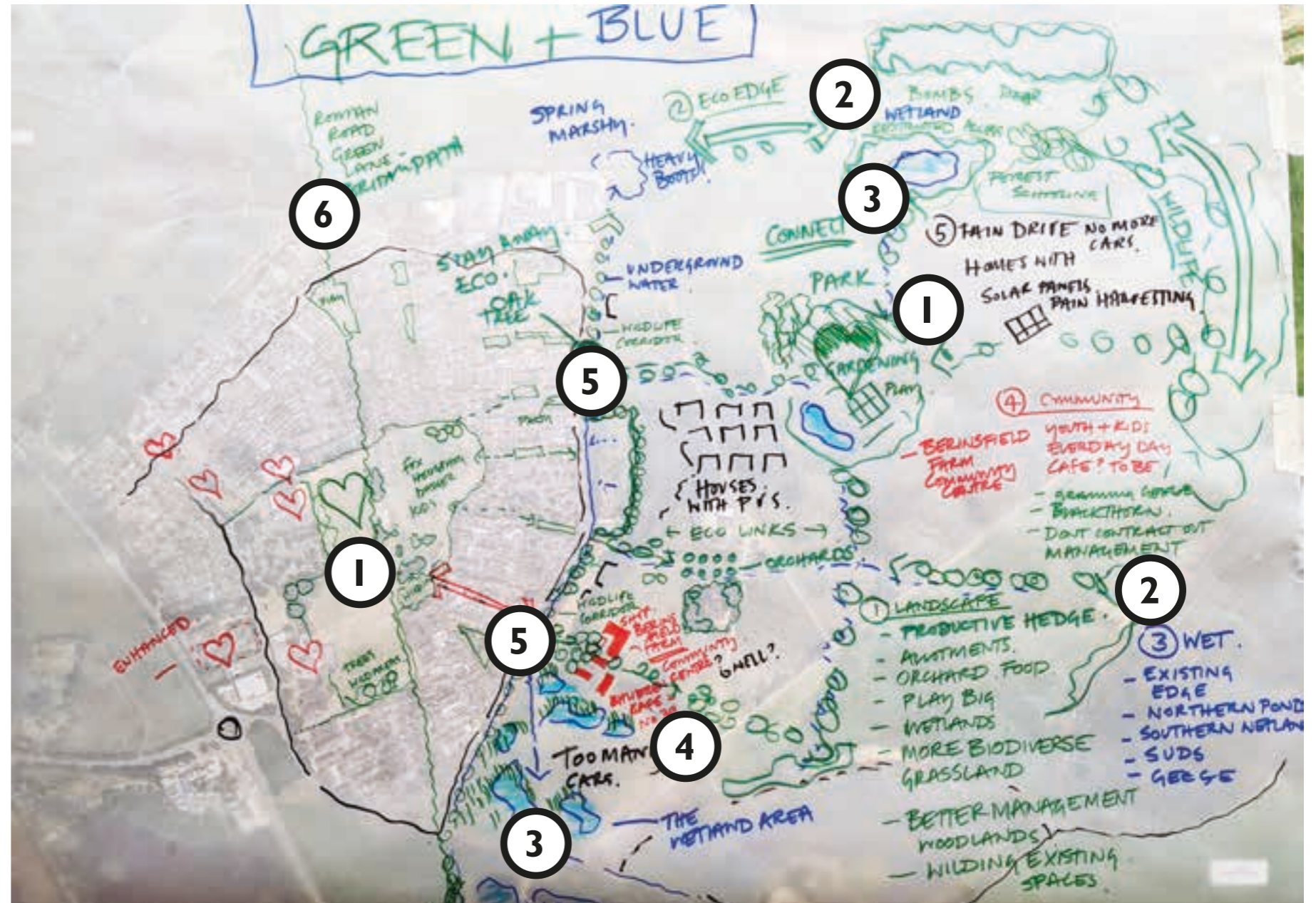
Hands-on Planning Green + Blue



Hands-on Planning Green + Blue

Key

1. Protect and enhance existing landscape - provide allotments, orchards, grasslands, woodlands etc.
2. Create an eco-edge to the new development
3. Provide wetland areas - attractive and help with drainage
4. Berinsfield Farm Community Centre
5. Wildlife corridors
6. Make use of Roman Road



Young People's Workshop

Orsa



Young People's Workshop

Orsa



Young People's Workshop

Orsa

Key

1. More woods and trees
2. Homes with solar panels
3. Hedgehog highway - make sure there are holes in people's garden fences
4. Clubs for children



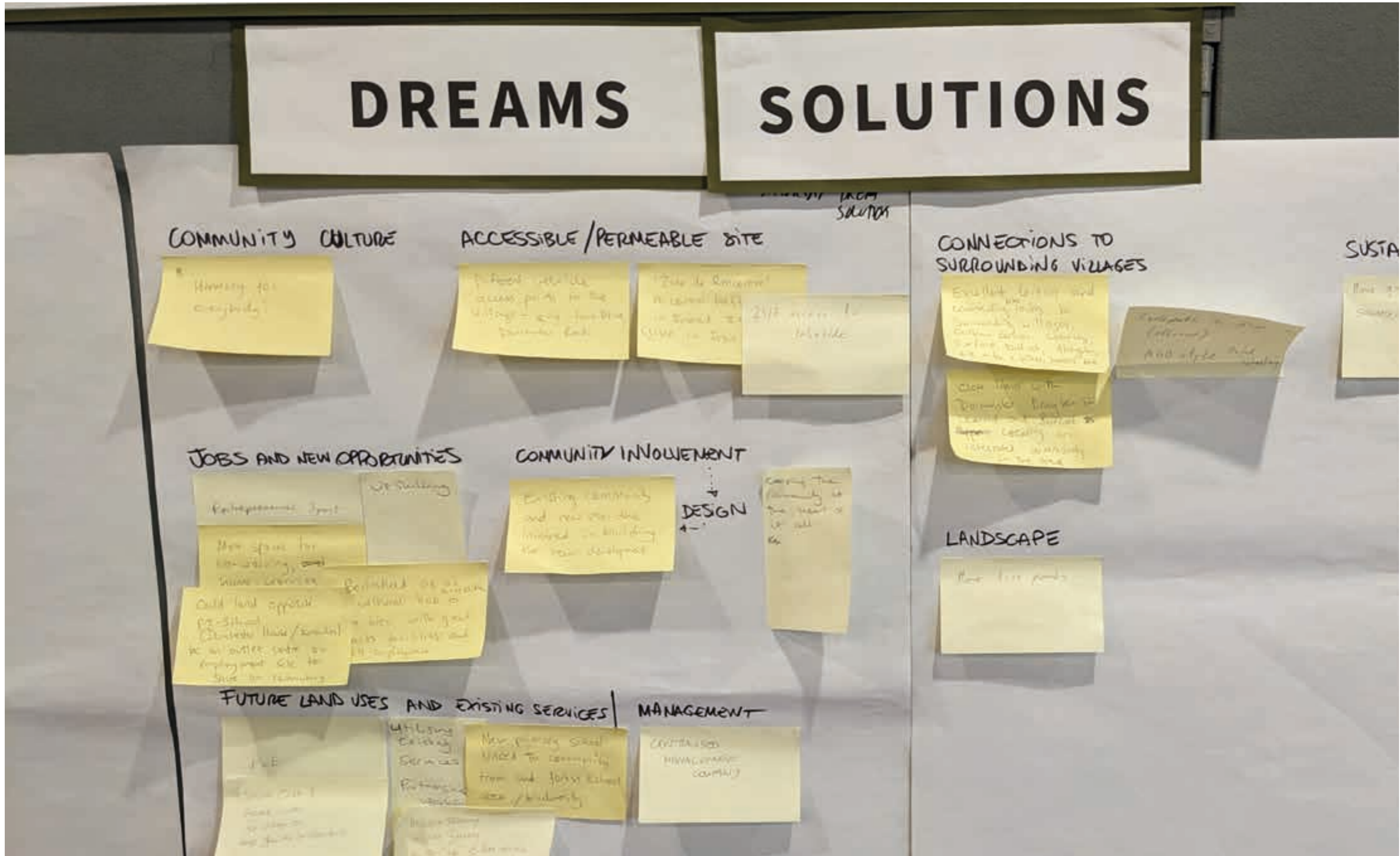
Young People's Workshop

Orsa

Key

1. My favourite thing in Berinsfield - wood with a lake
2. My dream house - climbing wall and slide!
3. My dream garden - "Food Forest" food production and long grass
4. New Berinsfield - a new park so people can make new friends between existing and new
5. Every age adventure - a park for babies, kids, teenagers and adults!





Saturday Workshop Issues

Integration

- Isolation from surrounding villages - too much segregation by roads etc.

Getting about

- Bus links - need more regular routes / better service
- Lack of traffic flow in village due to parking on roads
- Speed bumps create more emissions / pollution

Homes

- Poor layout of existing housing (back to front)
- Unattractive look and feel of garages
- No four-bed housing

Facilities

- Need more diversity of sports, netball, tennis, basketball, rugby

Flooding and drainage

- Cemetery not big enough and water table too high
- Flooding

Impact of development

- Impact on birds' nesting and feeding areas (red kites, skylarks)
- Contamination of usable brownfield building land (e.g. does Old 'Dampas' building opposite preschool contain asbestos)

Community and integration

- Involve existing and new community in building the new development (to encourage cohesion)
- More social and family get-togethers
- More houses for sale and reduce social housing to bring in a balance
- Centralised management company, utilising existing services - partnership working

Getting about

- Better connections and access to surrounding villages (Dorchester, Drayton St Leonard and Burcot) to create an integrated community throughout the area
- Excellent leisure and commuting bike routes to surrounding villages, Culham station, Cowley, Oxford, Didcot, Abingdon etc. (for e-bikes, scooters as well)
- Create off-road cycle route using grass verge (like Oxford to Wheatley on A40)
- Smoother traffic flow in the village
- “Zone de Rencontre” to control traffic speeds in shared zones (like in France)
- Different vehicle access points for the village, e.g. Fane Drive, Dorchester Road

Saturday Workshop Actions (2 of 3)

Open space

- Cemetery needs land for future use (protected as green space until then)
- Retain trees behind cemetery
- Retain and enhance existing green spaces
- Increase biodiversity
- More green energy sources
- Add more trees, parks and wooded areas

Employment

- Develop village's entrepreneurial spirit
- Provide on-site employment
- Support the community with opportunities for upskilling
- Create spaces for co-working, home working and small businesses
- Explore potential of using land opposite pre school (Dorchester House / Knowles) for an outlet centre or employment site to reduce commuting

Saturday Workshop Actions (3 of 3)

Facilities

- Add facilities to the village:
 - More shops / supermarkets
 - Senior care and rehab home
 - More and varied sport facilities
 - New primary school to be linked to community farm and forest school
 - Make Berinsfield a destination and accessible cultural hub for the area
 - Museum / gallery to display the “ages” of Berinsfield
 - Arts facilities
 - Hub / restaurant
 - 24 hour access to lakeside

Walkabout: Connections to the East



Top Shops





Issues

Infrastructure

- Not enough infrastructure to cope
- Pressure on resources - water

Open space

- Loss of agricultural land - food security

Facilities

- Loss of Berry Arms (pub) and Advice Centre
- Facilities need investment
- No four bed homes

Getting around

- Speeding through Drayton St Leonard
- Pressure of extra traffic in village
- Roundabout blocked by accidents
- Construction traffic

Aspirations

Community and integration

- One village (not an 'estate')

Facilities

- New Advice Centre
- Community Hub – for all facilities & services
- One big primary school instead of two?

Getting about

- Road to link A4074 to the east, round the north of Berinsfield
- Bigger sports centre, pool not big enough
- More buses to Didcot
- Bus links through new and old village

Homes

- Choice of housing
- Affordable & entry level
- Zero carbon homes
- Working from home provision
- Multi-generational living

Hands-on Planning Green and Wild



Hands-on Planning Green and Wild



Hands-on Planning Green and Wild

Key

1. Green and blue corridor
2. Enhance existing 'pocket parks' in Berinsfield
3. Create central green space, east-west
4. Improve access to lakes
5. Workshop space/practical skills space
6. New footways/cycleways connecting to wider public rights of way network
7. Food production
8. Enhance existing habitats

Other themes:

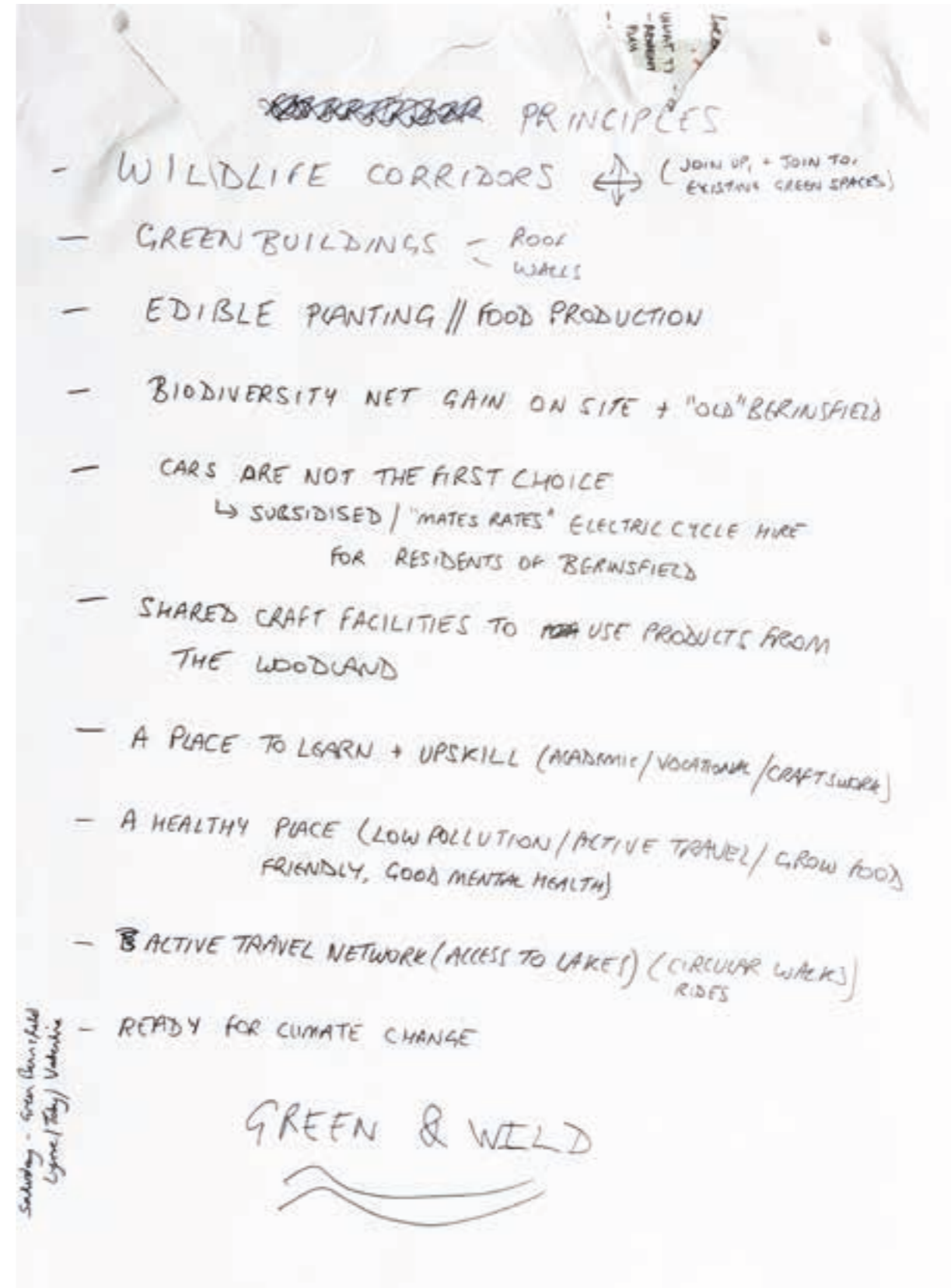
- Lack of over 7 years old play provision
- Promote use of electric bikes
- Underused areas in "the field" - add benches and picnic tables



Hands-on Planning

Green and Wild Principles

- Wildlife corridors
- Green buildings
- Edible planting and food production
- Biodiversity net gain (nature recovery)
- Cars are not the first choice
- Active travel network
- Shared craft facilities to use products from the woodland
- A place to learn and upskill
- A healthy place
- Ready for climate change



Hands-on Planning

Green Links & Access Options



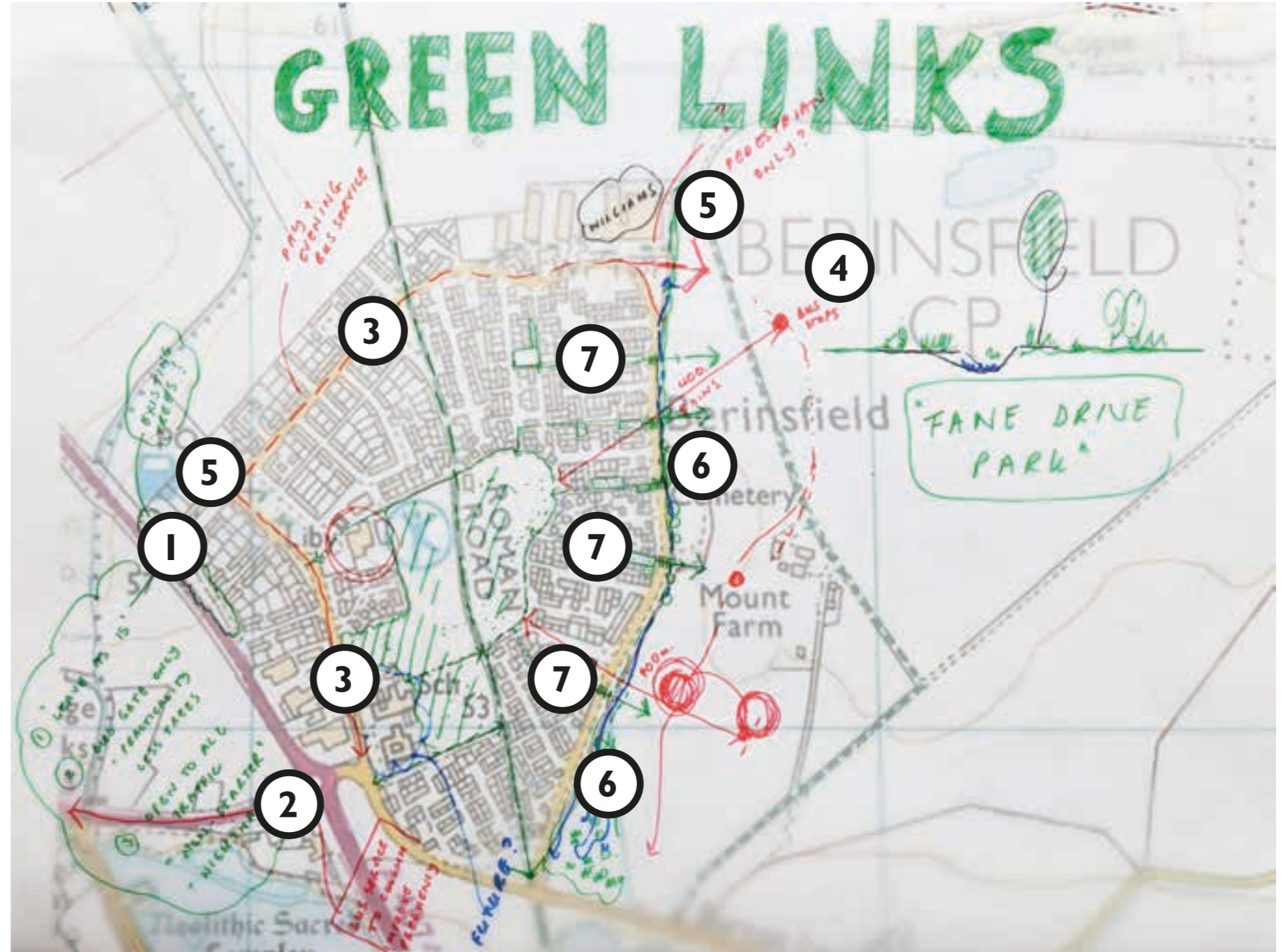
Hands-on Planning Green Links



Hands-on Planning Green Links

Key

1. New vehicular access / bus only link
2. Bus service to Culham
3. Day and evening bus service through village
4. New bus stops within 5 mins walk of existing centre
5. Footpath to north east linking to Drayton St Leonard
6. Fane Drive Linear Park
7. Green links from east to west



Hands-on Planning

Access Options

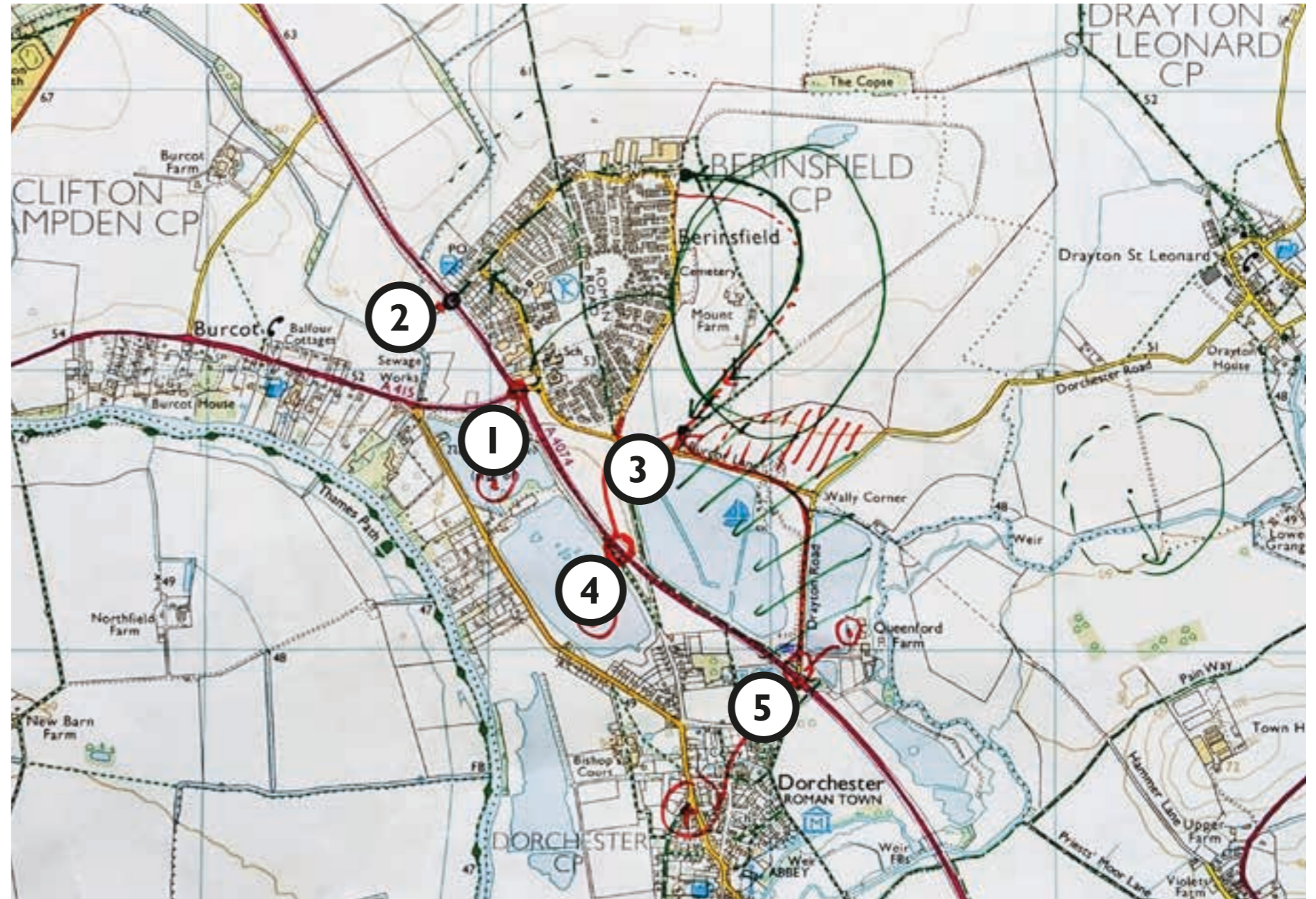


Hands-on Planning

Access Options to A4074

Key

1. Existing access - A4074/
A415 to Wimblestraw
Road
2. A4074 to Fane Drive
3. Burcot Lane to Fane Drive
4. Oxford Road to Burcot
Lane
5. Oxford Road to Drayton
Road



Walkabout

Green and Blue Stitch



Hands-on Planning Green and Blue Stitch



Hands-on Planning

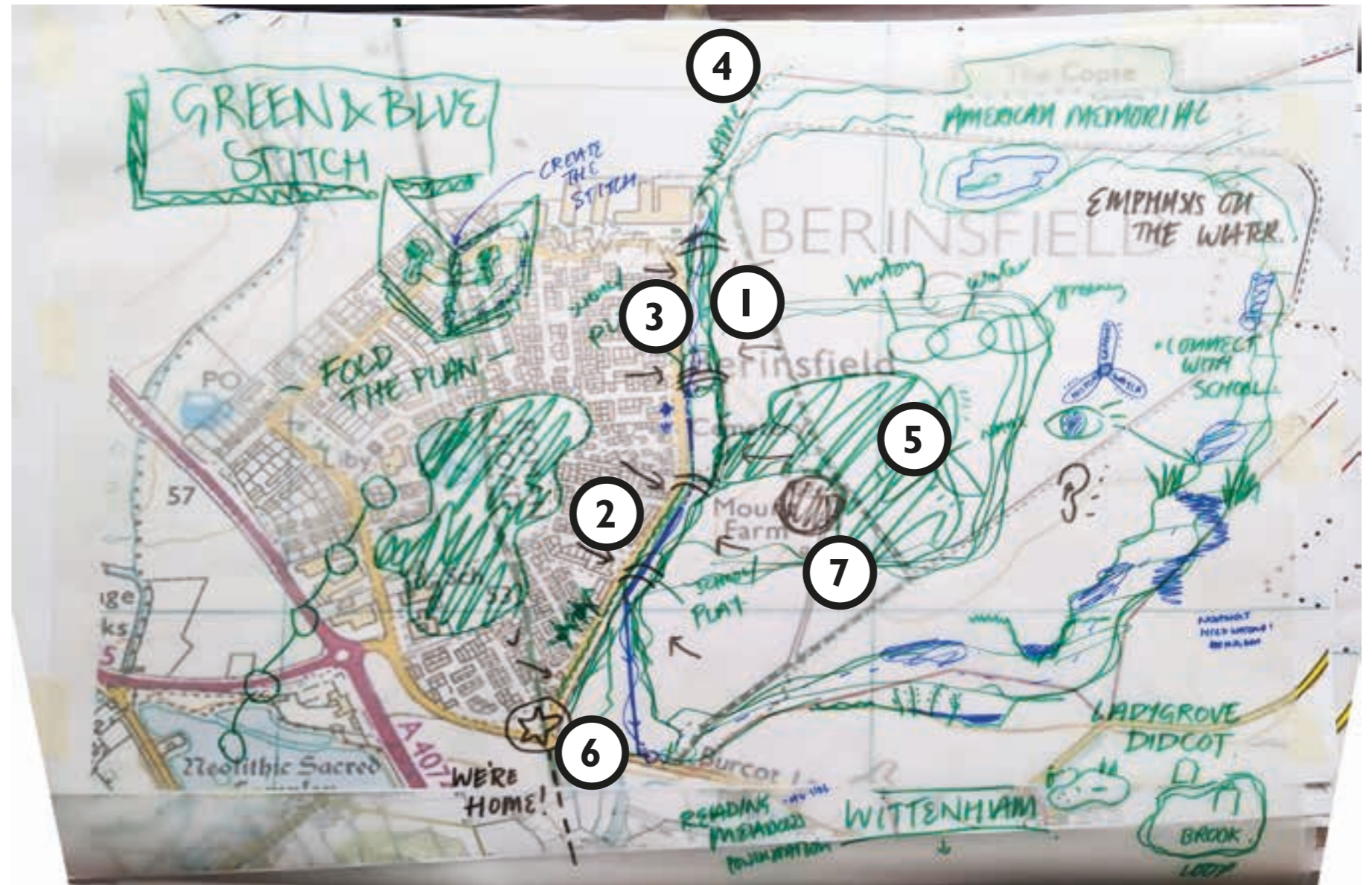
Green and Blue Stitch



Hands-on Planning Green and Blue Stitch

Key

1. Open up the culverts and let the water be seen
2. Change the profile of the channel to encourage wildlife and interaction
3. Create a necklace of green spaces along the river, to support learning and fun
4. Name green stitch to give it an identity, e.g. reference the history
5. 'Fold the plan' and make a new central green space in the centre of New Berinsfield
6. Make more of the entrance space to the south, to mark a 'We're home!' moment
7. A new centre based around Mount Farm



Hands-on Planning

The Logical Step



Hands-on Planning

The Logical Step



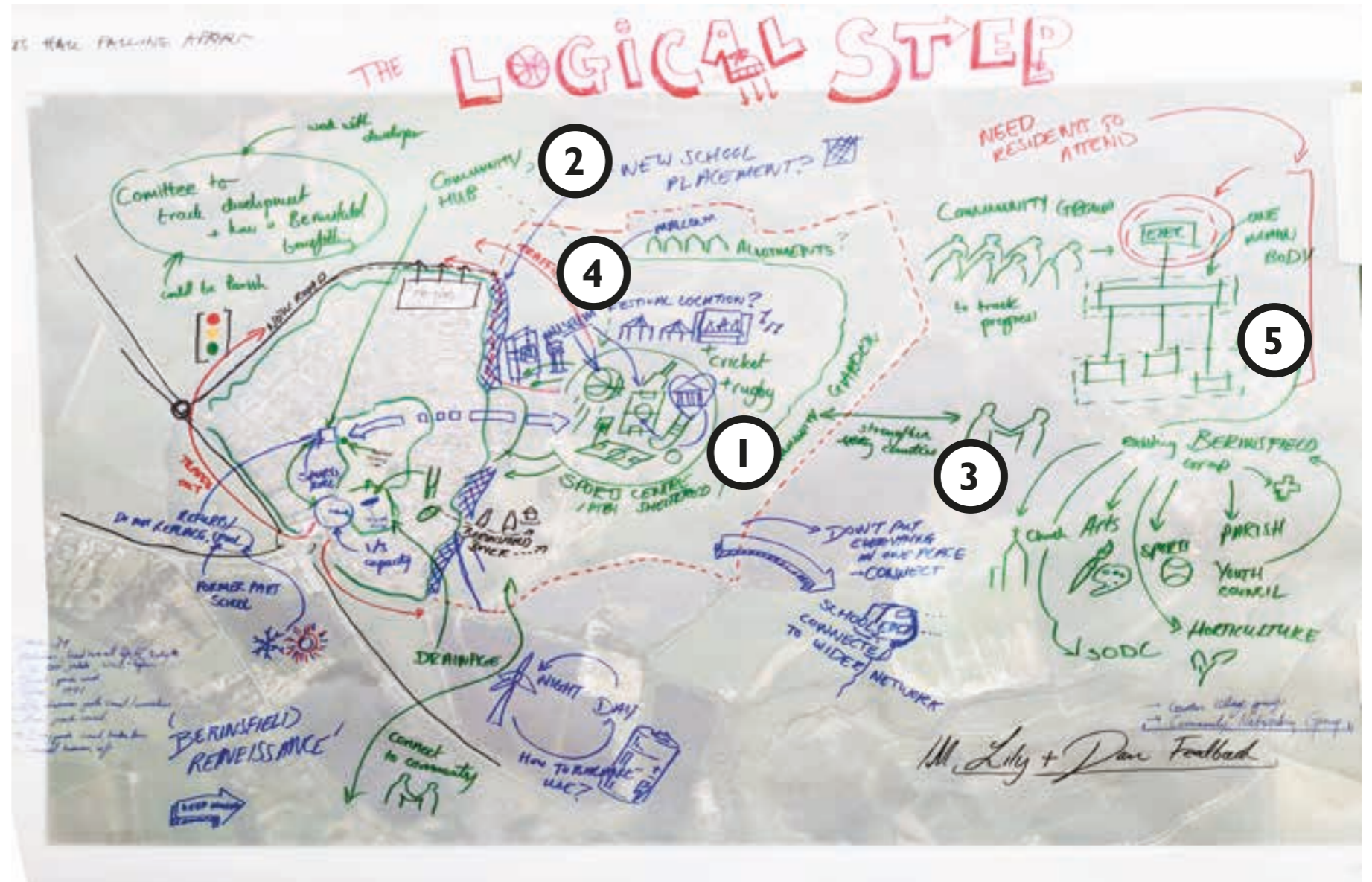
Division for Berinsfield Garden Village
Community Planning Weekend
27-31 March 2022

Hands-on Planning

The Logical Step

Key

1. Sports facilities at the centre of the new development
2. New school at boundary between existing and new Berinsfield
3. Strengthen connection to existing wider communities
4. Celebrate heritage of Berinsfield in new development with museum and festival
5. Consolidate existing community groups into one network and have an executive to monitor planning process



Hands-on Planning

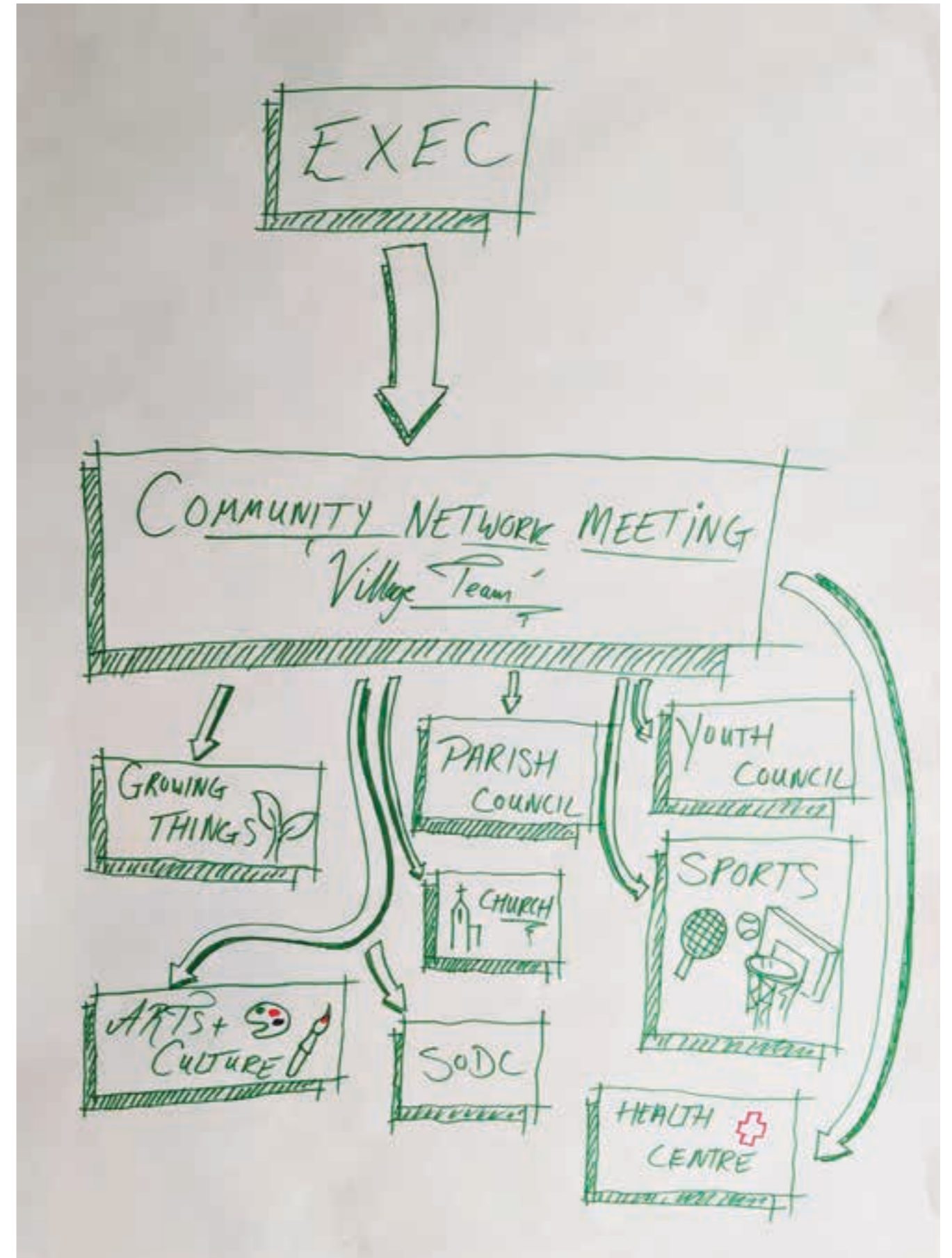
The Logical Step - Management Structure

The Village Team - Develop the principle of a 'Community Network Meeting' – open to all – regular sessions where the general public can get an idea of all the different activity through attending one recurring event. This includes all the existing local groups, holding sessions where they all attend to report on their activity and discuss opportunities to collaborate and learn from each other.

The Executive – A representative from each of the groups attending the Village Team with financial and management support and working with the Berin Centre – develop an overarching forum – thoroughly constituted that can apply for grant aid as an overarching group or individually.

Raise funds – distribute funds – partner with local authority SODC and more if required.

“Delivers openness and transparency for all to see.”



The Next Steps Workshop

Community and stakeholder collaboration & commitment

- Participants to feed back to their relevant committee, to see where they can contribute and commit
- Collaborate with landowners, SODC Community Development Plan and Parish Council Neighbourhood Plan
- Ability to have a say in infrastructure development (access roads)

Communication

- Be transparent and keep everyone informed
- Communication: open, up to date, two way
- Planners provide feedback re: timescale and type of housing

Consultation process

- Publish contacts and links
- Easy access to the weekend's collected info

Delivery and phasing

- Work out priority of infrastructure to put in
- Green spaces / infrastructure first; then network of cycle, paths and road links; community facilities; then housing



Facilities

- Identify facilities needed and placement
- Green roofs on existing houses

“Get on with it!”

Team Debrief



Team Working



Key Themes

One Berinsfield

Berinsfield is a unique village with a strong sense of identity and neighbourliness. People are proud of their local heritage and what the community offers to its residents today. New development must deliver investment into community amenities and infrastructure so that existing village facilities do not become overstretched, but rather development is seen to bring benefits to both existing and new residents. Participants at the CPW wanted to ensure that the growth of Berinsfield builds on the village's existing strengths in a way that creates one Garden Village not a “them and us” situation. Berinsfield Garden Village must grow as one integrated community, not two separate settlements.

“You’ve got to mesh the two together so you don’t get old versus new!”

“Nobody should feel anything is too far away from where they are.”

Key Themes

Trust and Delivery

Many participants said that they felt there have been many consultations and promises made in the past with little positive actually happening as a result. To build trust in the process residents want to see stakeholders coming together, including Ptarmigan and SODC, to deliver the best possible masterplan for existing and new residents. Good and regular communication is vital and some “early win” projects should be identified and delivered with the community.

“It’s great having new ideas but we have to move things forward.”

Key Themes

Green and blue landscape framework

Villagers appreciate the green spaces and walking routes in Berinsfield and the views and access to the surrounding countryside. There was concern about the potential impact of new development on the existing ecology at Mount Farm, though development must deliver enhanced biodiversity. The new development at Mount Farm should create a network of linked green spaces connected to the existing village to provide attractive and varied spaces and linkages for people with opportunities to design in sustainable drainage and enhance habitats for nature. The central field in Berinsfield is greatly valued and participants wanted to mirror this in the new development with east west linear routes connecting both spaces via a new linear park along Fane Drive East.

“Protect and enhance existing green space network within the village and mirror it across into the new development.”

Key Themes

Fane Drive East Linear Park

The physical design and layout of the Garden Village is key to creating an integrated community and avoiding a “them and us” situation. As such, designing a linear park parallel with Fane Drive East, connected with the existing and future landscape and active travel networks, and with the stream opened up and celebrated, was seen as a way to provide a beautiful new asset at the heart of the Garden Village, adding value, bringing existing and new residents together and providing a destination to attract visitors from elsewhere.

“It would be nice to open up the ditch, have places where you can hear the water flowing.”

“Green stitching can bring the two areas together.”

Key Themes

Schools

Schools play a key role in building neighbourhood communities through the various relationships made within the school, at the school gates and by the potential use of their facilities out of hours. With new development at Mount Farm will come investment in primary schools within the Garden Village and financial contribution to a new secondary school, most likely in Culham Garden Village. For the primary schools, careful thought will need to be given to refurbishment and new build options, the locations of the schools and how they relate to neighbouring facilities.

“The primary school here has space to grow, but we desperately need a secondary school nearby.”

Key Themes

Invest in existing village facilities – and then add others

Participants appreciated the variety and quality of shops and amenities on offer in Berinsfield, which are well run and well used by residents and those from surrounding settlements. There was concern that some community facilities have become too expensive for some residents to use. With new development comes the opportunity to invest in the existing amenities and provide new ones. There was a desire to retain and invest in the established village centre focus in Berinsfield and mirror it in the new development with a new hub with complementary amenities to expand the offer and encourage villagers to visit all parts of the Garden Village. Participants saw opportunities to diversify sports provision, provide greater focus on arts and culture, including a museum to interpret the village's unique heritage. The village currently has limited food and drink provision and many participants wanted a new family pub overlooking the new linear park, to serve villagers and act as a destination to attract those from outside.

“Community facilities are right at the heart of this community!”

“We want to showcase our history.”

Key Themes

Getting around

Villagers appreciate good pedestrian connections within Berinsfield, but mentioned a recent reduction in the River Rapids bus service and current issues around parking and traffic flow in Berinsfield. There is some concern about how new development will be accommodated, including in particular the option to reopen the northern access from A4074 to Fane Drive. A new vehicular access point is required to serve the development at Mount Farm, whilst promoting active travel (e.g. bus, pedestrian and cycling) throughout the Garden Village, including providing safe routes to schools. Many people in Berinsfield enjoy the pedestrian and cycling links to the surrounding countryside and the new development should incorporate and enhance these connections and links to nearby settlements, including along the Roman Road north towards Oxford. Villagers wanted to feel that they are part of a local, active travel network that in turn will encourage visitors to the village.

“Put in green infrastructure first! Then the network of cycle, paths and road links!”

“Instead of doing cars as a first choice we were thinking of doing electric bikes!”

Key Themes

Housing

New housing should be energy efficient, well designed and built, with a balance of affordable and for sale homes, and provision of some larger family homes and accommodation for the elderly. Participants also wanted to see investment in existing homes to reduce energy bills and water usage and provide other sustainability and quality of life benefits.

“If you build larger houses, you’ll attract people who want to stay and work in the village, and put investment into the village!”

Key Themes

Employment and training opportunities

There is a range of employment in Berinsfield and within the surrounding area. Many villagers are employed locally (in shops, Williams Jet Tenders, Drennan, Wandering Kitchen café at the Lake, etc.). Development provides the opportunity to expand the amount of employment space in Berinsfield, support existing businesses and provide new jobs and training opportunities for local people, including in construction. The planning should also accommodate diverse and changing work patterns including increased home working, small workshop and maker spaces and spaces for co-working.

“Take the opportunity to create more jobs and raise skills levels.”

Key Themes

Young people

Young people engaged with in Berinsfield appreciated the ease and safety with which they can get around the village, enjoy green spaces and make the most of the facilities on offer. There are fewer facilities for older teenagers, and there was a desire for additional sports (rugby, cricket, tennis) more equipment at the skate park, and other ideas included a parcour course, climbing wall and after school clubs, especially related to art, drama, music and dance.

“There’s a lot of call for different sports.”

Key Themes

Community involvement and “early wins”

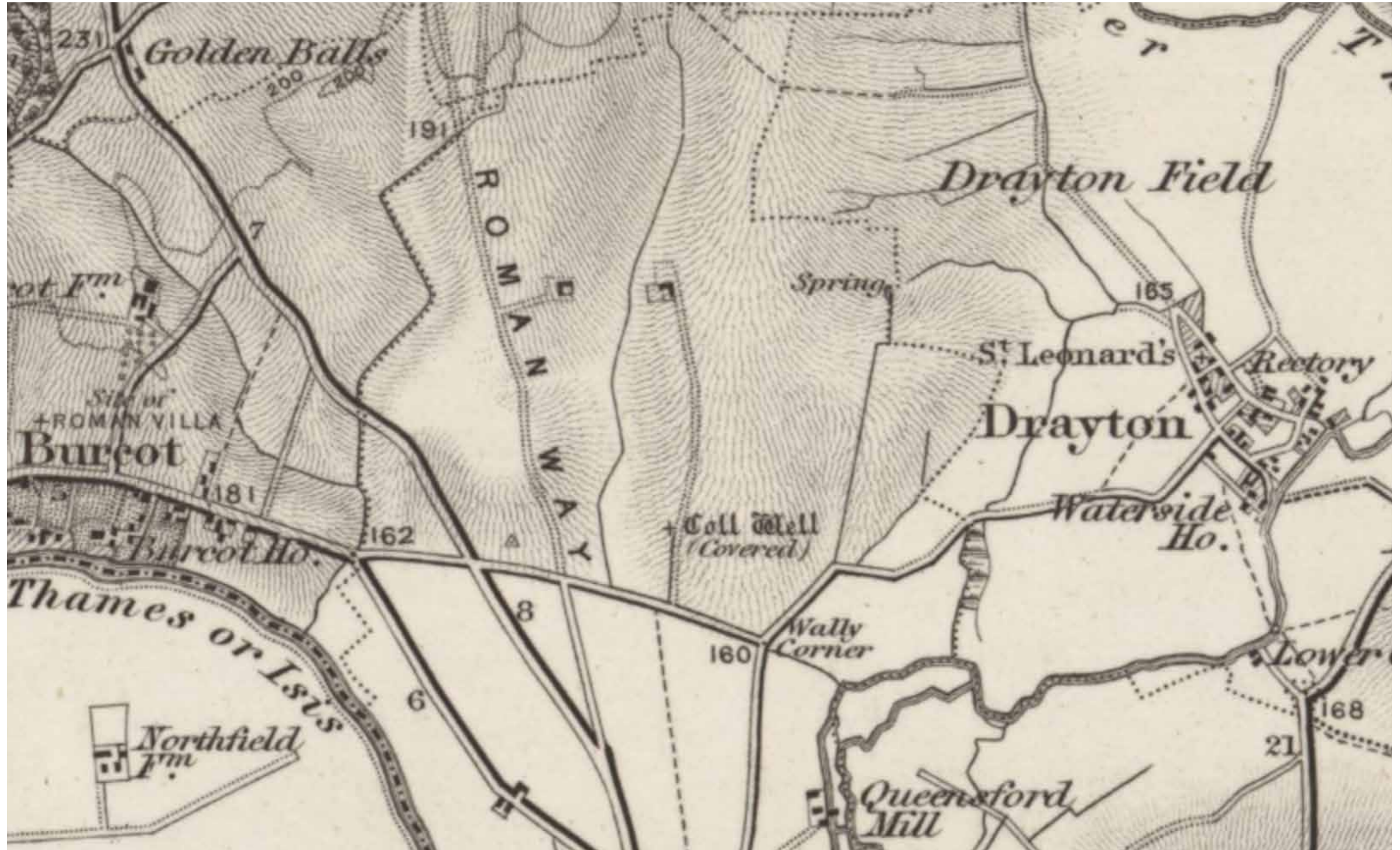
Participants welcomed the opportunity to share their concerns and aspirations around the growth of Berinsfield and are keen now to “get on with it.” The community wants to see partnership and collaboration between key stakeholders and for residents to be fully involved in the ongoing process to ensure the best possible outcomes. One suggestion was to unify the management of the green spaces in existing Berinsfield into one community not for profit organisation to deliver “early win” environmental improvements in the existing village and with expansion to cover the new development over time. In the longer term, participants discussed creating a Garden Village not for profit management company, including local residents, that builds on the good work already being carried out by groups and individuals within the Berinsfield.

“It’s great having all the ideas but we need something to pull them together, so we need to create a community network meeting.”

“Make sure everyone knows what’s happening. Even if there’s a bump in the road, everyone should know about it.”

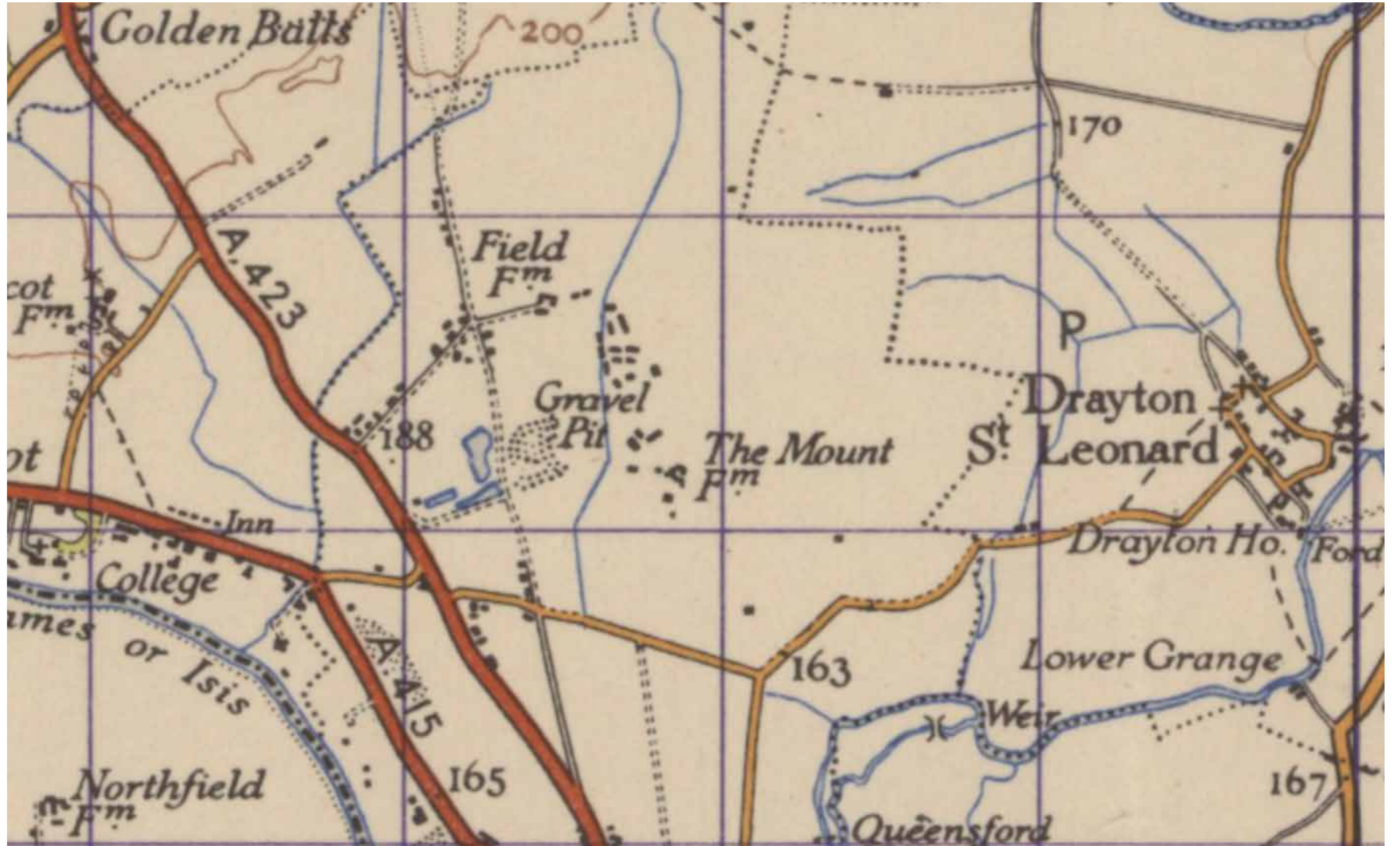
Berinsfield Historic Growth

1879



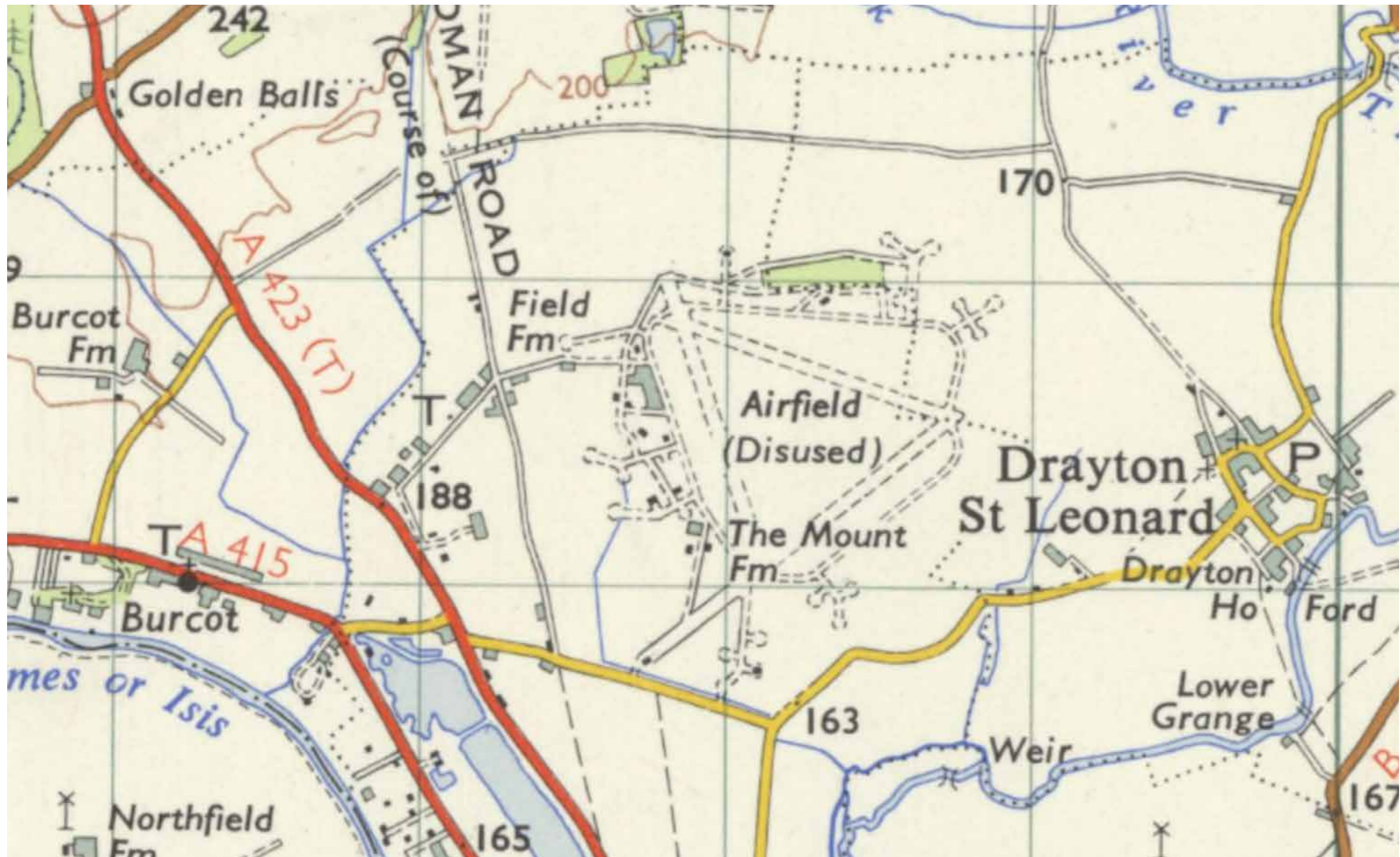
Berinsfield Historic Growth

1935



Berinsfield Historic Growth

1956



Berinsfield Historic Growth

1967



Berinsfield Historic Growth

A unique history



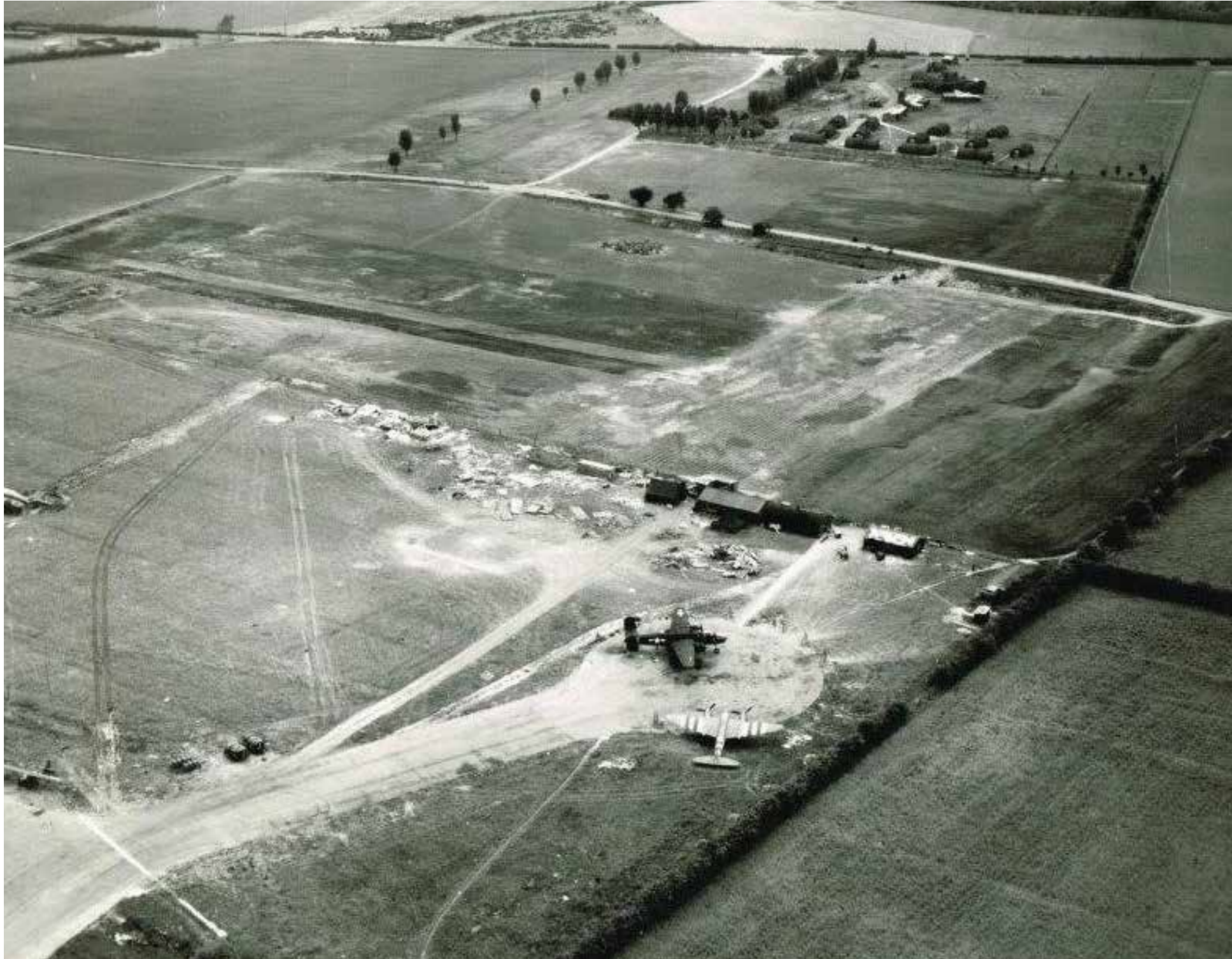
BERINSFIELD HUTS



FARM FIELD SCHOOL

Berinsfield Historic Growth

A unique history



AERIAL PHOTOGRAPH 1950



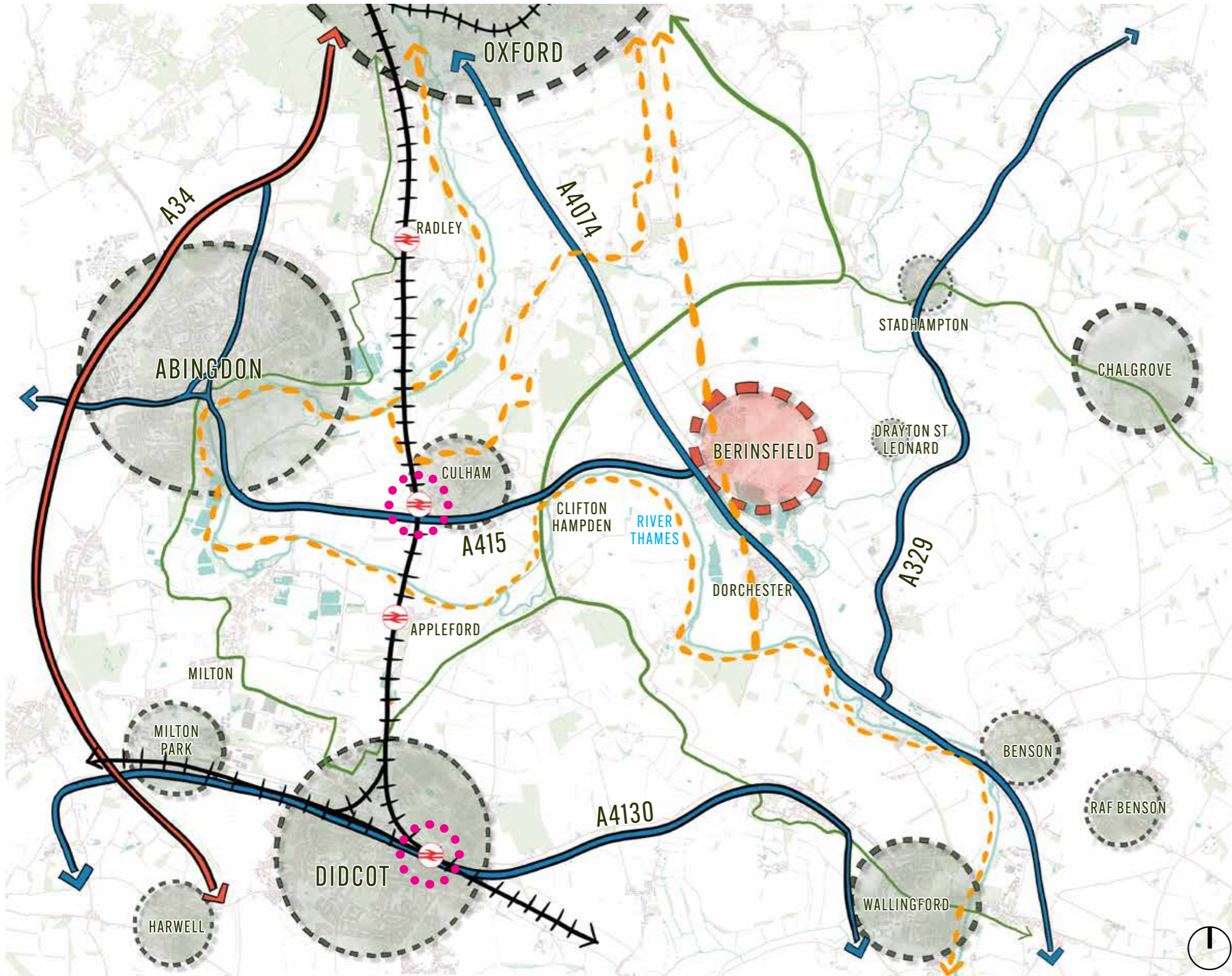
AERIAL PHOTOGRAPH 1950



AERIAL PHOTOGRAPH OF EXISTING BERINSFIELD

Berinsfield wider context

Transport and connectivity



	12	MINUTES TO CULHAM TRAIN STATION
	24	
	45	MINUTES TO DIDCOT TRAIN STATION
	38	

	20	MINUTES TO OXFORD TRAIN STATION
	45	

	35	MINUTES TO ABINGTON
	31	
















	15	MINUTES TO WALLINGFORD
	38	

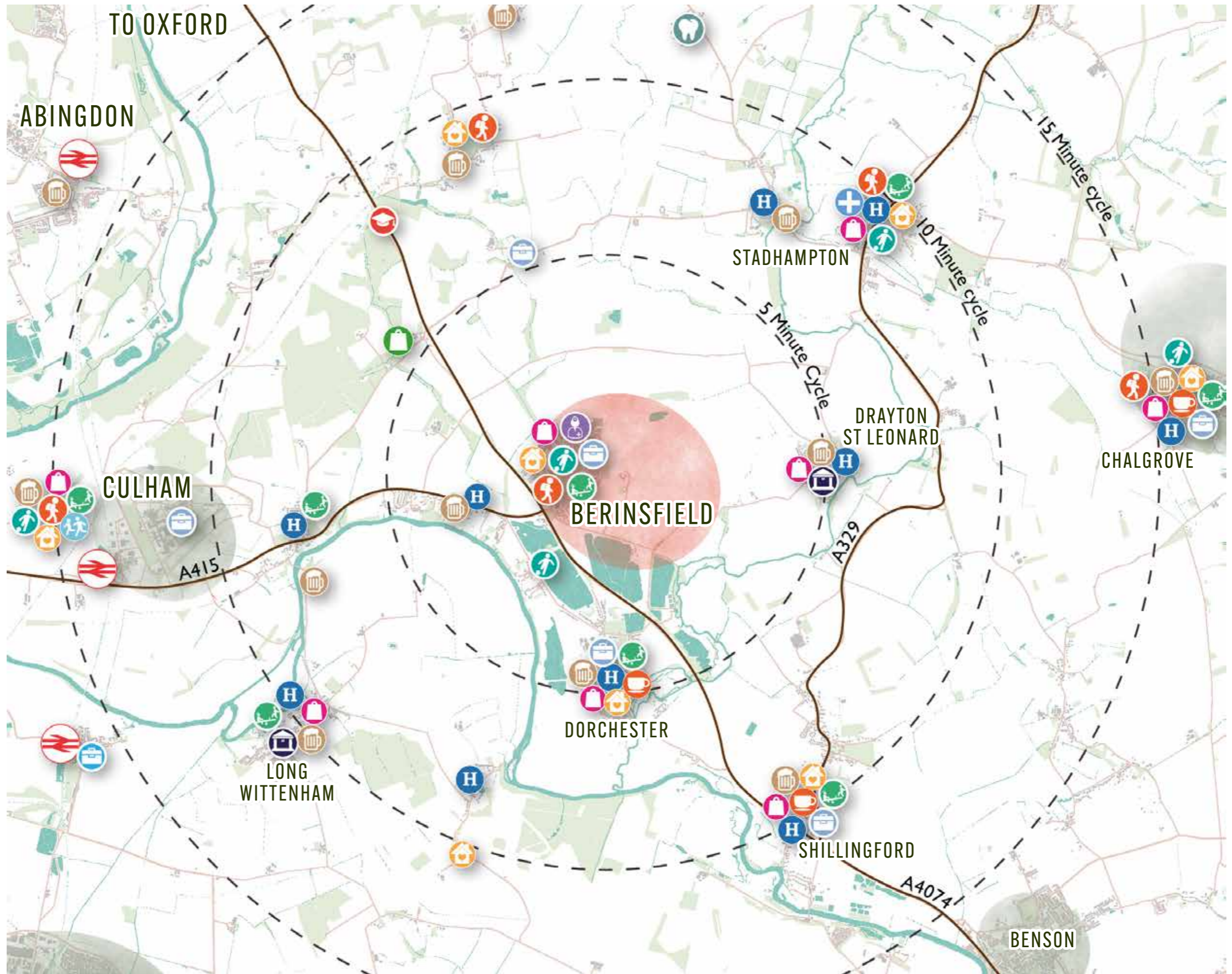
- A Roads
- Cycle Routes
- Recreational Route
- Railway Line

Berinsfield wider context

Facilities within a 15-20 minute cycle

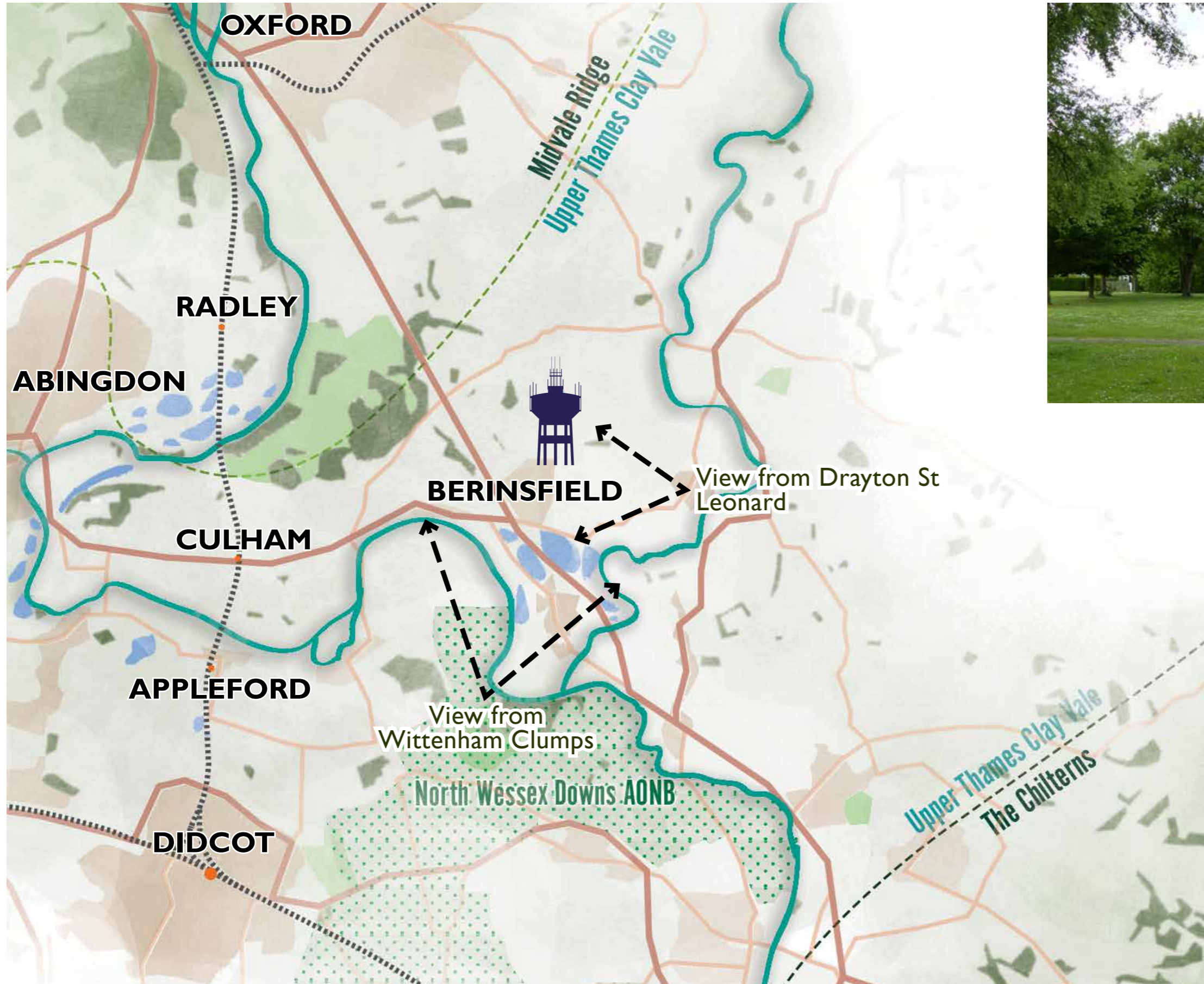
KEY

-  Berinsfield
-  Pub
-  Employment
-  Accomodation
-  Retail
-  Primary School
-  Proposed secondary school (as per SODC allocation policy STRAT 9)
-  Community facility
-  Play facility
-  Playing fields
-  Museum
-  Dentist
-  Higher education
-  Train station
-  A roads



Berinsfield wider context

Landscape setting: The Upper Thames Clay Vale



Berinsfield Today

Community buildings, spaces, shops and businesses



- Community Building
- Community Green spaces

Berinsfield Today

What we discussed?



KEY

- Site boundary
- ♥ Community facilities
- ♥ Leisure facility
- ♥ Education facility
- Poor pedestrian connectivity at junction
- - - Public Rights of Way (PRoW)
- - - Existing path
- Good pedestrian connections
- ~ Undefined east-west pedestrian connections through open space

Berinsfield Tomorrow

Early wins: Loving our green spaces



We discussed that part of the unique character of Berinsfield was the variety of green spaces, but they could be enhanced by adding:

- More areas for wildlife
- More informal play
- More planting

- KEY
- Site boundary
 - ⊛ Gateway feature
 - ▨ Enhancing accessibility and use
 - Enhancing greenspaces
 - ➔ Enhancing pedestrian connections

Berinsfield Tomorrow

Early wins: Loving our green spaces





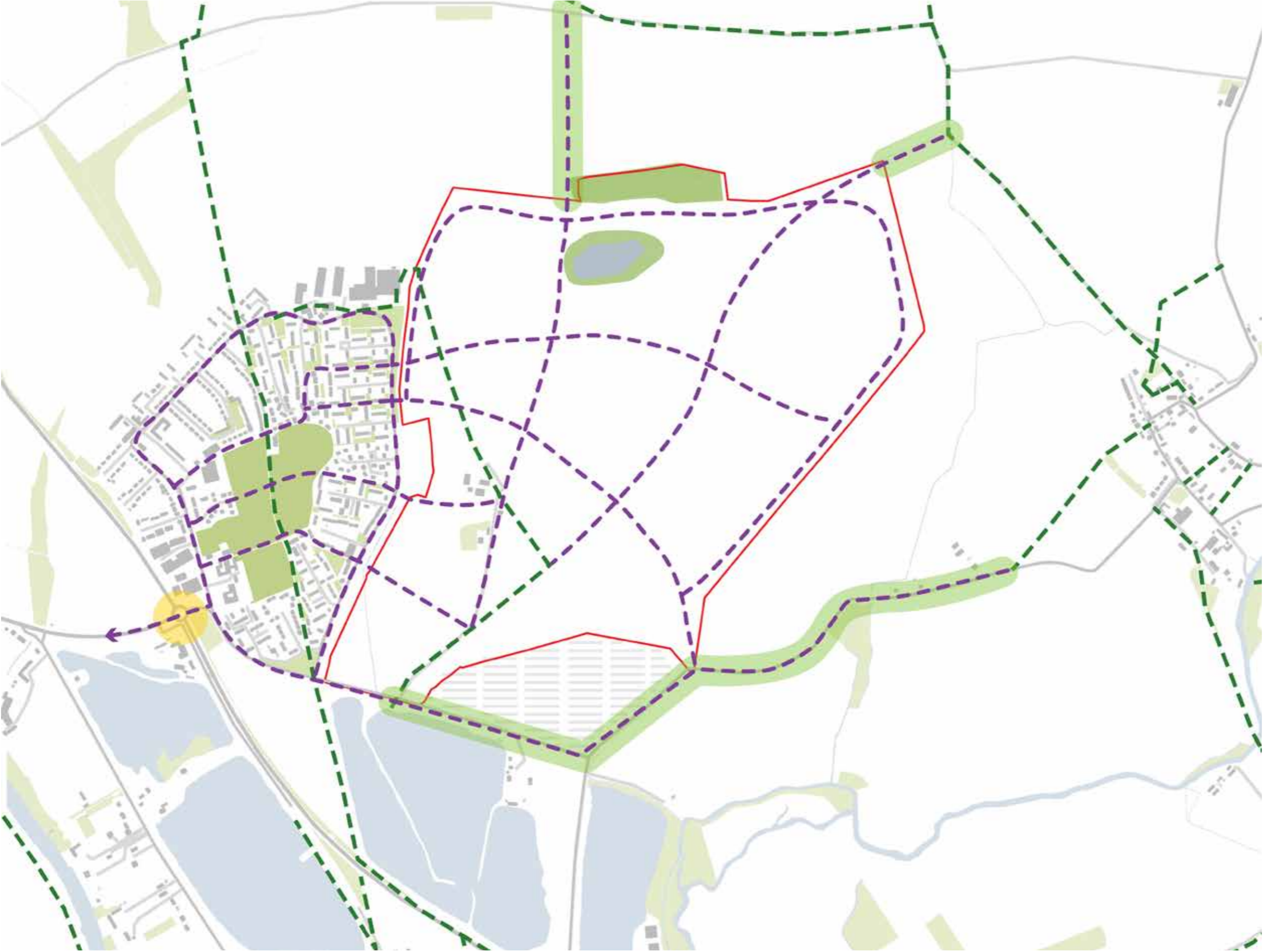
Active travel network

What we discussed? - Getting about better



Active travel network

Proposed strategy - Walking and wheeling



- KEY
- Site boundary
 - Opportunity for making better walking connections
 - - - Public Rights of Way
 - - - Proposed walking and wheeling routes
 - Benefit from highways improvements

Active travel network

Proposed strategy - Walking and wheeling



Access to Mount Farm

What we discussed?



- KEY
- Site boundary
 - Primary Access from A4074
 - Potential Secondary Access from A4074
 - Potential Secondary Access from A4074
 - Potential vehicular access not using SODC land
 - Potential vehicular access using SODC land

Sustainable travel

Existing bus network



- KEY
- Site boundary
 - ➔ Existing bus route
 - Existing bus stops

Sustainable travel

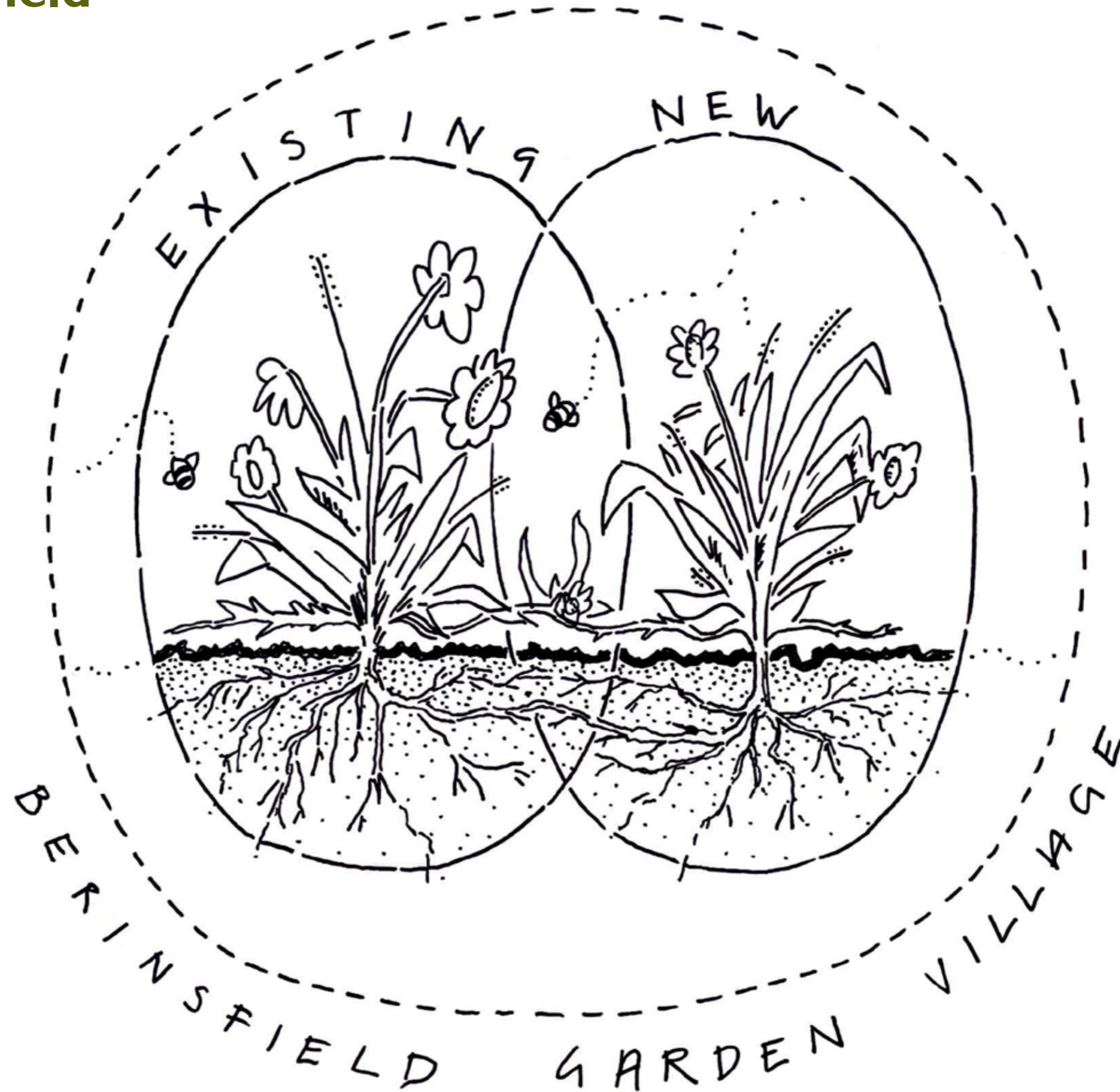
Proposed bus network and mobility hubs



- KEY
- Site boundary
 - Existing bus route
 - Existing bus stops
 - - - Possible proposed bus route
 - - - Possible alternative bus route
 - Ⓜ Proposed mobility hubs
 - ♥ Community facilities
 - ♥ Educational facility

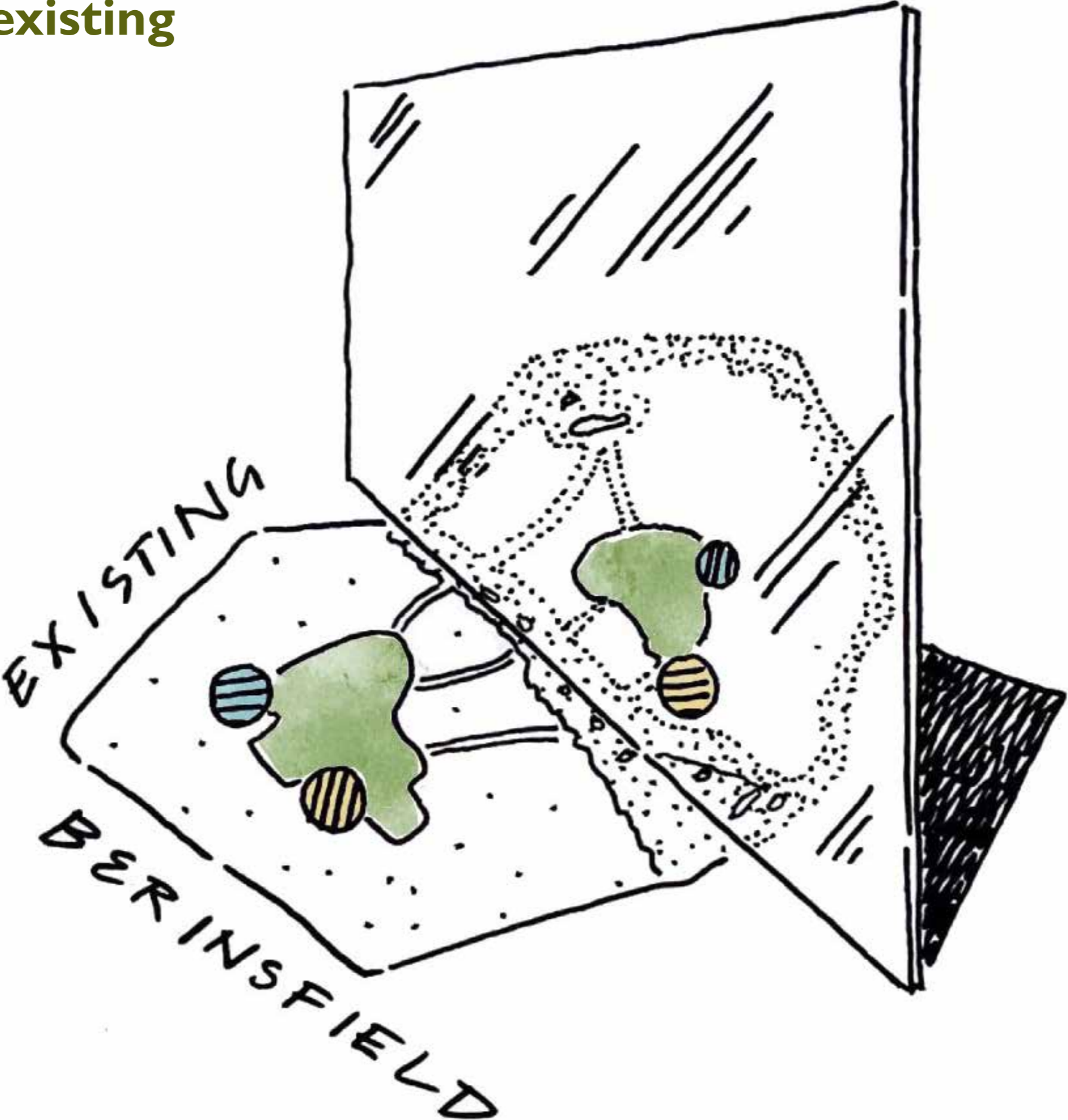
The Vision

One Berinsfield



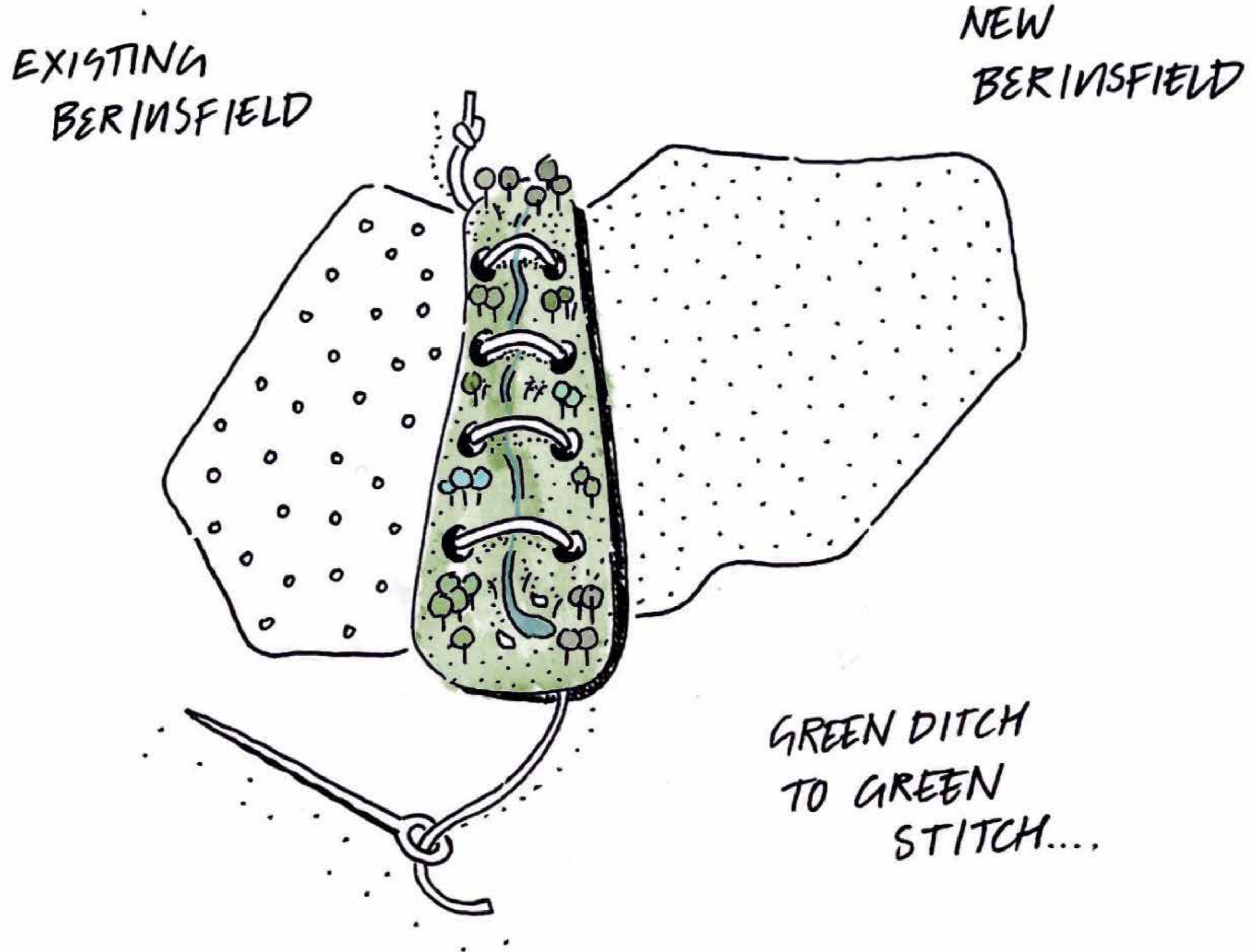
The Vision

Mirroring the existing



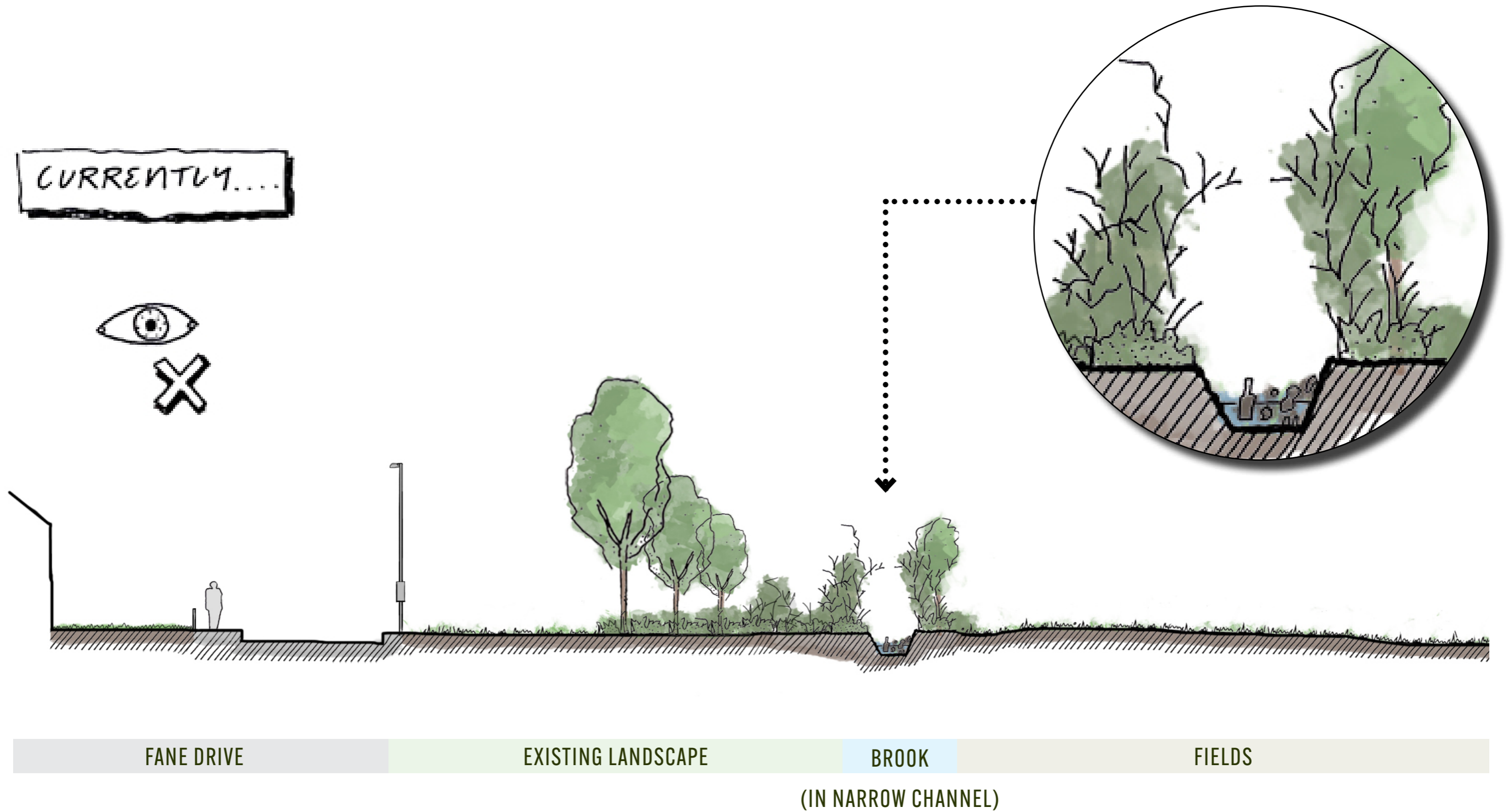
The Vision

The green stitch



The Vision

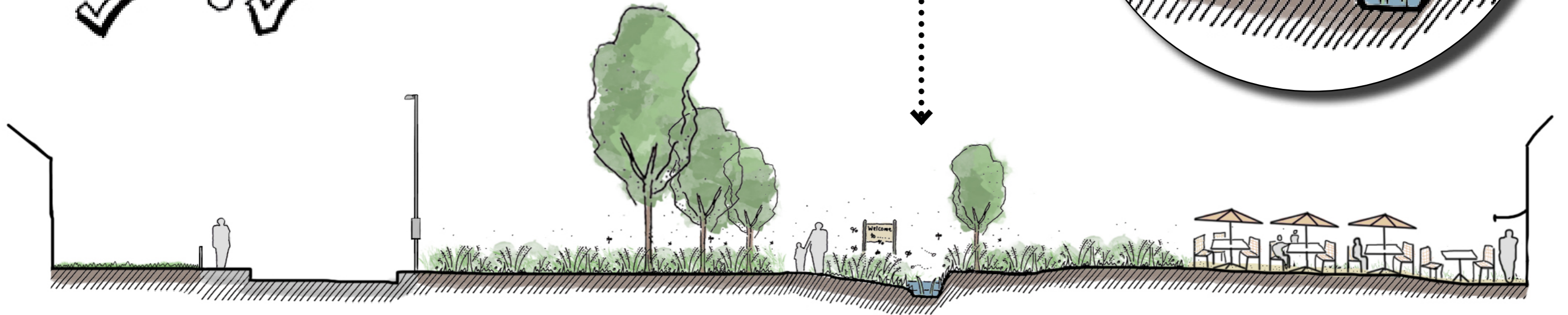
The green stitch - existing



The Vision

The green stitch - proposed

THE FUTURE.....?



FANE DRIVE

ENHANCED WILDLIFE LANDSCAPE WITH BROOK

COMMUNITY HUB IN MOUNT FARM

The Vision



One Berinsfield Garden Community



Two complementary community hubs



A Berinsfield home for all incomes and ages



A Village of enterprise and opportunity



A Village with nature on everyone's doorstep



A Village of walking and wheeling



A Village connected to neighbouring communities



A Village of learning



A Village with an active and empowered community

Vision Framework

Retain, enhance and celebrate site assets



Vision Framework

Open the “green ditch”



Vision Framework

Create the “green stitch”



Vision Framework

Create one community with complimentary uses



Vision Framework

Provide land for a primary school



Vision Framework

Protect existing landscape assets



Vision Framework

Create a green network



Vision Framework

Promote active travel



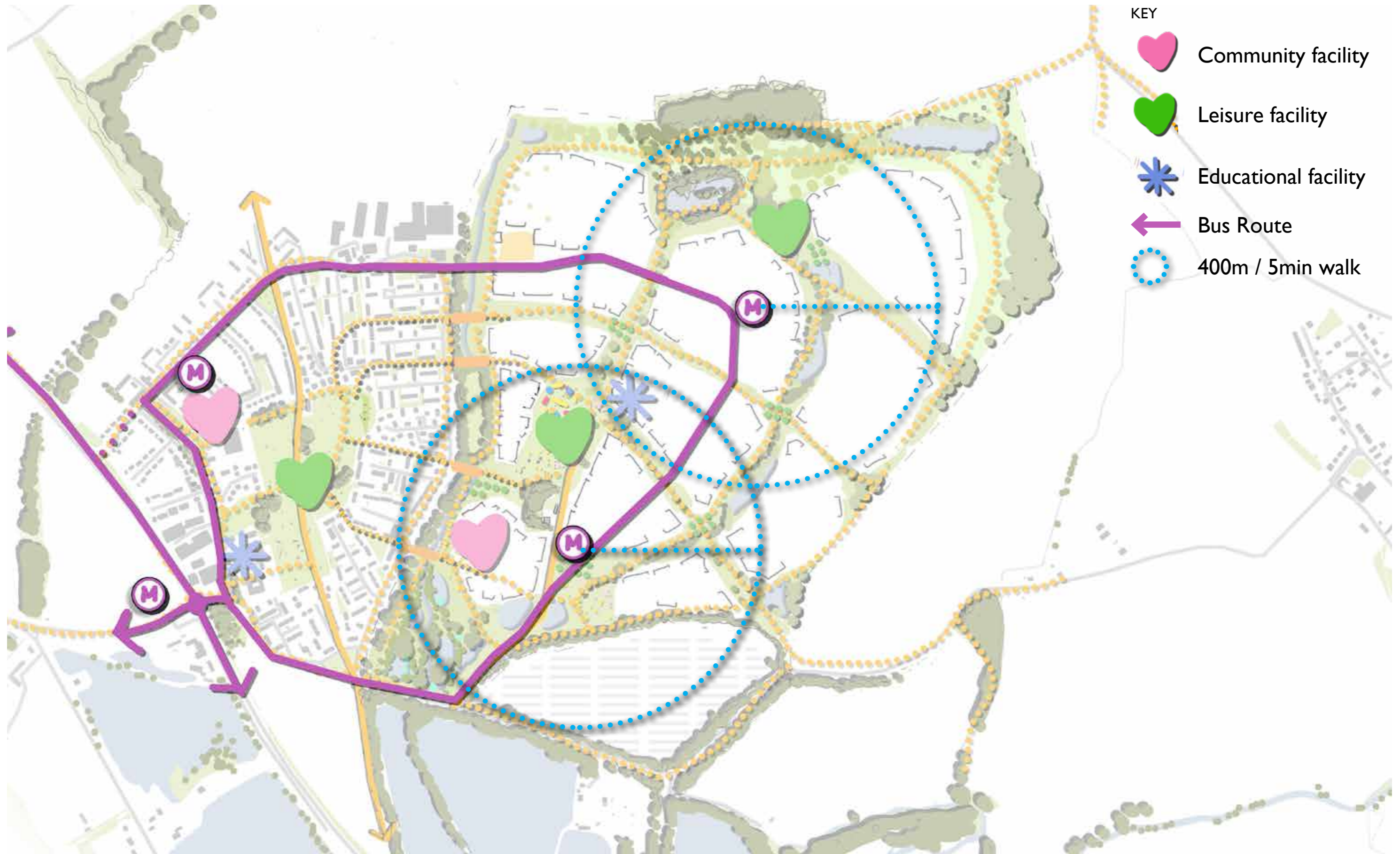
Vision Framework

Celebrate the gateways



Vision Framework

Promote sustainable transport modes

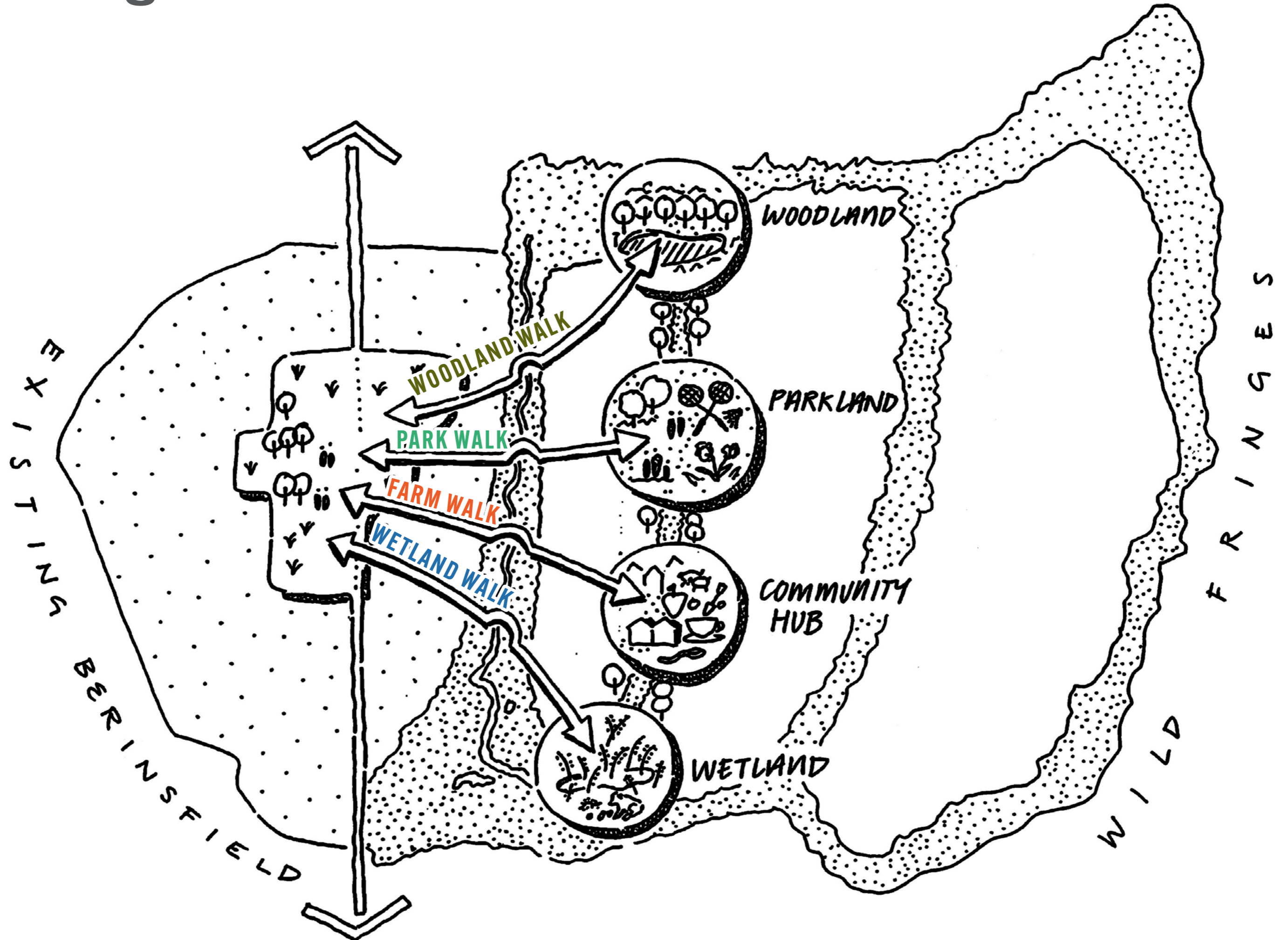


Vision Framework

Provide land for new employment



Linking the Assets



The Green Stitch



Woodland



Parkland



Community Hub



Wetland



Vision Principles



One Berinsfield Community

Create one unique community - with attractive, safe places and spaces around the Garden Village for everyone to integrate and enjoy.



Two complementary community hubs

Invest in the existing village centre to provide enhanced and high quality services and create a new community hub with complementary services accessible to the whole community.



A Village with an active and empowered community

Invest in the culture within Berinsfield, supported by good communication and community structures, that gives everyone the opportunity to have their say and get involved



Vision Principles



A Berinsfield home for all incomes and ages

Provide well designed, energy efficient and flexible homes for people of all incomes and ages



A Village of enterprise and opportunity

Build on the strength of existing local businesses and networks to create exciting new opportunities for employment, skills and training



A Village of learning

Invest in schools – new and existing – that are great places to learn and hubs for the local community.



Vision Principles



A Village with nature on everyone's doorstep

Work collaboratively to enhance existing green spaces linked to an amazing network of new spaces for nature to thrive and for people to enjoy.



A Village of walking and wheeling

Build on the great routes and connections that everyone loves within the Village and extend them into the new neighbourhoods to “stitch” new and existing Berinsfield together



A Village connected to neighbouring communities

Ensure that everyone can access neighbouring communities and opportunities using active travel eg bus, bike and walking, with bus stops and e-bike hubs a short walk from all homes.



Landscape Strategy

Landscape Principles:

- Create diverse habitats to enhance ecology and biodiversity
- Provide areas of productive landscape throughout the development
- Design a climate resilient place
- Provide natural play areas to balance Berinsfield formal open space
- Promote active and healthy lifestyle



Landscape Strategy



1. PARKLAND



2. WOODLAND



3. WILD FRINGES

Landscape Strategy



4. WETLAND



5. COMMUNITY HUB (ORCHARD, FARM, ETC)



6. PRODUCTIVE LANDSCAPE

Transport Principles

Provide easy access to facilities and sustainable transport modes

- All elements of the development will be within a 400m walk of a mobility hub
- All residential dwellings will be within 400m of a bus stop
- All residential dwellings will be within 800m walk of local facilities and services
- Mobility Hubs to provide E-Bikes/E-Scooters, which can be used to travel around the village and beyond
- EV charging points to be provided at all dwellings, workplaces and within community car parks



Create a pedestrian friendly environment

- Pedestrian and cycle routes will be segregated from vehicles, where possible
- Pedestrians and cyclists will have priority over vehicles where they interact, such as at crossing points
- All roads will be subject to 20mph speed limit within the village
- Roads will be designed so that walking and cycling to local destinations is seen as being quicker and more convenient over the car
- On-street parking restrictions to prevent inconsiderate parking

Existing and proposed bus network

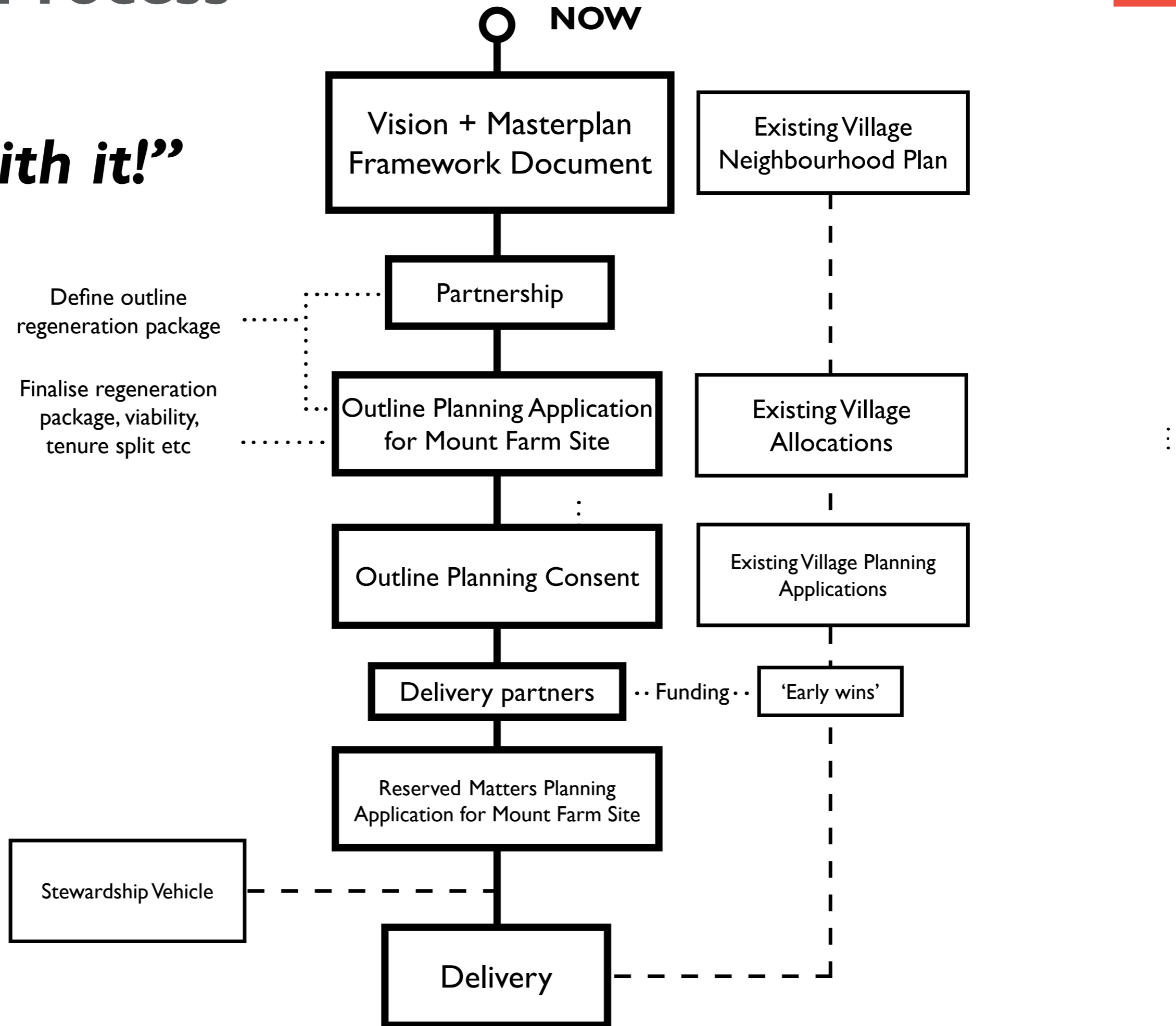
- Improve existing bus stops and provide new bus stops
- Seek to maintain bus services into the village, which operate more frequently and over longer hours than existing
- Main vehicular route through village will be designed to accommodate regular bus movements

Deliverability

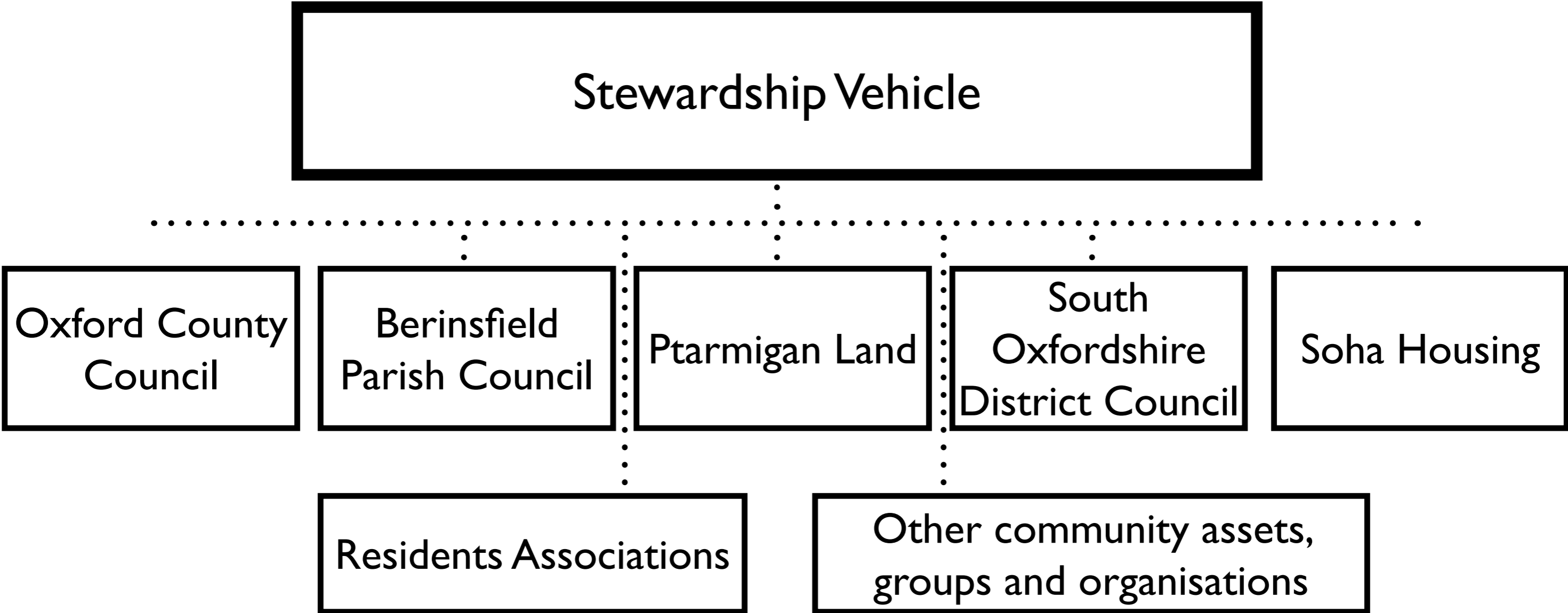


Planning Process

“Get on with it!”



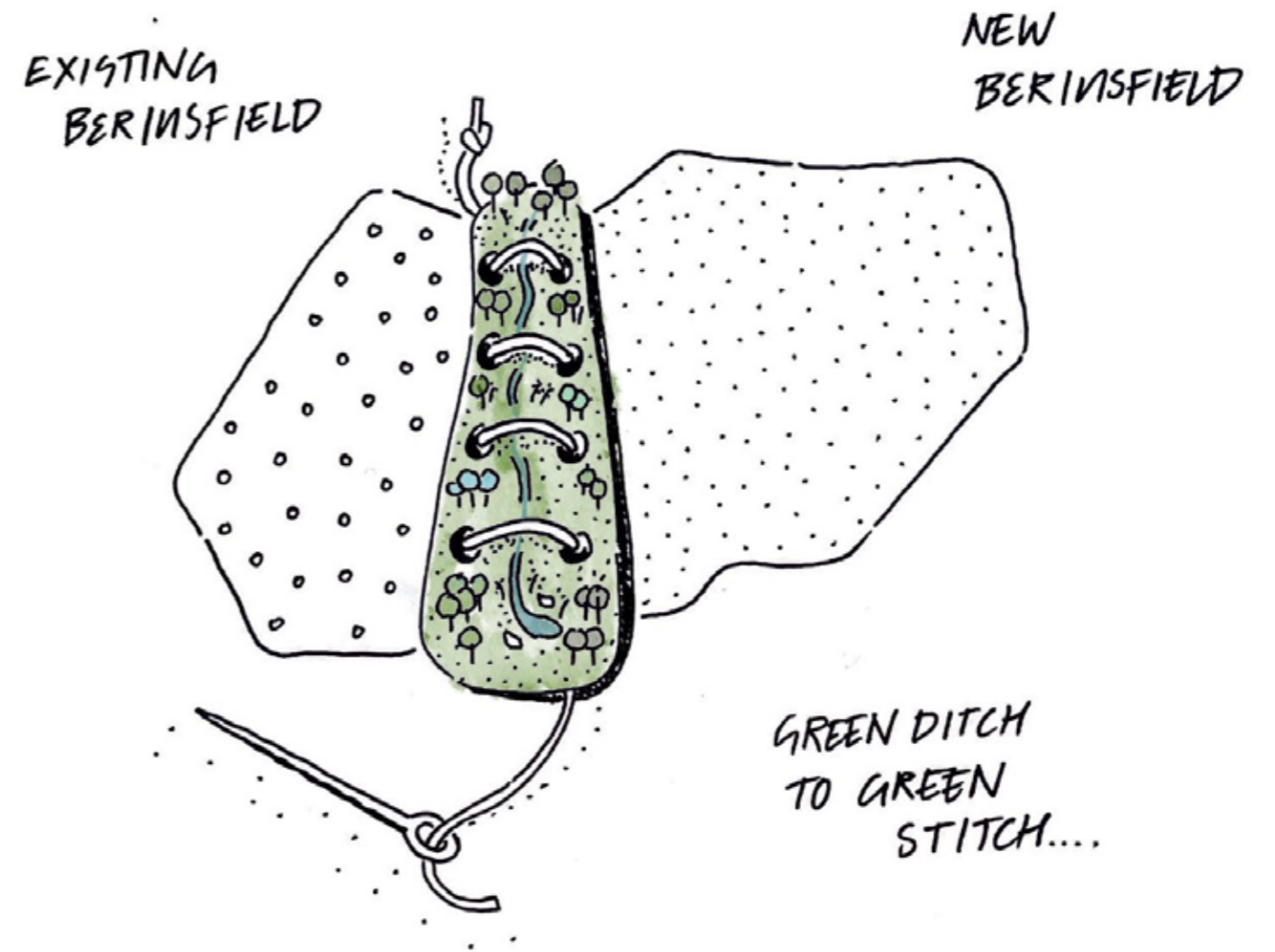
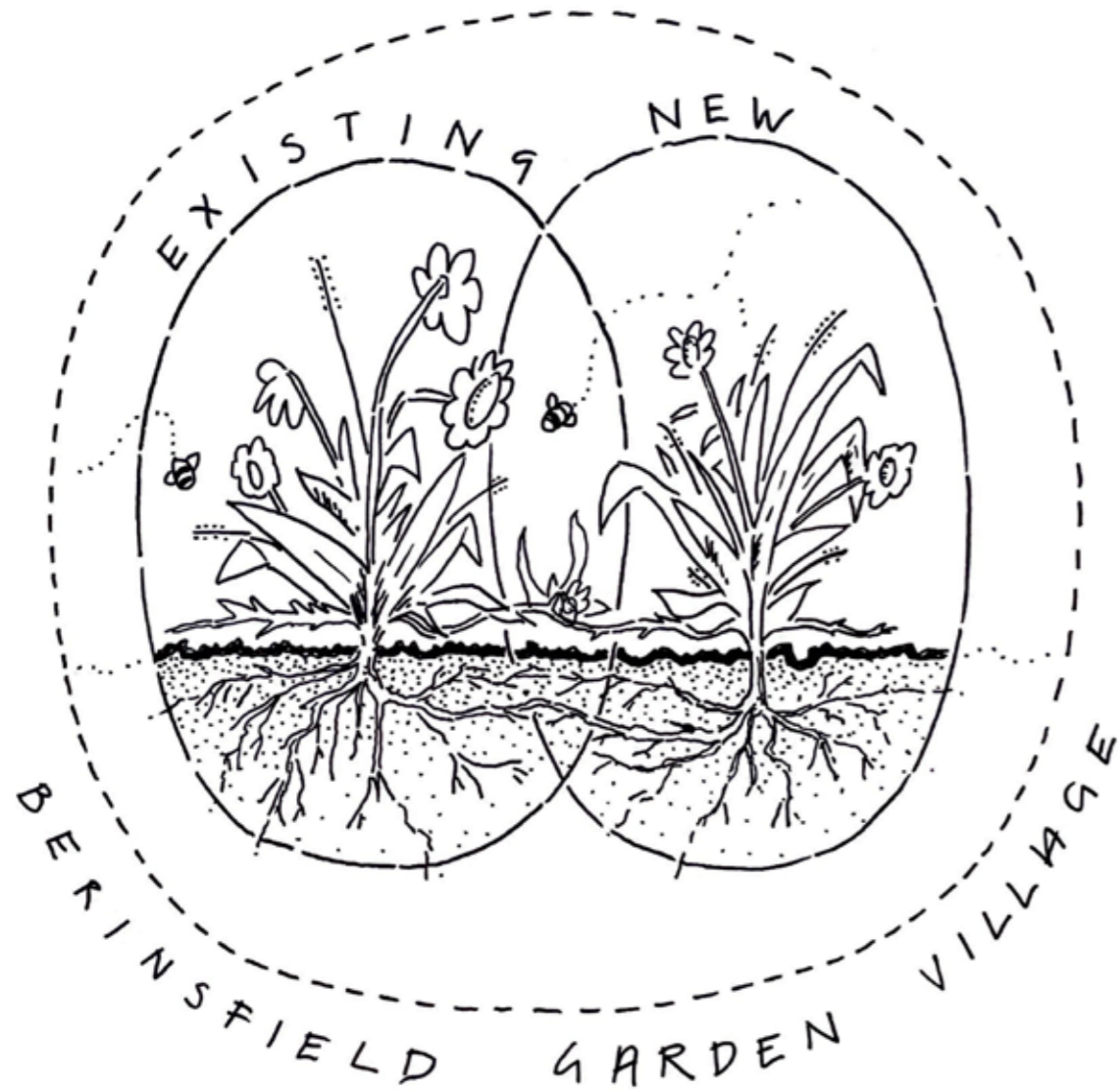
Stewardship Vehicle Structure



Next Steps

- Update website
- Publicise the Vision
 - Vision Broadsheet in local community buildings
 - Regular bi-monthly articles in Village Voice from June 2023
- Community update at Berinsfield Fete 24 June 2023
- Develop Partnership approach between stakeholders
- Support Berinsfield greenspace enhancement programme with community engagement
- Continue Berinsfield Garden Village Community Facilities feasibility work
- Continue work on Berinsfield Garden Village Neighbourhood Development Plan
- Begin work on the comprehensive masterplan framework document with continuing stakeholder and community engagement
- Formalise partnership arrangements between landowners to facilitate preparation and submission of planning applications

One Berinsfield



A VISION FOR Berinsfield Garden Village
Community Planning Weekend Report Back Newsletter, April 2023

A VISION FOR Berinsfield GARDEN VILLAGE



Fane Drive Linear Park

The Vision
Ensure new development and community provision at Mount Farm is blended with the existing Berinsfield to create one fully integrated community: create a new linear park running north/south along Fane Drive East stitching together existing and new Berinsfield; invest in schools and community amenities to benefit the whole community; deliver a range of well designed, energy efficient homes for people of all incomes and ages; provide for effective vehicular access, parking and active travel (eg bus, pedestrian and cycling) across the garden village and beyond; support local businesses and provide new jobs and training, including in construction; enhance green spaces in the existing village connected to a new landscape network for people and nature in the new development; continue community participation in the development and delivery of the Garden Village.

These are just some of the ideas to emerge from the Vision for Berinsfield Garden Village Community Planning Weekend (CPW) held at Berinsfield Community Association (BCA) on 31 March and 1 April 2023.

Background
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 (SODC) Local Plan in 2020 to facilitate a range of regeneration opportunities in the existing village and provide new homes, green space, employment space, services and facilities.

Community Planning
Ptarmigan Land is seeking to develop proposals for the Garden Village by working with the local community and other stakeholders

to design a comprehensive masterplan for the existing village of Berinsfield as required by Ptarmigan appointed JTP architects to facilitate the Community Planning Weekend opportunity for the community to shape a new Vision and the final proposal. Before the CPW, the JTP team met with local businesses and groups around Berinsfield to provide the community with the opportunity to 'Create Communities' platform on berinsfieldgardenvillage.com

At the CPW participants could view the Vision, take part in site visits, and take part in workshops and hands-on planning

Vision Report Back
Following the CPW, the Ptarmigan team summarised the outcomes and drew up the Vision for Berinsfield Garden Village, which was presented to the community on Tuesday evening, 18 April 2023.

"As the promoter of the land we need to be in a position of talking about it to deliver the vision."

Comprehensive Masterplan
After the report back of the Vision, the JTP team will continue to work with stakeholders to develop a comprehensive plan, known as the Framework Document, which will be used to support the Outline Planning Application for the Garden Village.

"Keep the community at the heart of the community planning process."

A VISION FOR Berinsfield GARDEN VILLAGE

The Vision for Berinsfield was drawn up following the Community Planning Weekend public workshops. The illustrative framework includes around 1,700 new homes, at least 5 ha of additional employment land and supporting services and facilities.

- Key**
- Complementary community hubs - existing and new
 - Parkland and leisure spaces - existing and new
 - Employment area
 - Primary schools
 - Proposed new residential neighbourhoods
1. The Green Ditch - Fane Drive Linear Park
 2. The Green Stiches:
 - a) Woodland Walk
 - b) Parkland Walk
 - c) Farm Walk
 - d) Wetland Walk
 3. New "Community Farm" Centre & existing farm
 4. Woodland edge
 5. Wetland gateway
 6. Landscape corridors full of wildlife
 7. Primary access from A4074
 8. Potential second access from A4074
 9. Vehicular access from Burcot Lane
- Potential mobility hubs - bus stops
 - Potential bus routes
 - Potential walking and wheeling routes



Illustrative Framework



A VISION FOR Berinsfield GARDEN VILLAGE

Key Themes, April 2023

Housing
New housing should be energy efficient, well designed and built, with a balance of affordable and for sale homes, and provision of some larger family homes and accommodation for the elderly. Participants also wanted to see investment in existing homes to reduce energy bills and water usage and provide other sustainability and quality of life benefits.

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"Protect and enhance existing green space network within the village and mirror it across into the new development."

Fane Drive East Linear Park
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"Green stitching can bring the two areas together."

"The two together so you don't get old"

"Nothing is too far away from where"

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Thank you!

