

Thank you for coming to the Public Exhibition relating to the emerging Masterplan Framework for the land at Mount Farm, Berinsfield. The purpose of today's exhibition is to show our emerging proposals ahead of the Masterplan Framework Document (MFD) being submitted to the South Oxfordshire District Council.

What is the Masterplan Framework Document?

The Masterplan Framework Document (MFD) provides the building blocks for how the community at Berinsfield will be brought forwards, focusing on key topic areas such as landscape, transport and movement, community and stewardship. It will inform the future Outline Planning Application on site.

“Keep the community at the heart of everything!”

- Community planning participant

Background

In Spring 2023, the Berinsfield community was invited by Ptarmigan Land to the Berinsfield Garden Village Community Planning Weekend (CPW) to help shape a Vision for the future of the Garden Village, including the area of undeveloped land on the former Mount Farm airfield. Since then, the Ptarmigan team have had a series of meetings with Officers from South Oxfordshire District Council and Oxford County Council to discuss the emerging proposals. Taking on board comments from the public and feedback from Officers, work has been ongoing to refine the proposals that will be presented within the Masterplan Framework Document.

We want to hear your thoughts on the emerging proposals

After the public exhibition, the Ptarmigan team will assess the comments received and make revisions as appropriate, before submitting the MFD to South Oxfordshire District Council. Once approved, an Outline Planning Application for the site will follow, which will include further opportunities for the public to comment upon and influence the final proposals for the site.

Please submit comments in person at the exhibition, or by email to community@jtp.co.uk or write to **Freepost JTP** (no stamp required). The deadline for comments is **Monday 12 February 2024**.



Mount Farm Site and Berinsfield



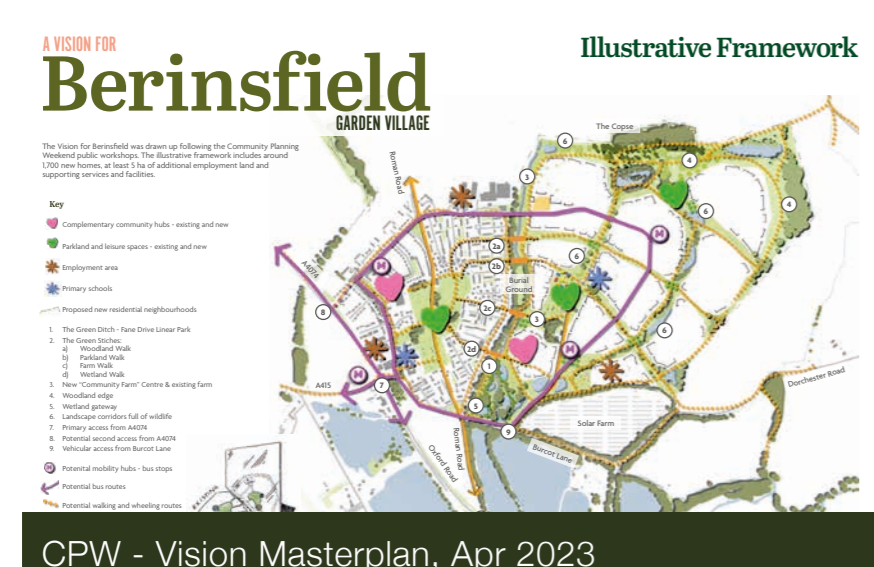
CPW - Dialogue Workshop, Mar/Apr 2023



CPW - Young People's Workshop, Mar/Apr 2023



CPW - Hands-on Planning Workshop, Mar/Apr 2023



CPW - Vision Masterplan, Apr 2023



Berinsfield Summer Fete, June 2023



Landscape and Transport Workshop, Oct 2023

For more information,
scan the QR code:



berinsfieldgardenvillage.com

Following the engagement we have undertaken with the local community so far, we have identified the following key principles as being important when formulating our proposals for Berinsfield Garden Village.

The Partnership



One Berinsfield Community

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



Complementary community hubs

Invest in the existing village centre to provide enhanced and high quality services and create new community hubs on the Mount Farm site with services, that are complementary to the existing village, 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 give everyone the opportunity to have their say and get involved.

Active Healthy Community



A Village of walking and wheeling

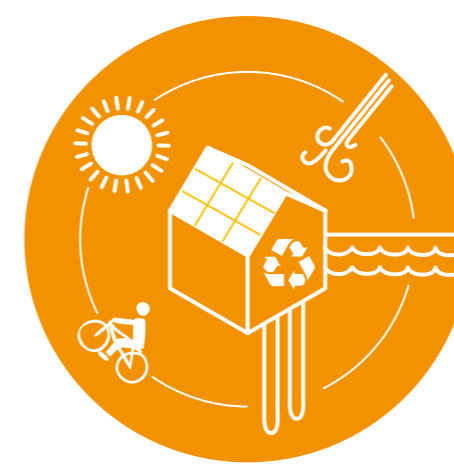
Build on the well-loved routes and connections within the Village and extend them into the new neighbourhoods to “stitch” new and existing Berinsfield together as are.



A Village with sports and leisure at its core

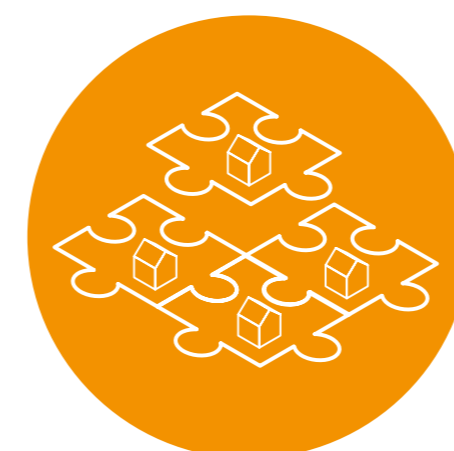
Invest in existing and proposed facilities to continue to promote the culture of active lifestyles in Berinsfield.

Prosperity for All



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.

Nature Re-imagined



A Village connected to neighbouring communities

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



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.



Key Principles to Design Framework

Masterplan Framework
Public Exhibition for the
Land at Mount Farm
January 2024

This board shows the way we have incorporated our key principles in the design of the emerging proposals.



1. Retain, enhance and celebrate existing site assets



2. Complementary community hubs



3. A connected village



4. Nature on everyone's doorstep



5. A village of walking and wheeling



6. Sports and leisure at its core



7. A village of learning



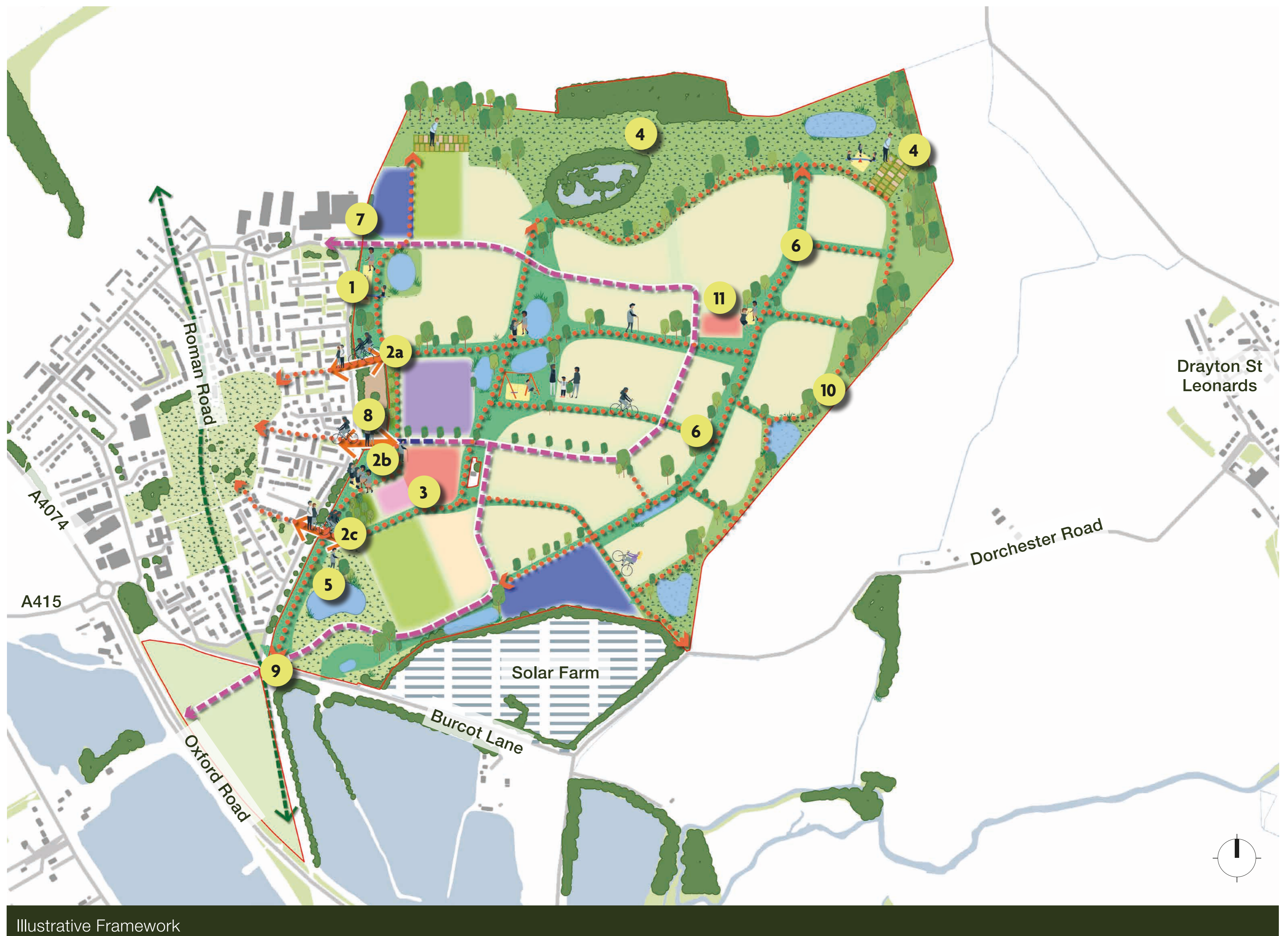
8. A village of enterprise and opportunity

The Emerging Masterplan Proposals

Masterplan Framework
Public Exhibition for the
Land at Mount Farm
January 2024

The emerging masterplan for the Mount Farm site could accommodate around 1,900 new homes, at least 5 ha of additional employment land for offices, warehouses and light industrial uses, as well as supporting services and facilities such as a Three-Form Entry primary school, new retail, community hub and health centre.

The final quantum of residential development and other uses will be refined ahead of submission.



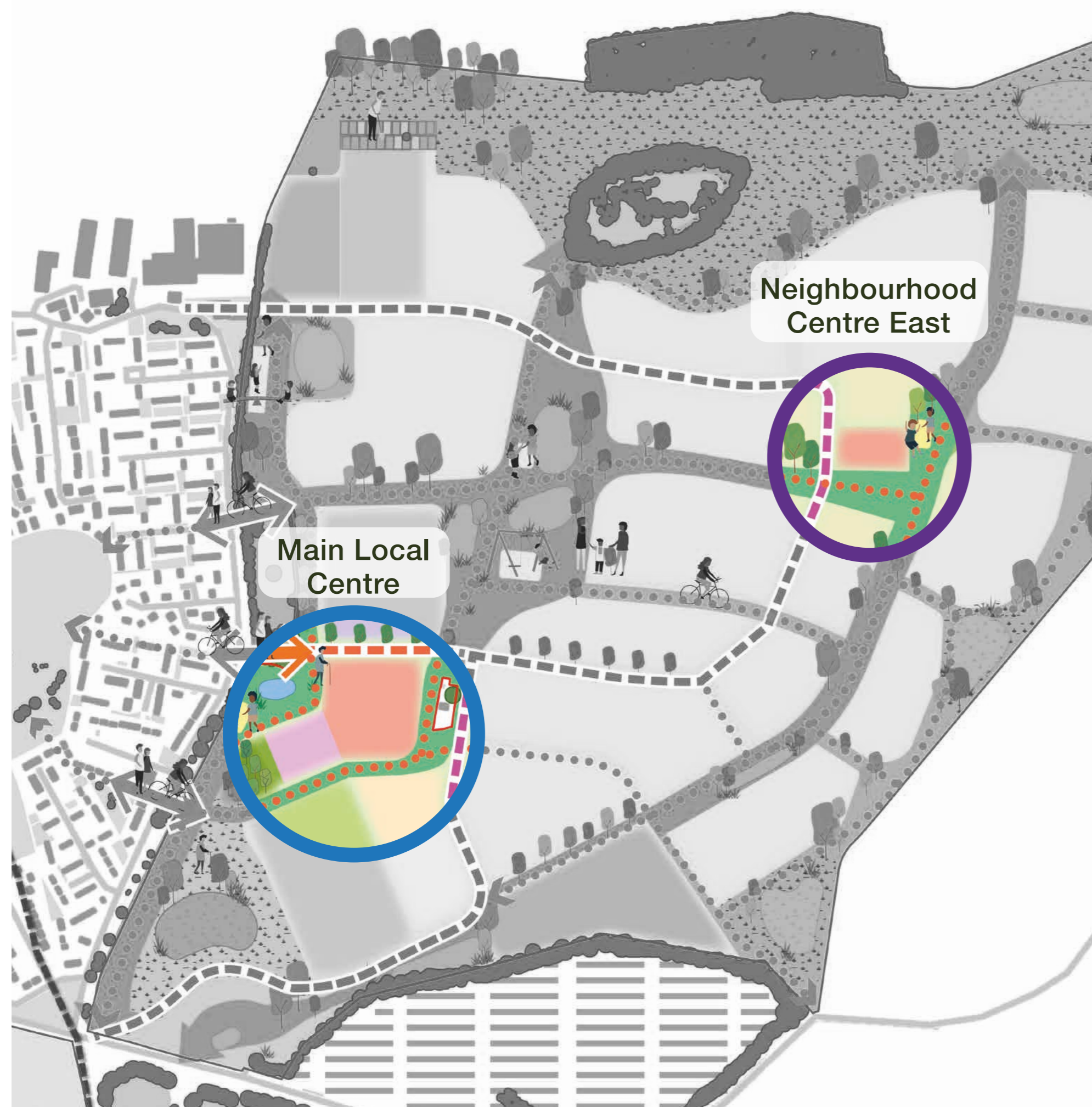
Key

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Community hub Local centre Employment area Primary school Proposed new residential neighbourhoods Public open space/ sports and leisure Walking and wheeling routes Primary road Bus-only route | <ul style="list-style-type: none"> 1 The Green Ditch - Fane Drive Linear Park The Green Stitches: 2a Parkland Walk 2b School Walk 2c Farm Walk 3 Mount Farm local centre 4 Woodland edge 5 Wetland gateway | <ul style="list-style-type: none"> 6 Landscape corridors for wildlife 7 All-modes access from Fane Drive (North) 8 Bus-only access from Fane Drive (East) 9 Primary all-modes access from Burcot Lane 10 Wild fringes 11 Neighbourhood centre east |
|--|---|--|

Complementary Local Centres

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This board 'zooms' in to look at the two new local centres proposed in the emerging masterplan.



Neighbourhood Centre East

Neighbourhood Centre East is a smaller centre to the east of the masterplan which will provide immediate day-to-day facilities for the community and help activate this part of the development.



CAFE



CO-WORKING SPACES

LIVEABLE STREETS



Main Local Centre

The Main Local Centre is the primary mixed-use centre, including a range of complementary facilities to serve the wider community of Berinsfield. This centre will be the heart of the development providing public spaces for gathering, resting and meeting.

MEDICAL CENTRE



FAMILY PUB



CAFE



RETAIL



COMMUNITY GARDENS



Key Public Spaces & Facilities

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This board describes the feel and experience of the proposed key green spaces.



Key Public Spaces & Facilities

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This board describes the feel and experience of the key public spaces at the proposal for Mount Farm and how they relate to the associated facilities.

3 The Village Square will form the heart of the proposal; a hub of activity from retail and leisure facilities alongside opportunity for play and community gardens.



Village Square within the Main Local Centre



Cafe spill-out area in Village Square



Play provision in large central green

4 The Central Green is the larger public greenspace, providing more formal play provision and activated with key active travel routes into existing Berinsfield.



New Central Green



Landscape Strategy

Masterplan Framework
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This board shows the way that landscape will be incorporated through our masterplan.



Parkland



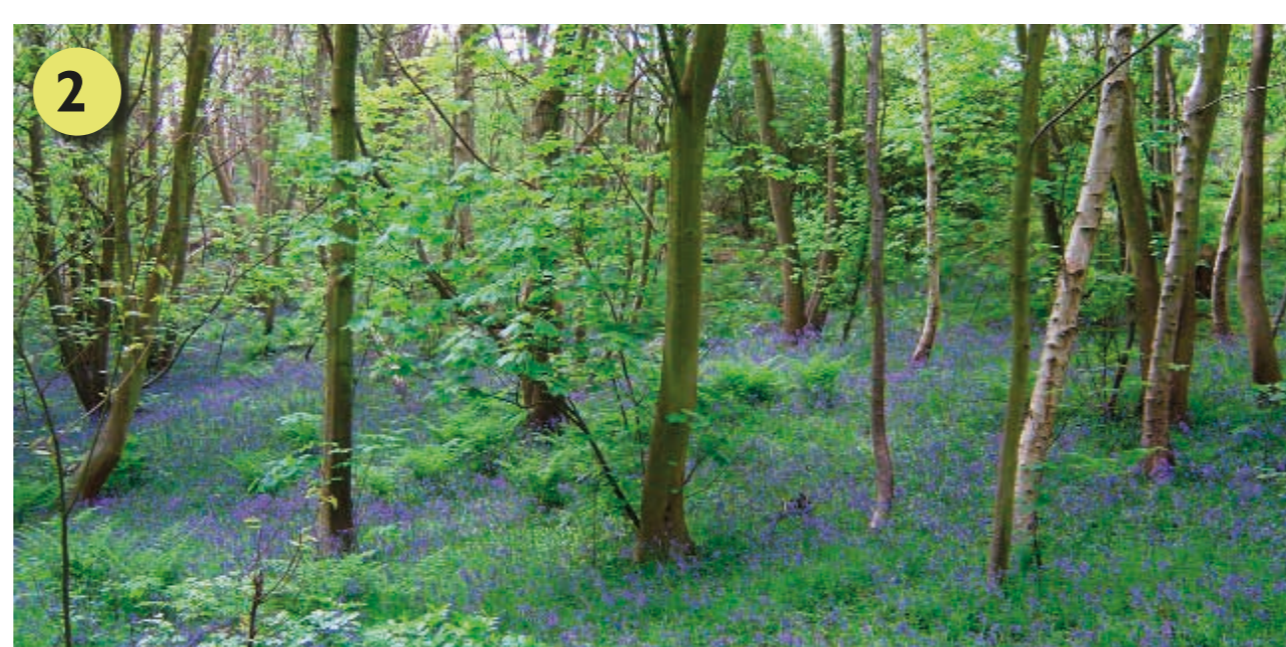
Community hub (orchard, farm etc.)



Productive landscape



Wetland



Woodland



Wild fringes

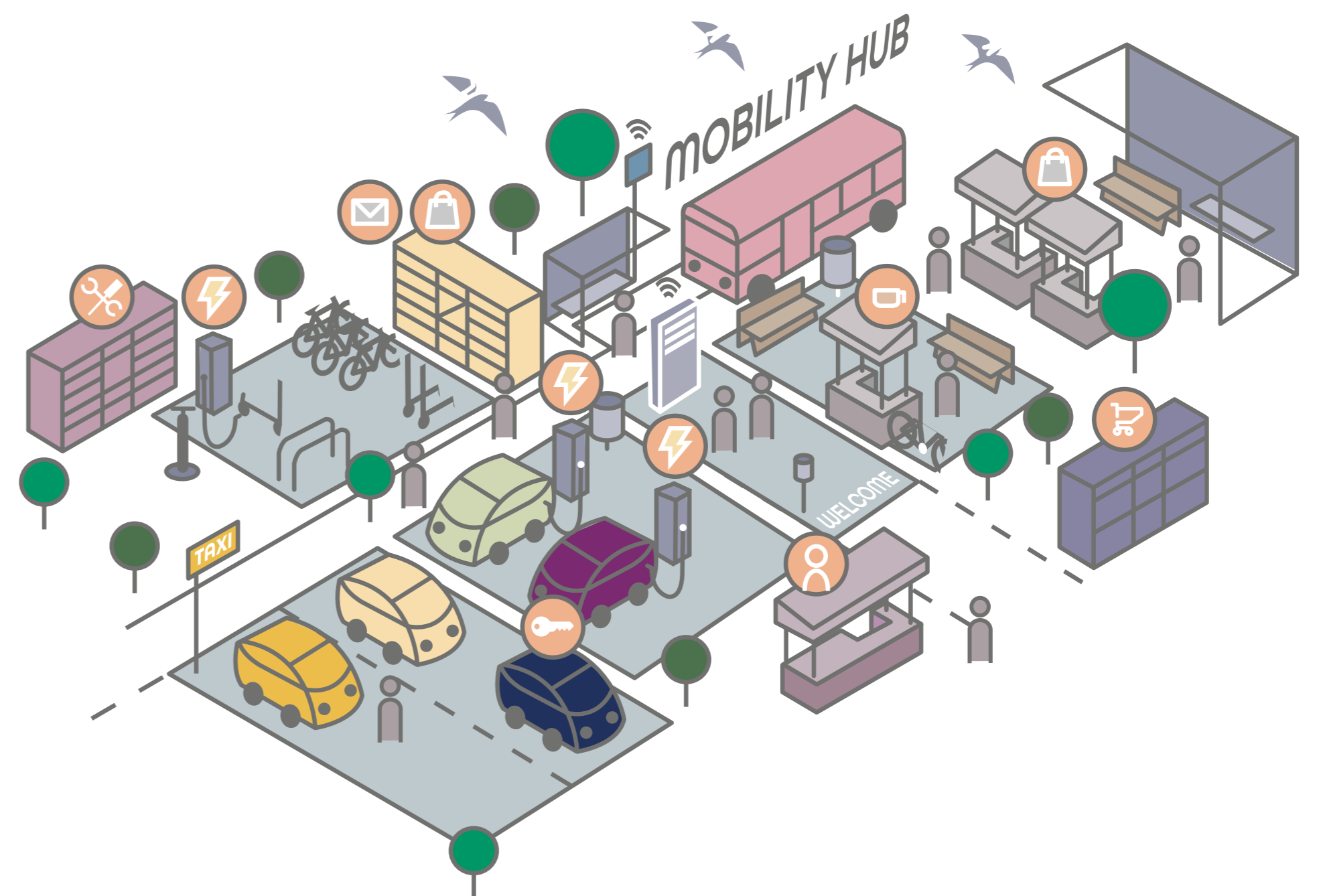
This board shows the access principles we will strive to achieve at Mount Farm and how this has been designed to link with the existing village of Berinsfield.

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 near all new 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

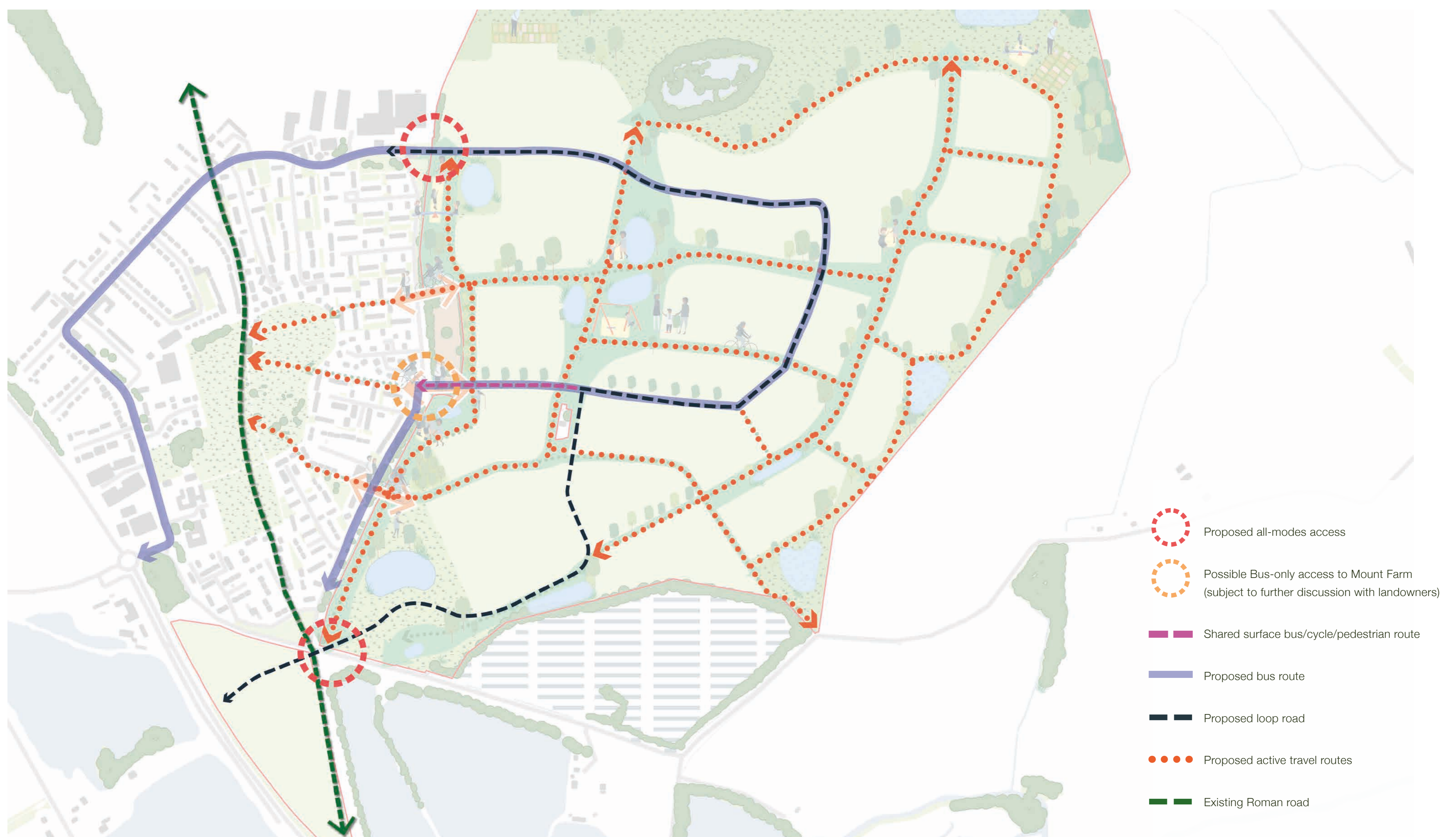


Existing and proposed bus network

- Improve existing bus stops and provide new bus stops
- Seek to maintain bus services into the village, and to operate more frequently and over longer hours than existing services
- Bus-only access to the site near the cemetery to allow bus service to rejoin the existing bus route and ensure services are accessible for Fane Drive residents
- Main vehicular route through village will be designed to accommodate regular bus movements

 Mobility hubs bring together shared transport with public transport and active travel in spaces designed to improve the public realm for all.

Access To Mount Farm



Next Steps

Following your comments on our emerging proposals, we intend to finalise the Masterplan Framework Document (MFD) and submit it to South Oxfordshire District Council (SODC) for endorsement in the coming months. We expect work on the Outline Planning Application to then follow later this year, which will provide further opportunities for the public to comment upon and influence proposals for the site.

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For more information, please visit the project website berinsfieldgardenvillage.com

