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Land at Mount Farm, Berinsfield Garden Village

Masterplan Framework Document

 PTARMIGAN LAND

jtp

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List of abbreviations used within this document:

MPF	Masterplan Framework Document
SODC	South Oxfordshire District Council
OCC	Oxford County Council
OPA	Outline Planning Application
RMA	Reserved Matters Application
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
PRoW	Public Right of Way



Ptarmigan Land
2 Frederic Mews,
Kinnerton Street
London SW1X 8EQ
T: +44 (0)844 412 8005

ptarmiganland.com



JTP
Unit 5, The Rum Warehouse
Pennington Street
London E1W 2AP
T: +44 (0)20 7017 1780

jtp.co.uk

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Created By	VL
Checked By	JCA
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Transport Planning Associates
Sandford Gate, Eastpoint
Business Park, Oxford OX4 6LB
T: +44 (0)1865 910221

transportplanningassociates.co.uk



CBRE Ltd
Henrietta House
Henrietta Place,
London W1G 0NB
T: +44 (0)207182 2416

cbre.co.uk



The Richards Partnership
1 Agincourt Square
Monmouth NP25 3BT
T: +44 (0)1600 772 251

therichardspartnership.co.uk



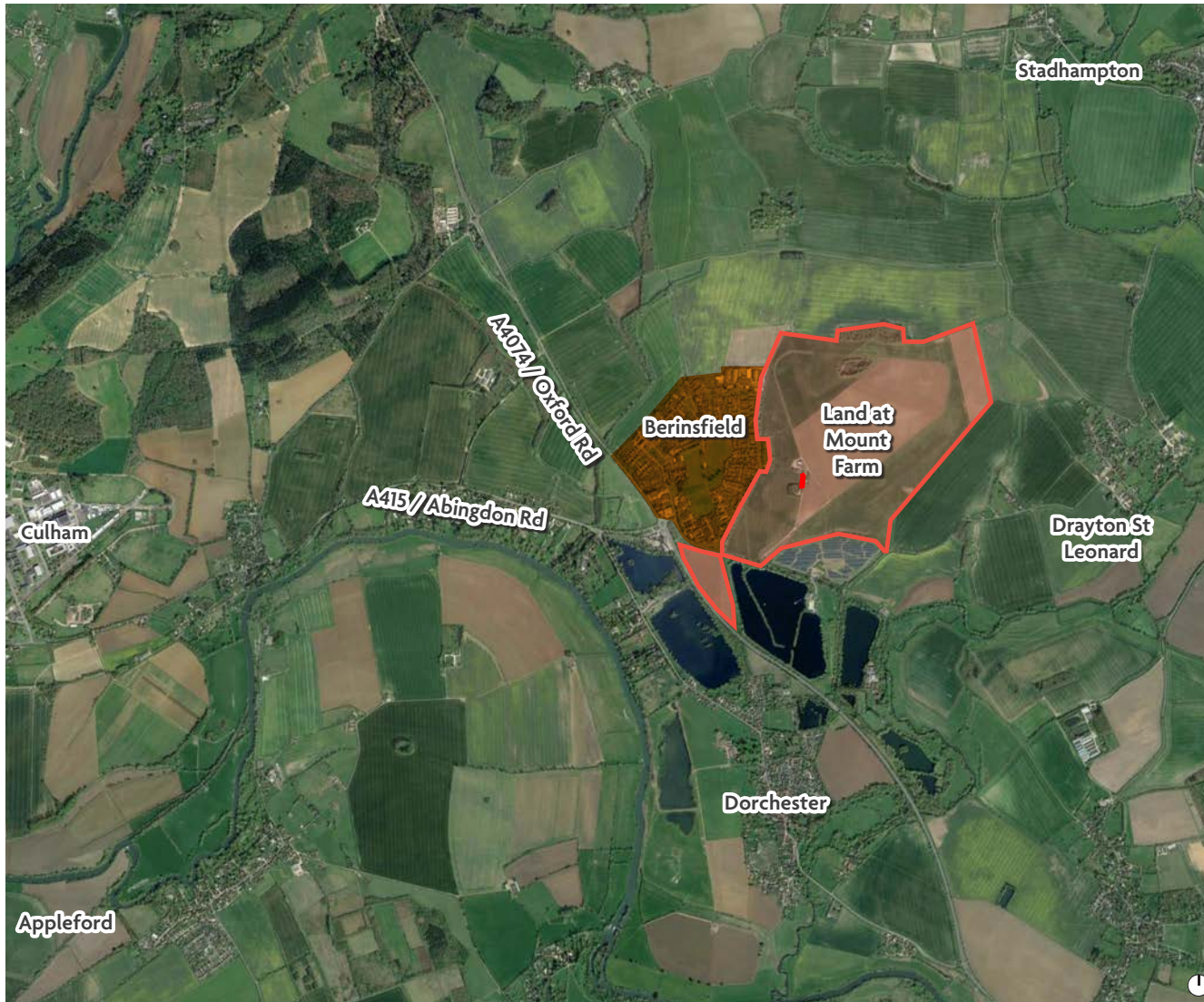
Logika Consultants
24 Greville Street
Farringdon,
London EC1N 8SS
T: +44 (0)20 3873 4780

logikaconsultants.co.uk

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Introduction





Land at Mount Farm location plan in the context of South Oxfordshire

This document forms the Masterplan Framework for 'Land at Mount Farm'. The Site is identified under Policy STRAT10i as a strategic allocation in South Oxfordshire District Council's (SODC) adopted Local Plan (2020). This document is the first stage in the masterplanning process of Berinsfield Garden Village and has been produced on behalf of Ptarmigan Land to illustrate a comprehensive vision for the Site and the village as a whole, setting out key masterplanning and delivery principles to facilitate high standards of design.

The illustrative spatial masterplan contained within this document establishes a framework of land uses, routes, landscape and public spaces, and will inform the future planning application for the Site.

The Masterplan Framework Document (MFD) also demonstrates how the vision and the design have been shaped by a collaborative design and engagement process that has included a wide-range of stakeholders and the community.

Key

-  Boundary of the MFD
-  Berinsfield



Setting the Scene

The Vision: One Berinsfield

The Vision for Berinsfield is for one exemplary garden community which seamlessly blends the existing village with the extended village on Land at Mount Farm. Berinsfield Garden Village will be designed collaboratively and in celebration of the area's unique history and character, channelling the opportunity change brings in order to invigorate and benefit the village as a whole.

Four key themes underpin this shared vision:

The Partnership:

The vision is to create **one integrated community** through ongoing engagement and partnership, building on Berinsfield's existing strengths and providing complementary uses and opportunities to benefit the wider community. The aim is to avoid an "us and them" relationship.

Active, Healthy Community:

With a number of great leisure facilities in Berinsfield, and the community's desire to walk and cycle, we will build on the village's **active lifestyle** by delivering play and leisure areas for all ages, as well as new active travel routes plugged into the existing network in the village to encourage a culture of walking and wheeling within everyday life.



Nature Re-imagined:

Green spaces and access to nature are well-loved in Berinsfield and will be a key inspiration for how new open spaces can be designed within the masterplan to complement and connect what is valued and used in the village. We will deliver a new **network of green spaces** of different character and function for nature to thrive and for people to enjoy.

Prosperity for All:

New development will be an opportunity to develop the village's entrepreneurial spirit, boosting **Berinsfield's local economy** and providing a wide range of new employment facilities to retain and attract businesses and workers alike.

The Principles

From these four key themes we have drawn out eight related Vision Principles which drive and underpin the design of the masterplan framework.

One Community



Create one, unique community with a variety of places within Berinsfield Garden Village for everyone to enjoy together.

Engage the existing and new community to encourage cohesion and ensure residents have ownership over place-making and are involved in decisions.

To support equal opportunity by providing high-quality, flexible homes for people of all incomes and ages.



A Village with Complementary Community Hubs



Respond to the needs of existing residents by investing in Berinsfield's existing facilities, and creating new community hubs on Land at Mount Farm with services that are complementary to the existing village.

Provide places that are welcoming and accessible to the wider community, catering to a range of needs and lifestyles.



A Village of Walking & Wheeling



Encourage movement by active travel modes across Berinsfield Garden Village by creating new links and providing a continuous and safe movement network for pedestrians and cyclists.

Design the new neighbourhood ensuring that everyone can access local facilities using active travel, with bus stops and e-bike hubs a short walk from all homes. Build on the well-used routes within Berinsfield and extend them into the new neighbourhood to “stitch” Land at Mount Farm and Berinsfield together.

A Village with Sports & Leisure at its Core



Invest in and renew existing facilities in Berinsfield to ensure they remain part of the core function of the village, welcoming both existing and new residents.

Build new play and sport facilities, complementary to what exists in the village already, to create a variety of spaces suitable for all ages, and to continue promoting the culture of active lifestyles in the wider community.



The Principles

The Green Stitch



Ensure that everyone can access existing and new facilities and spaces by creating a 'green stitch' between Berinsfield and Land at Mount Farm. This will take the form of a new linear park, parallel with Fane Drive (east), that will connect the wider community through a series of visual, pedestrian and cycle links over the existing stream.

Open up and celebrate the stream, and create a new asset at the heart of Berinsfield Garden Village which connects existing and future residents.



A Village with Nature On Everyone's Doorstep



Create a variety of spaces for communal and collective enjoyment, building upon and connecting to the existing well-loved green spaces in the village.

Establish a latticed network of greenspaces with different characters and functions, for nature to thrive and for people to enjoy. Embed the 'Garden City Principles' approach to ensure that green spaces are multi-functional, shaped by Mount Farm's inherited landscape, history and ecological assets.



A Village of Learning

Deliver a new primary school which is accessible to all.

Ensure that the location of the school and its surrounding uses capitalises on the key role that schools play in building communities and relationships.



A Village of Enterprise & Opportunity

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

Purpose of the Document

The Role of the MFD

The MFD is the first stage in the masterplanning process for the Land at Mount Farm. It provides a comprehensive and robust framework to inform future planning applications, including setting a strategic vision and set of masterplan principles. The MFD includes an overview of the work and engagement that has been undertaken to inform the framework masterplan.

It also maps out how the development will be delivered and secured at each stage of the planning process moving forwards.

How has the document been prepared?

The MFD has been shaped by a collaborative design process which included wide-ranging stakeholder and community engagement and a series of technical and masterplanning workshops with SODC, Oxfordshire County Council (OCC) and other key consultees. Further details on the community engagement undertaken to date can be found in the “Engagement Process” section of this document.

How will the MFD ensure comprehensive development?

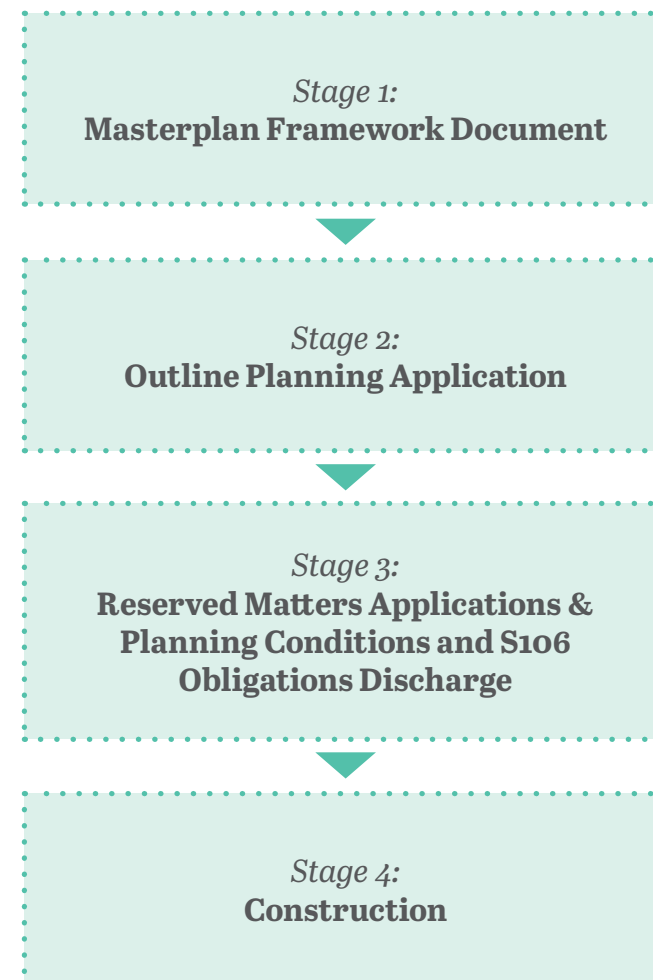
The MFD sets a strategic vision and set of masterplan principles for future development. It also considers the mechanisms through which various items will be secured and delivered through the future planning process, to achieve sustainable and comprehensive development

Status of the MFD

The MFD will be a material consideration to inform a future Outline Planning Application (OPA) and Reserved Matters Applications (RMAs). It is a design stage concept document and does not supersede adopted Local Plan and national policy.

Area Covered by the MFD

The red line boundary for the MFD extends beyond the Policy STRAT10i to include a small parcel of land that will be used as the main access. Both the STRAT10(i) allocation and the triangle to the south west are located within the Land at Mount Farm site boundary and MFD boundary. The relevant considerations around this are set out on the following page.



Area Covered by the MFD

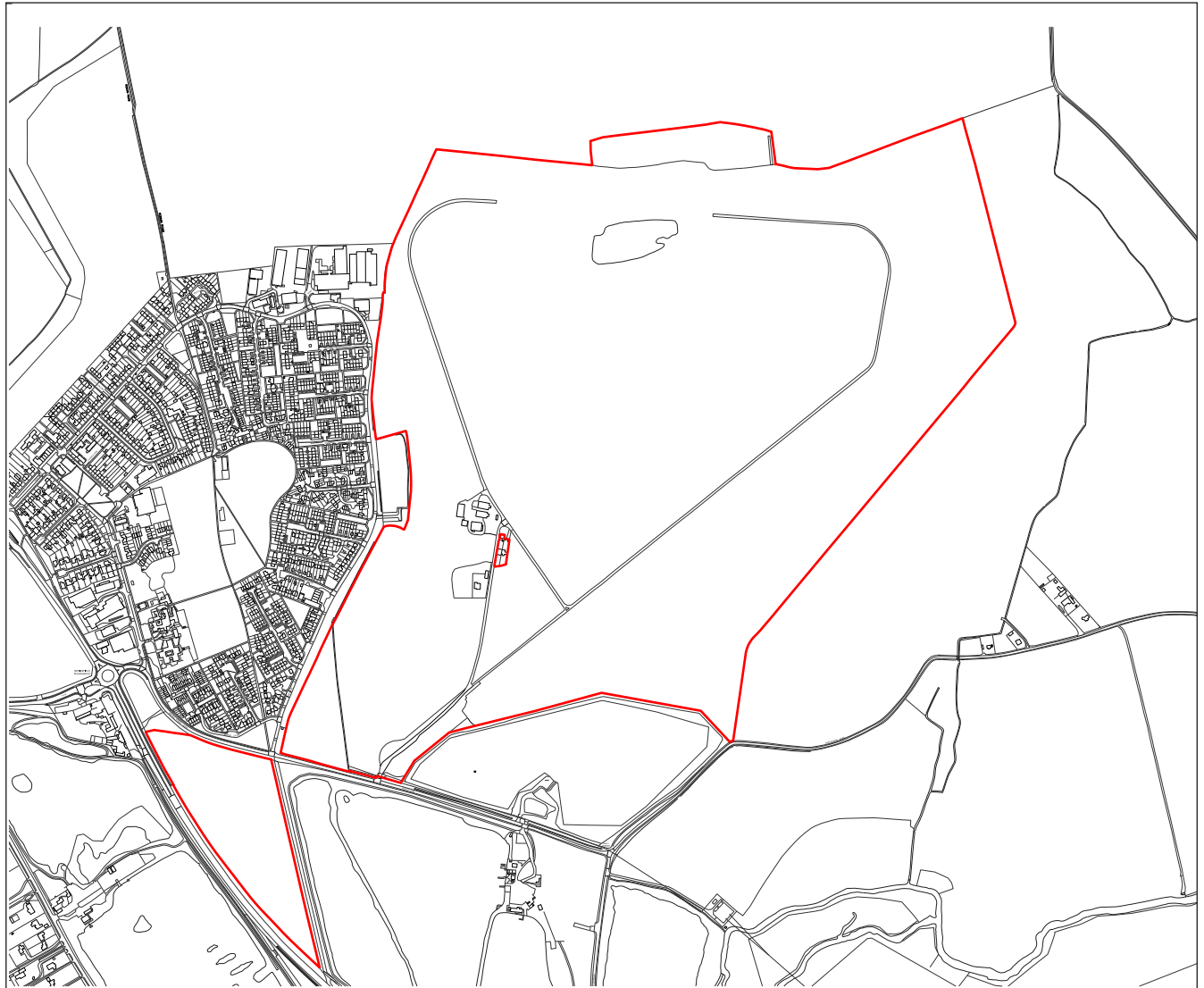
The majority of the Site falls within the STRAT10(i) strategic allocation, apart from a triangle-shaped piece of land to the south-west, which is located within the Green Belt and is identified on the SODC Proposals Map (2020) as having potential for scheduled monuments.

The triangle-shaped piece of land is surrounded by strong defensible boundaries in the form of roads and/or mature tree screening. Within the Council's Green Belt Study (2015) the land makes a contribution to only one of the five purposes of Green Belt.

The reason the triangular site is included in the MFD is that it is the preferred vehicular access route connecting the allocated land to the A4074, and is within Ptarmigan Land's control and can therefore be delivered. Further details on the justification for the proposed site access can be found in the Access & Movement section of this document.

Although, paragraph 155(b) of the National Planning Policy Framework (NPPF) confirms that engineering operations (such as a road) in principle may not be inappropriate development where it maintains the openness of the Green Belt.

Once further detail of the design of this route is known, the OPA will assess the proposed access route in accordance with the development plan and relevant material considerations.



Land at Mount Farm boundary plan

Planning Policy Context

South Oxfordshire District Council Local Plan

In December 2020, SODC adopted their Local Plan. The Land at Mount Farm is identified as a strategic allocation for around 1,700 units, at least 5 hectares of additional employment land and supporting services and facilities under Policy STRAT10i (Land at Berinsfield Garden Village).

The SODC Local Plan (2020) sets out the exceptional circumstances which led to the release of Berinsfield and the Land at Mount Farm from the Green Belt. One of those was that the development could help address various challenges within the existing village, most notably by delivering an increase in the catchment population that could help in the long-term viability and vitality of key services. Secondly, the tenure mix of housing in Berinsfield is more unbalanced than in other parts of the District, and there is an aspiration for this to be rebalanced through the provision of new homes.

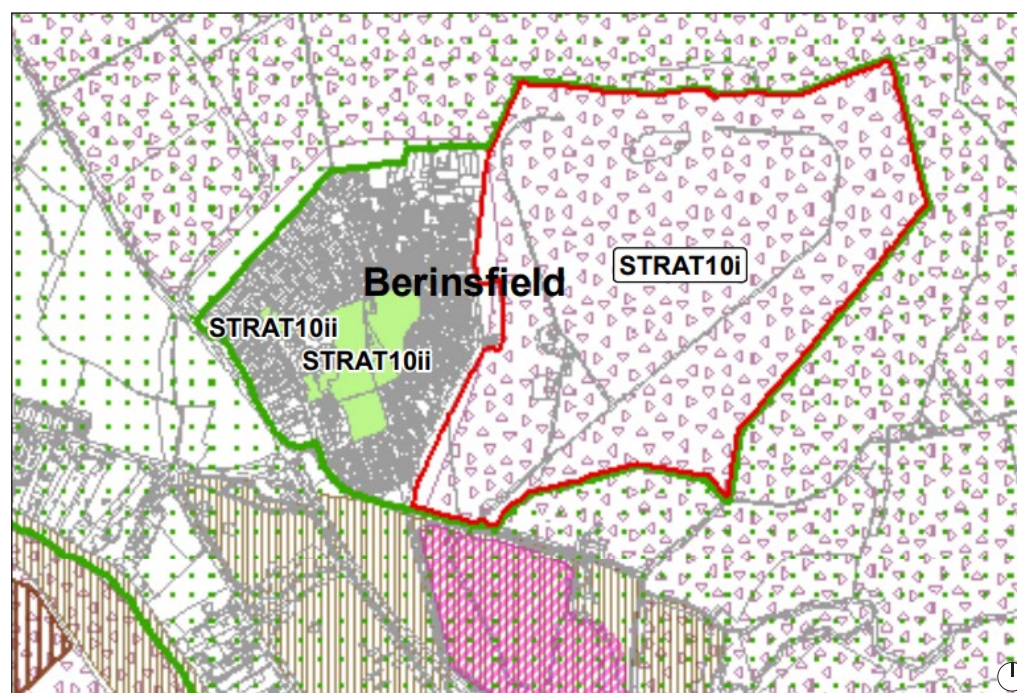
Releasing land for development would help to rebalance the mix as well as provide further opportunities for employment and service provision. The allocation is fundamental in delivering the Council's Strategic Objectives for Berinsfield and delivering new homes for the District, most notably in respect of social and economic sustainability objectives. The transformative change at Berinsfield is also cited as key priority of the SODC Corporate Plan.

In addition to contributing 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 the homes in Land at Mount Farm

- Provides local shops to support village life
- Delivers landscape and ecological enhancements.
- Includes 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 complement the existing village.

The Local Plan Policy requirements has informed the structure and approach to the MFD as set out over the rest of the document.



Local Plan 2020 - Site allocation boundaries





Understanding Berinsfield

Wider Context

Berinsfield sits centrally within the region of South Oxfordshire, approximately 12 km south-east of Oxford and around 3 km north of the village of Dorchester-on-Thames.

In the near vicinity, Berinsfield is surrounded by a collection of villages, with Appleford and Culham to the west and Stadhampton and Drayton St Leonard to the east.

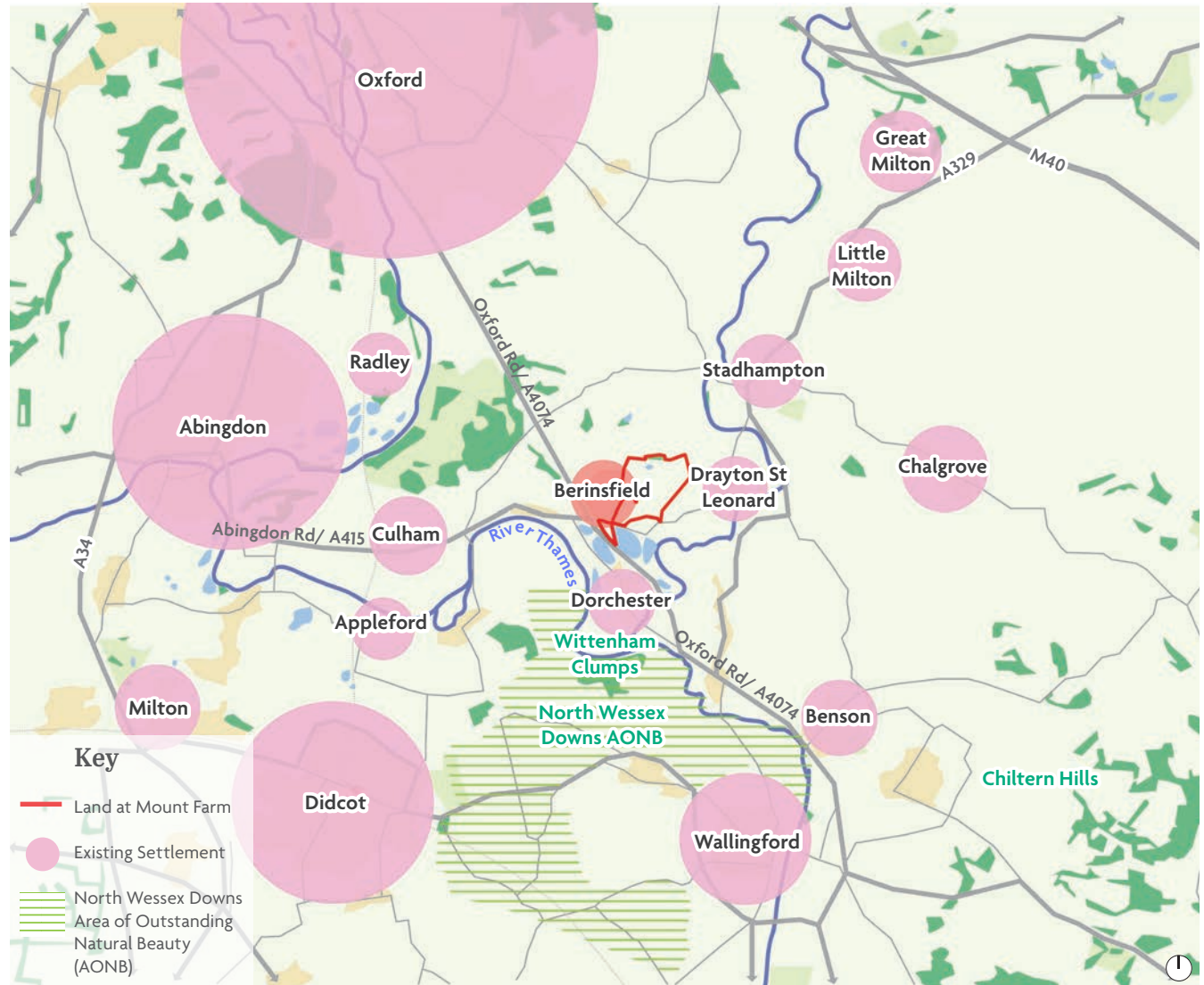
Further afield, there are a number of destination towns including Abingdon, Didcot and Wallingford, which provide a comprehensive range of amenities.

The Site is positioned within proximity to a network of key strategic routes. It is on the A4074 corridor which connects to Oxford (20-minute drive) and Reading (35-minute drive). The M40 is also in close proximity to the village, which provides vehicular connections to London and Birmingham.

Within the landscape context, Berinsfield sits in the national character area of the Upper Thames Clay Vales and is located north of the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

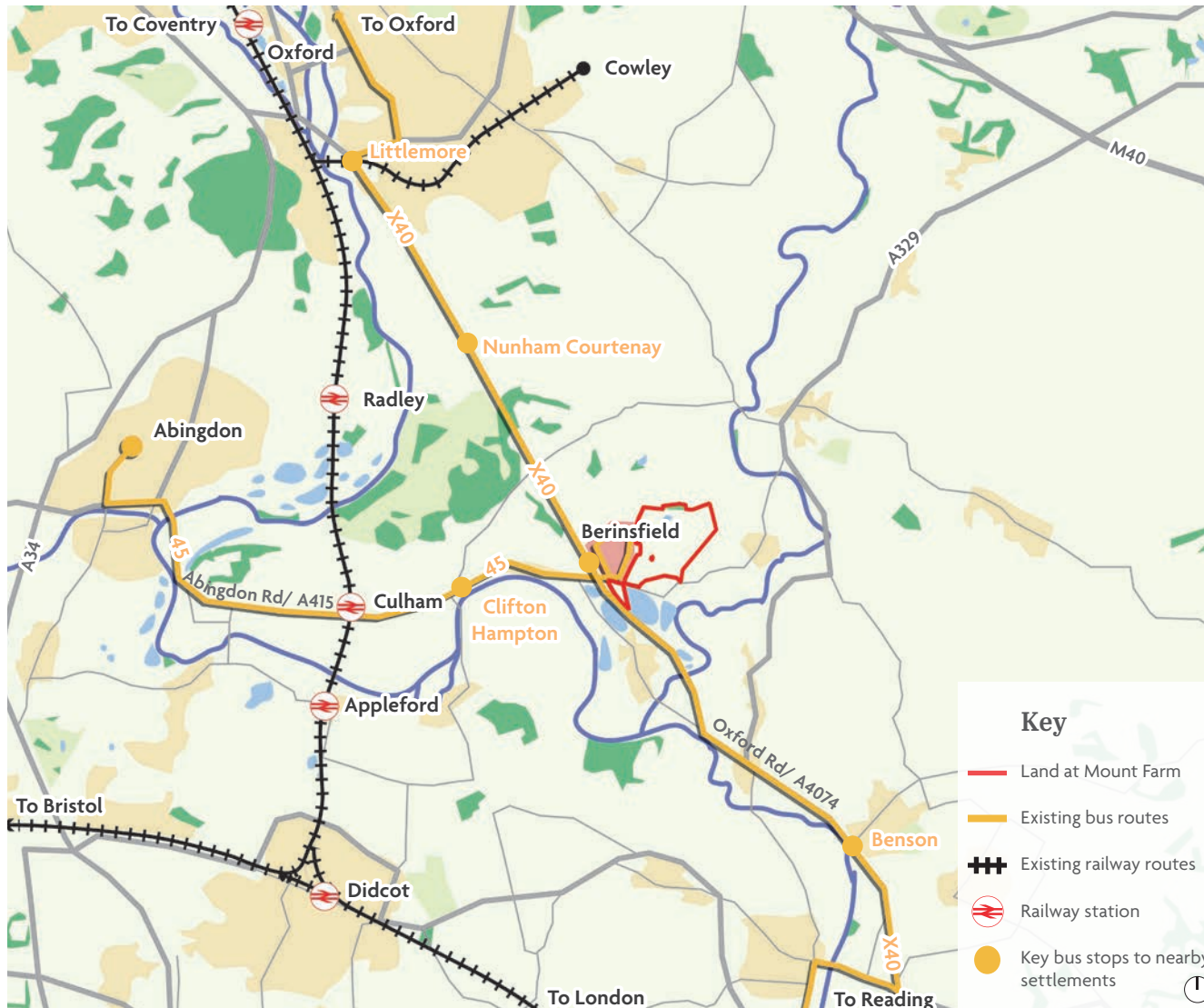
Two key landscape landmarks within the area are:

- the Wittenham Clumps - a pair of wooded chalk hills, with elevated panoramic views of the surrounding countryside and AONB; and
- the Chiltern Hills - undulating slopes located 20 km to the south-east of the Site, with glimpsed views of the ridgeline from Land at Mount Farm.



Land at Mount Farm's location within South Oxfordshire

Wider Connectivity



Public transport connectivity plan

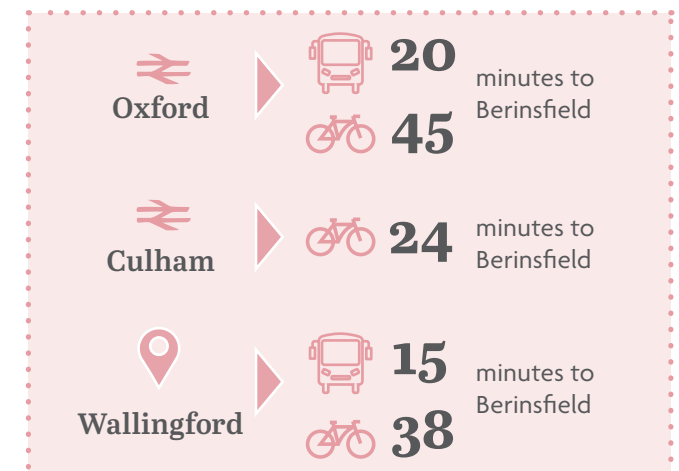
Existing Public Transport Connections

The village is served by bus routes 45 and X40, with the 45 using the bus stops within Berinsfield and the X40 serving the bus stops on the A4074.

There are several bus stops within Berinsfield situated on Fane Drive, Wimblestraw Road and on the A4074. Bus route 45 operates hourly between Abingdon and the Cowley Centre, in south Oxford, whilst also serving Clifton Hampden, Culham Science Park and Oxford Science Park.

Bus route X40 operates every 30 minutes between Oxford and Reading via Littlemore, Nuneham Courtenay, Benson, Wallingford, Woodcote and Caversham.

Culham railway station is located 5km to the west of the Site. Services operate hourly between Oxford and Didcot during the day, although there are half-hourly services during peak hours.



Wider Connectivity

Getting About by Walking & Cycling

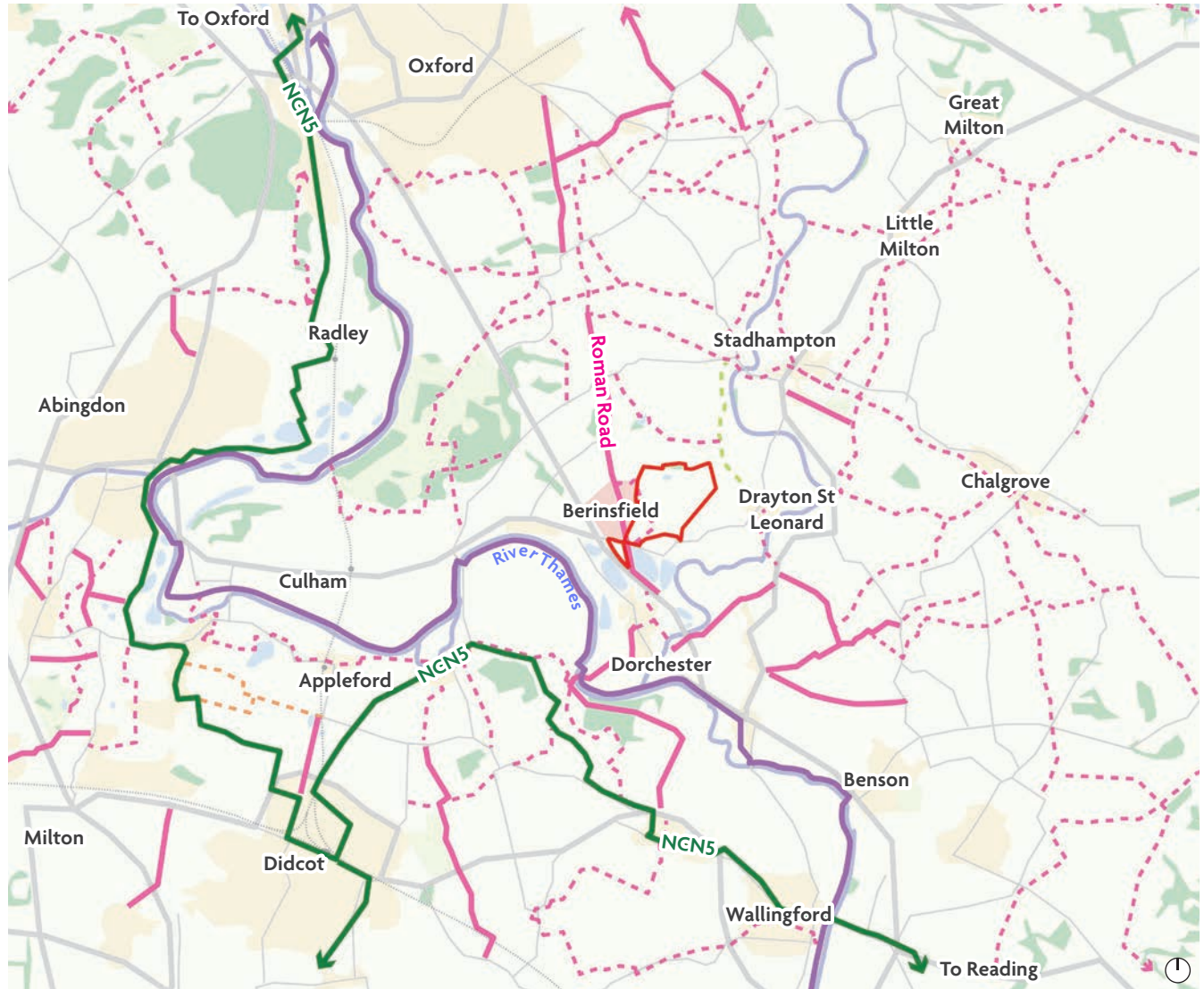
A network of public footpaths and bridleways runs through and around Berinsfield, providing links to adjacent villages and towns. These are however more suited to recreational trips rather than commuting, due to their surfacing condition.

Footpaths run along the local highway network within Berinsfield, which are lit and provide access to local facilities as well as to the local bus stops.

Currently there is no designated cycle infrastructure within Berinsfield, however the National Cycling Network (NCN) route 5 runs through the Chiltern Hills to Oxford, passing through Wallingford, Didcot and Abingdon.

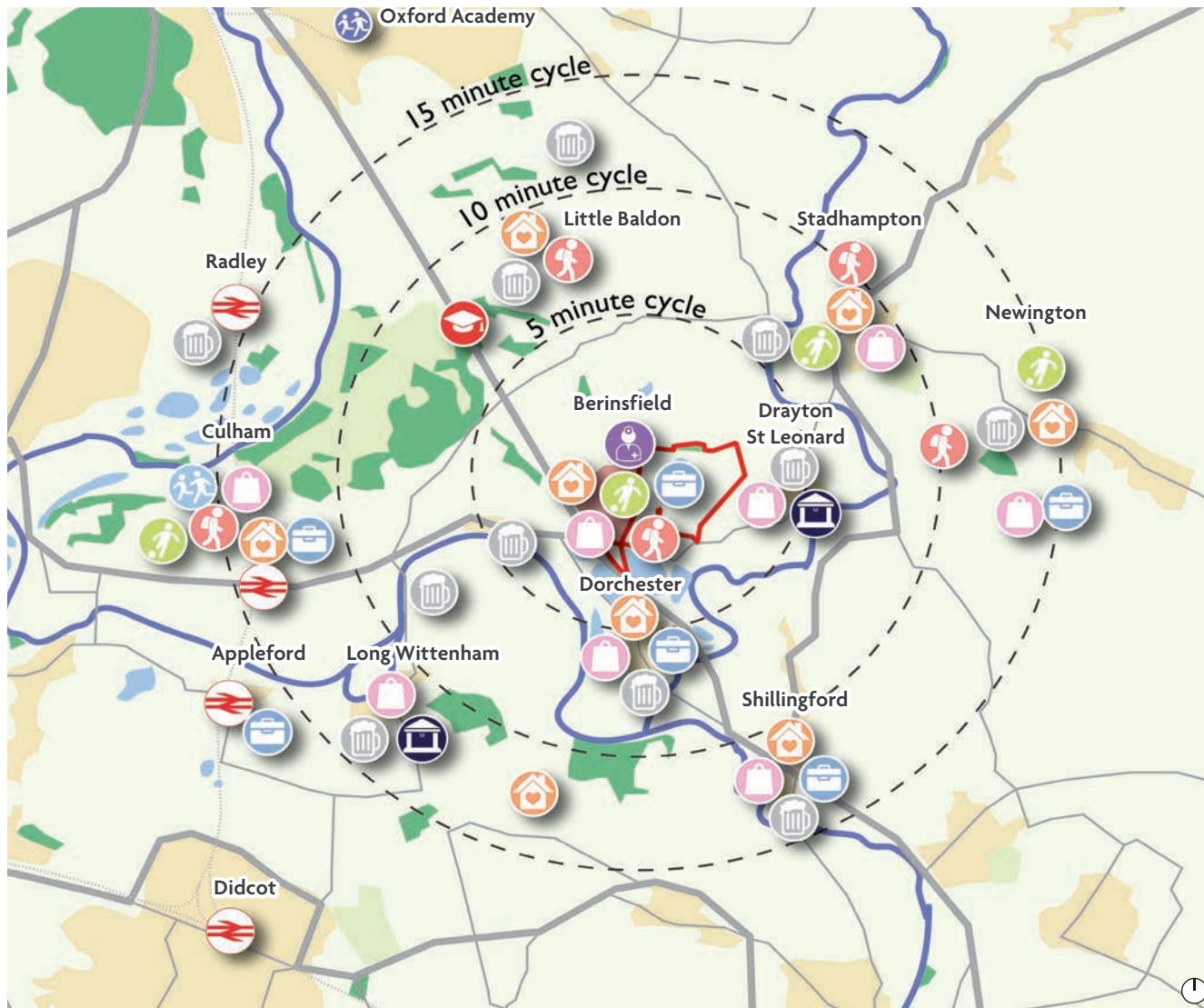
Key

- Land at Mount Farm
- Bridleways
- - - PRoW routes
- Byways (open to all traffic)
- Restricted byways
- NCN5 Cycle route
- National trail/ Long distance route (The Thames Path)



Pedestrian and Cycle Connectivity Plan

Existing Local Facilities



Local Facilities Plan

Berinsfield is a village with strong community spirit and pride. It has a range of community and leisure facilities, with a more limited retail and food and beverage offer.

The plan opposite illustrates the location of existing facilities and services close to the Site within a 5, 10 and 15 minute cycle.

Identifying what is available in the village and in the surrounding area highlights what facilities are needed and could be accommodated within new neighbourhoods at Land at Mount Farm to complement existing facilities.

Key

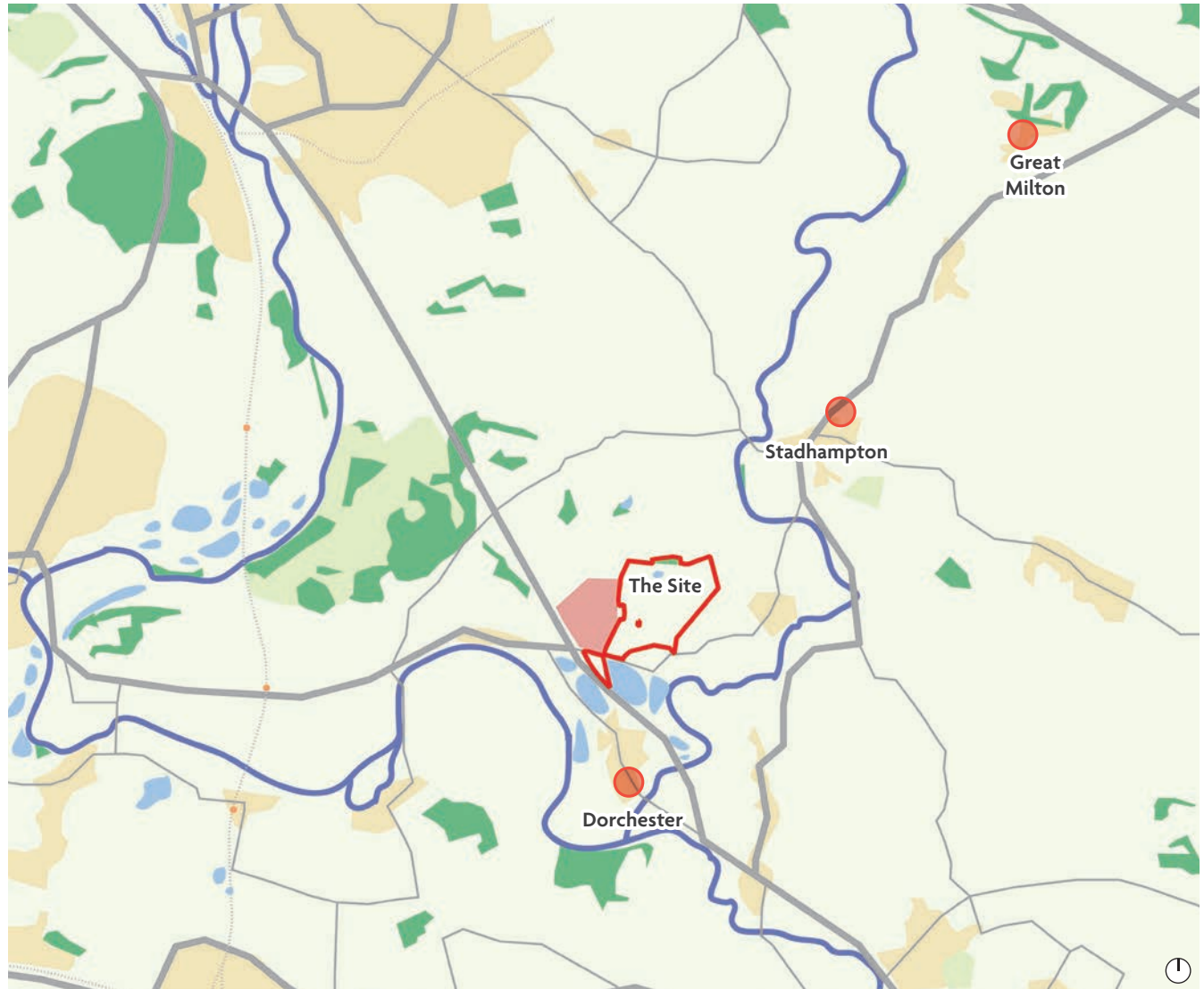
- | | | | |
|--|---|--|-----------------------|
| | Pub | | Sports and recreation |
| | Employment | | Museum |
| | Retail | | Higher education |
| | Primary school | | Train station |
| | Potential future secondary school (as per SODC strategic site allocation policies / emerging proposals) | | Health care |
| | Secondary School | | |
| | Community facility | | |

Learning from Neighbouring Villages

Understanding South Oxfordshire

There are a number of villages neighbouring Berinsfield within South Oxfordshire. Understanding what makes villages in the area distinctive helps to inform the design of the new neighbourhoods of Berinsfield, in particular the urban forms, typologies and spaces.

This study focuses on the key spaces, within each village including arrival points, village centres, small neighbourhood spaces and rural edges and highlights what elements make them unique and what ingredients can be incorporated into Land at Mount Farm.



Wider Analysis Location Plan

Learning from Neighbouring Villages



Great Milton: Informal Village Streets

- Meandering routes with views terminated by buildings or landmark trees
- Building frontage alternating informally with wide fronts or narrow sides facing onto streets
- Varied building setback creating a varying sense of enclosure along the street



Dorchester: Units with varied setback addressing the primary road.



Great Milton: Village Green

- Village green located at the centre of the village, at road intersection
- Buildings predominantly wide-fronted, all overlooking the green
- Village pub and other non-residential uses clustered around green spaces

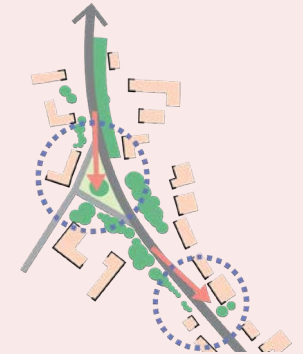


Great Milton: built form overlooking the green

Lessons Learnt

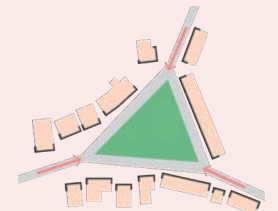
Sequence of Spaces & Vistas

Meandering streets that reveal key buildings and spaces on the journey through the village create interest and help with legibility. These are typical throughout South Oxfordshire.



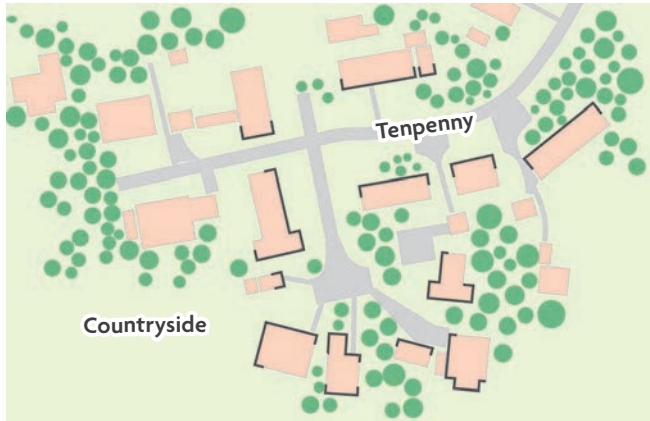
Focal Village Green

Green spaces are located in the village centre, at the intersection of key routes, framed by strong building frontages. Size of the green space is proportional to the scale of the surrounding built form, to give a sense of intimacy.



Location Key Plan

Learning from Neighbouring Villages



Dorchester: Rural Edges

- Small closes and mews leading to the edges of the village.
- Houses arranged and angled informally along edges, with interspersed with greenery and mature trees.
- Great views over the countryside from rear or side gardens.
- Low eaves bring buildings closer to the ground and nestle them within the rich landscape.



Little Whittenham: Churchyard & manor courtyard. Small public and private spaces overlooking open fields.



Stadhampton: Village Arrival

- Arrival green with playing fields at transition from countryside to village.
- Large green spaces resolve the confluence of several roads and streets before the gateway into the village.
- Smaller green spaces with the village hall and church are close to the larger green arrival space.
- Buildings front the large green informally and are arranged organically, no two buildings are parallel.

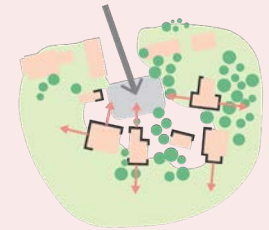


Drayton St Leonard: Small arrival space marks intersection of multiple converging roads for a common gateway.

Lessons Learnt

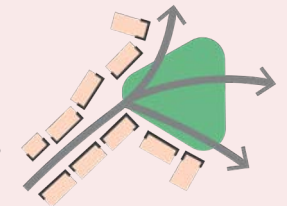
Rural Edges

Multi-aspect homes arranged informally within clusters and mews streets, with views over the countryside. Landscaping features, trees and private gardens are used to soften the built form edge and sensitively respond to the rural setting.



Arrival Space

Large, public green space located at village arrival point creates a sense of arrival and rationalises converging routes creating a common gateway. Buildings front organically the green, overlooking and activating the space.



Location Key Plan

History of Berinsfield

Berinsfield is a community with a unique history as the first new village to be built on virgin ground in 200 years. There are many lessons that can be learnt from the history and phases of development during the 20th century which can start to inform the design of new neighbourhoods to ensure that it continues to feel like One Berinsfield.

The village was established after the second world war on the site of a former military airfield. It has links to ancient history with a Roman Road running north-south through the centre of the village.

During the second world war, the agricultural fields were converted into an airfield which was used predominantly by the US State Army Air Forces for reconnaissance missions.

After the war, during a period of acute housing shortages, families moved into disused airfield buildings and Land at Mount Farm returned to agriculture in 1949. In 1957, the decision was taken by the then Bullingdon Rural District Council to build a new estate at Berinsfield.

From 1958, the new village of Berinsfield started to be constructed on the site of the old RAF and USAAF wartime buildings. Its original layout was planned by William Holford, following Garden City principles. It included a wide variety of green spaces, 278 homes with generous gardens, boundary hedges, shops and a pub.

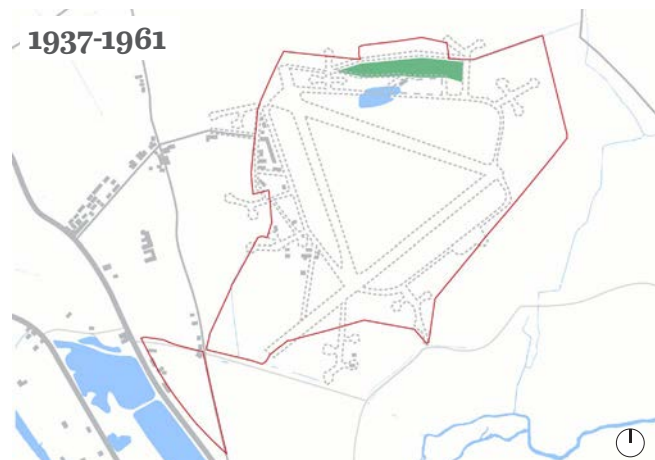
Between 1963 -1971 the village expanded rapidly to the north and east of the central green with homes, community uses and a school. Garden City principles were replaced with experimental Radburn layouts where houses front onto green spaces and lanes and car parking is to the rear.

During the 1980s and 1990s, there were further pockets of housing throughout the village, mostly in small cul-de-sac with poor relationships to the village green and neighbouring homes.

Today, Berinsfield is identified as a Garden Village by SODC, with over 2800 people calling it home.



© Berinsfield Parish Council - Neighbourhood Development Plan Team
Aerial photo of RAF airfield in 1950



Learning from Berinsfield

Our study of the character of Berinsfield focuses on the wide variety of green spaces, the relationship of buildings to the spaces, the footpaths and green routes that link the communities and the clusters of mixed uses and how they are grouped around spaces. From this, we have identified a series of lessons learnt that can be embedded into future design.

Mixed Use

Mixed uses are clustered in two locations; the 'Top Shops' to the west and 'Bottom Shops' to the south-east. The clustering of many community, sport education and landscape spaces works well and is a real focus for village vibrancy.

Main Local Centre (Top Shops)

The main parade of amenities is found at the westerly end of Fane Drive. This includes a Co-op, fish and chip shop, hair salon, post office, Berinsfield Health Centre and pharmacy. The clustering of village retail with the church, leisure and community uses works well although the feedback from the community is that they would value a greater variety of food and beverage offerings.

Community Leisure

Berinsfield has significant leisure provision for a village of its size which should be celebrated and enhanced. Provision includes: The Berin Centre, Berry Youth Centre, Berinsfield Library, St Mary & St Berin Church, Berinsfield Community Association, Berinsfield Social Club, Abbey Sports Centre, Abingdon Gymnastics Club and Berinsfield Amateur Boxing Club.

There are current plans in place to enhance the existing facilities in their current locations. Feedback throughout the consultation process has been that any new community or leisure buildings on Land at Mount Farm should be complementary to the existing facilities.

Education

The Abbey Woods Academy primary school and pre-school sits on the western side of the central village green clustered close to other community buildings and within an easy walk of most areas of the village. Its relationship to the green means that children can walk and cycle safely to school off road and it is close to playgrounds and sports facilities for the children to use after school.

Housing

There are a number of housing typologies within the village starting with the early houses designed by William Holford with traditional street patterns and a Garden Village feel.

Later homes follow Radburn layout principles with cars and green spaces segregated. This in theory attempted to prioritise car-free spaces in front of homes. However, it has resulted in stretches of inactive and poorly overlooked areas of parking. There are also a number of poorly overlooked alleyways and green spaces. There are infills of later 1980s and 1990s housing in culs-de-sac, which are mostly turning their back on the key village spaces.

Employment

Key employment sites lie to the north and south-west of Berinsfield. The single storey industrial buildings have a monolithic form with inactive frontage. Businesses within the village are important to the local economy and a key source of employment space in the village. There is a need to have further employment Land at Mount Farm for existing industries to expand and to attract further businesses.

Learning from Berinsfield



Leisure - Berry Youth Centre



Homes overlooking green spaces - Radburn Housing



Berinsfield Land Use & Character Areas

Learning from Berinsfield



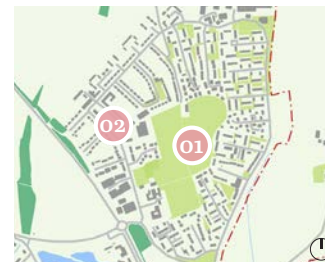
01. Berinsfield Green

- Large public open space, with a children's play area, skate park bisected by an avenue of mature trees
- The green is a great asset to the village and a heart to the community, with good levels of pedestrian and cycle permeability through the green
- The scale of the green space can however act as a divide due to the poor legibility of routes through and around it, with narrow alleyways connecting to this central space.
- The space is poorly overlooked by most of the housing and community facilities. Buildings often back onto the space and there are a variety of low quality fences and high walls resulting in poor levels of natural surveillance.
- A footpath through the centre of the green follows the line of the historic Roman Road and is a key cycle link.
- The green is located in proximity of community and leisure uses.



02. Community Space: Green Furlong & Fane Drive

- The oldest area of the village with the most Garden Village feel, with a timeless quality
- Community and retail uses are clustered to the north-west, overlooking the green.
- 2-storey housing and 3-storey apartment blocks frame the space to the east and west, all fronting the green and providing good levels of natural surveillance.
- The church is located within the community green and activates the space

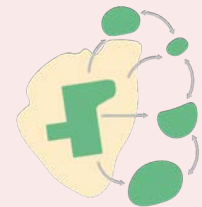


Berinsfield Analysis Key Plan

Lessons Learnt

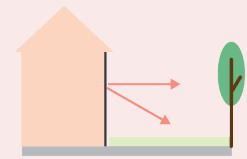
Connected Not Competing

Continuing the walking and cycling connections to the green will be important, creating complementary rather than competing spaces so that the existing green is still a main focus of the village.



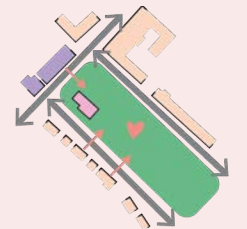
Positive Overlooking

The two existing green spaces in Berinsfield show how important it is that public spaces are positively overlooked by buildings to create a safe and attractive environment. They also show how a positive overlook can create a vibrant and well used space, and how trees and hedges can add character.



Mixed-use Adjacencies

Non-residential uses located next to the green spaces act as a catalyst of activity, activating the green space and creating a community focus.



Learning from Berinsfield



03. Radburn Housing

- This layout typology is characterised by terraced housing fronting onto narrow pedestrian routes and car-free green spaces, and backing onto streets where the parking is located
- Backs and fronts are not clearly legible; often high fences reduce overlooking onto green spaces and streets, leading to public realm being under-used
- There are many car-free routes and green spaces - but their location and layout does not help the legibility of the place
- All homes overlook a variety of green spaces fulfilling a key concept of Radburn design which promoted safe walking and cycling routes (although poorly overlooked).



04. Countryside Edge: Crutch Furlong

- Housing is arranged siding or fronting onto the countryside, along Berinsfield's north-western boundary
- Mature trees terminate views towards the countryside and help creating a soft boundary at the interface between the communal gardens and the countryside
- Terraces overlook small communal gardens, with low brick walls to front gardens to allow for good natural surveillance
- Parking courts dominate the area prior to the communal gardens, but create a car-free area around these green spaces.

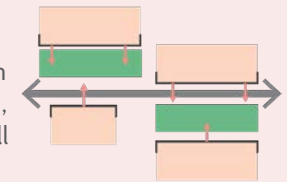


Berinsfield Analysis Key Plan

Lessons Learnt

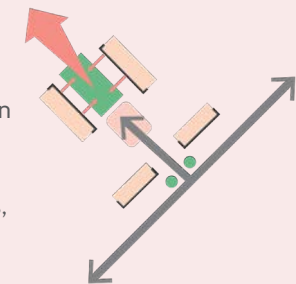
Prioritise Fronting Open Space and Connectivity

Inspiration can be taken from the urban grain of Berinsfield, with homes overlooking small green spaces and prioritising walking and cycling routes. The location of car parking should also be carefully considered, avoiding large parking areas to the rear of properties and car dominated streets.



Transition into the Countryside

Future development could take inspiration from Berinsfield's countryside edge to create a soft transition from a formal built form arrangement to an informal rural edge. This can be achieved with buildings fronting onto pocket greens, framing views out to the countryside and limiting the amount of roads along the rural edge.



OR



Site Analysis

The Site

Set within the Upper Thames Clay Vales national character area, Land at Mount Farm's landscape character is related to its former use as a Second World War airfield, on land which is predominantly flat. Construction of the airfield removed historic hedgerows and field boundaries, replacing them with paved taxiways, grass runways, a few hard standing areas around hangars, old aircraft turning areas and associated workshops.

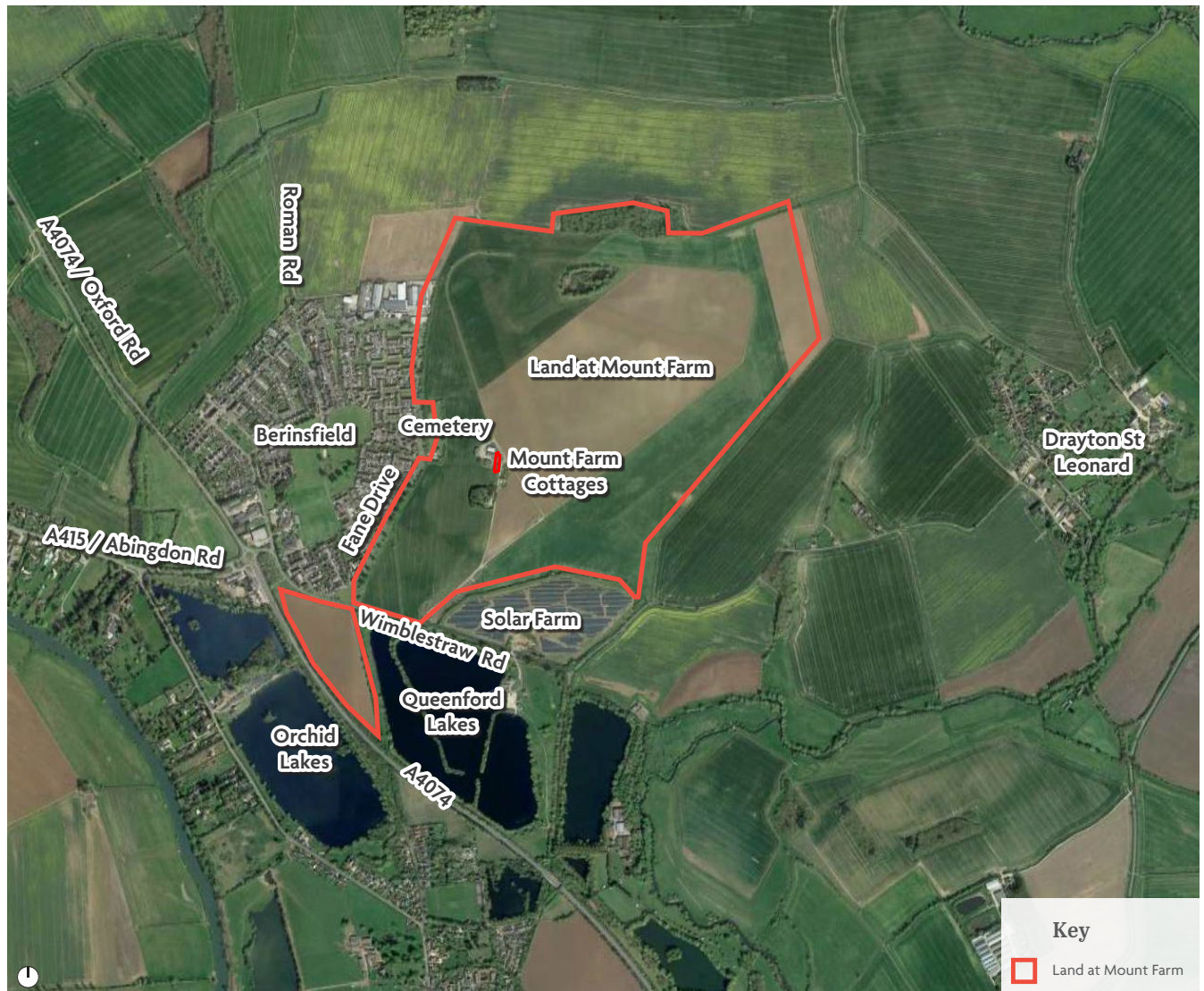
The western boundary of Land at Mount Farm abuts the eastern edge of Berinsfield, Fane Drive (east), and the existing tree line running along the road. A watercourse, known as Elaine's Ditch, also runs parallel to Fane Drive within the Site's boundary. On the western edge, Berinsfield cemetery is located fronting onto Fane Drive.

Along the northern edge is a continuous field boundary with a linear copse centrally located. South of the copse is additional existing vegetation clustered around a pond.

The eastern boundary is outlined by a discontinuous hedgerow, with views towards the east to Drayton St Leonard.

A solar farm is located along the southern boundary, beyond which are the Queenford Lakes and Water Park, with a well-used cafe and leisure offer. Part of the Site's southern boundary runs along Wimblestraw Road / Burcot Lane, which links to the A4074 to the west and Drayton St Leonard to the east.

The Site boundary includes an additional area of land between Wimblestraw Road and the A4074, and excludes two semi-detached cottages located centrally that were once part of the former Mount Farm farmstead cluster.



Land at Mount Farm location plan

The Site



View of Fane Drive (east) from the Site



View looking south along existing watercourse, east of Fane Drive



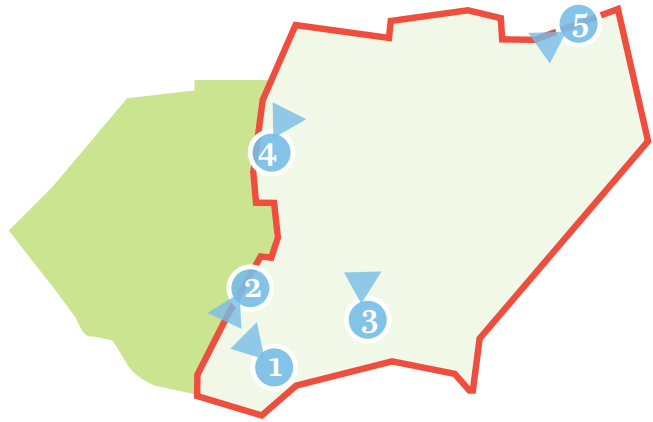
View looking north from existing farm track



View looking north, along the western boundary



View looking towards existing woodland



Site Photos Key Plan

Site Considerations & Opportunities

The Site has a rich history and with this comes many layers of constraints, which are often great opportunities to create something special to enhance the character and uniqueness of a place.

Below is a description of the key constraints and opportunities. A series of technical surveys have been carried out to underpin this high-level summary and further information can be found in Appendix 2 of this document.

Flood Risk and Drainage

An ordinary watercourse is present along the southern half of Fane Drive, which collects surface water runoff from areas of Berinsfield. This watercourse flows through the south western area of the site and continues along Burcott Lane, before ultimately discharging into the River Thames.

The Environment Agency's Flood Map for Planning shows that the south western area of the site, including the triangle-shaped piece of land, are located within Flood Zone 2 and 3, indicating a medium to high risk of fluvial flooding. To quantifiably confirm the risk of flooding within this area, hydraulic modelling of the watercourse has been undertaken to confirm the associated risk and ensure future development is designed appropriately. The baseline modelling shows that there is no out of bank fluvial flooding in either the 1 in 100 year plus climate change or 1 in 1000 year flood event.

Heritage and Archaeology

The Site contains no designated heritage assets but, based on recent surveys, there are a number of areas of potential archaeological interest located on Site, varying from high significance to moderate significance.

A Roman Road connecting Dorchester and Alchester (near Bicester) runs north-south through the centre of Berinsfield. It is a designated bridleway through Berinsfield and continues north to Marsh Baldon. Going south, the route changes to Public Right of Way (PRoW). There are opportunities to connect Land at Mount Farm to this route and into the wider network of PRoWs, including cycle connection to Cowley.

Views from the Site

There are important views towards Land at Mount Farm from the Wittenham Clumps (designated as an AONB) to the south and Drayton St Leonard to the east. Berinsfield water tower is also a key local landmark. The ridges of the North Wessex Downs AONB are also visible, approximately 12kms to the south.

Landscape and Existing Trees

Although it is currently considered to be in poor condition, the existing woodland to the north of the Site is listed on the priority habitat inventory as a Habitat of Principal Importance.

There is an opportunity to enhance this woodland area by including it within the landscape strategy for Land at Mount Farm and transforming it into an asset for habitat creation and biodiversity.

Transport

Due to the existing road network, the preferred point for all-modes access to the Site is from the A4074 Oxford Road and Burcot Lane, as well as from the northern area of Fane Drive. There is also an opportunity to provide an active travel and bus-only access from Fane Drive, south of the cemetery (subject to further discussions with third parties).

Summary

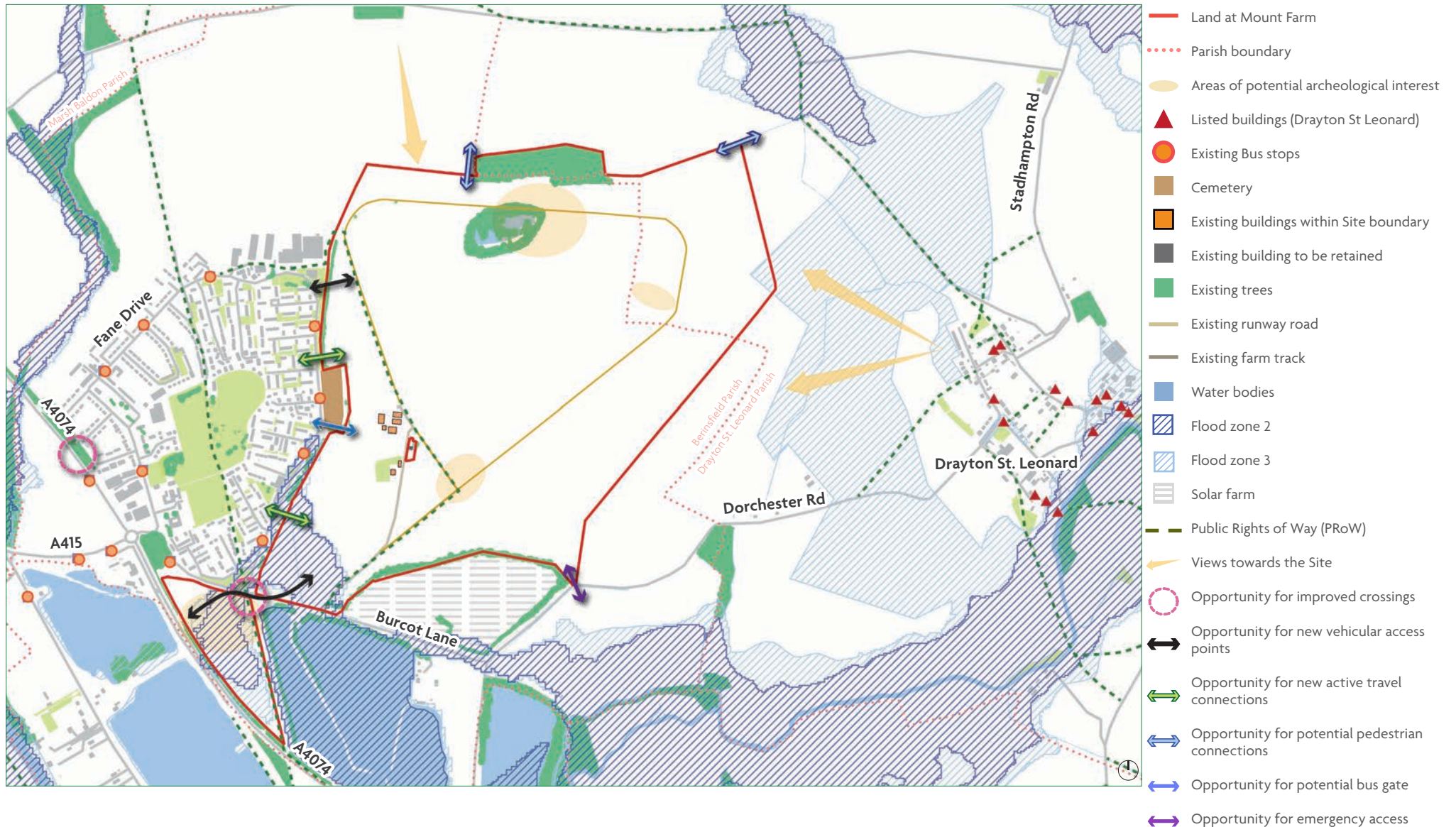
The constraints set out above provide opportunities to:

- Create a wetland and ecologically rich landscapes in the areas that flood and a linear park along the existing ditch,
- Create a heritage trail through the areas of archaeological significance to celebrate the history of the area, and connections to the Roman Road,
- Sensitively address key views in and out,
- Enhance existing landscape assets and promote biodiversity, and
- Deliver a permeable scheme to promote active travel.



View of Berinsfield from Wittenham Clumps

Site Constraints & Opportunities





The Engagement Process

Overview of the Engagement Process

Ptarmigan Land is committed to working with the local community and other stakeholders to design a comprehensive masterplan for Land at Mount Farm and the existing village of Berinsfield as required by SODC Local Plan policy.

JTP were appointed to facilitate the Community Engagement process as an opportunity for the community to share local knowledge and participate in shaping a new Vision, the MFD and final planning application proposals. The following timeline shows the combined stakeholder and community events. Further details of the events and engagement with local businesses and community groups can be found in the appendices.

Ongoing Community Engagement
Berinsfield Garden Village project website



Interactive comments map

March 2023
Community Animation

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



Consultation with Williams Jet Tenders

March/April 2023

A Vision for Berinsfield Garden Village Community Planning Weekend



Community Planning Weekend flyer



Community Planning Weekend workshops

Vision Report Back Presentation

April 2023



Vision Report Back Newsletter



Overview of the Engagement Process

**Vision
Exhibition at
Berinsfield
Village Fete**

June 2023



Vision Exhibition Boards



**Landscape
& Transport
Workshop**

October 2023

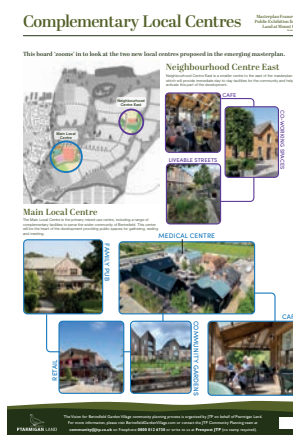


**In-person
and Online
MFD Public
Consultation**

January 2024



MFD Public Consultation: Exhibition Boards



**Land at Mount Farm,
Berinsfield Garden
Village**

Masterplan Framework Document

**Masterplan
Framework
Document
submission
to South
Oxfordshire
District
Council**





Masterplan Framework

Masterplan Framework Principles

The following eight principles illustrate how the vision for Berinsfield Garden Village, defined by extensive engagement with the local community, has shaped the masterplan framework for Land at Mount Farm.

The Partnership



After careful analysis and reflection, each vision principle has been translated into a tangible and deliverable opportunity for Berinsfield Garden Village.

The two principles below illustrate how proposals will address the desire to create one integrated community.



One Community: Celebrating the Village's Assets



The masterplan looks holistically on the assets and opportunities within Berinsfield Garden Community to provide places for existing and future residents to meet, develop a sense of community, identity and ownership. Land at Mount Farm has many unique landscape assets that can be transformed into a variety of spaces for the community of Berinsfield to enjoy, in addition to the wealth of assets that already exist within the Village.

Complementary Community Hubs



We will create a series of recreational areas and community hubs of different functions that are complementary to existing leisure and community facilities. One primary neighbourhood centre is proposed to be located centrally within Berinsfield Garden Village, alongside one smaller mixed-use hub in the eastern area, to provide local facilities for all residents and reduce reliance on car. A central green space is also proposed to reflect the existing green in Berinsfield.

Masterplan Framework Principles

The two principles below illustrate how proposals will give all residents quick access to nature, making the most of existing landscape assets and creating a variety of green spaces for nature to thrive and for people to enjoy.

Nature Re-imagined



The Green Stitch



We will design a 'Green Stitch' along Fane Drive (east) to knit the wider community and create a destination for all. The aim is to celebrate this area by opening up the existing watercourse and creating a linear park, activated by multifunctional drainage features, play spaces, productive landscape and wetland. Future homes and the new neighbourhood centre will overlook the Green Stitch to create a safe, vibrant space for all to enjoy.



A Village with Nature on Everyone's Doorstep



We will create a variety of green spaces of different scale and character, connected by a landscape network of green corridors that meander through development parcels, giving all residents direct access to nature. Green corridors will follow desire lines to connect key facilities and green spaces, prioritising visual linkages and legibility. Larger, natural green spaces are located along the northern and eastern edges, from which green wedges pull nature into the heart of the development.

Masterplan Framework Principles

The two principles below illustrate how proposals will provide areas of leisure and recreation, as well as a network of active travel routes to promote active lifestyle and healthy living.

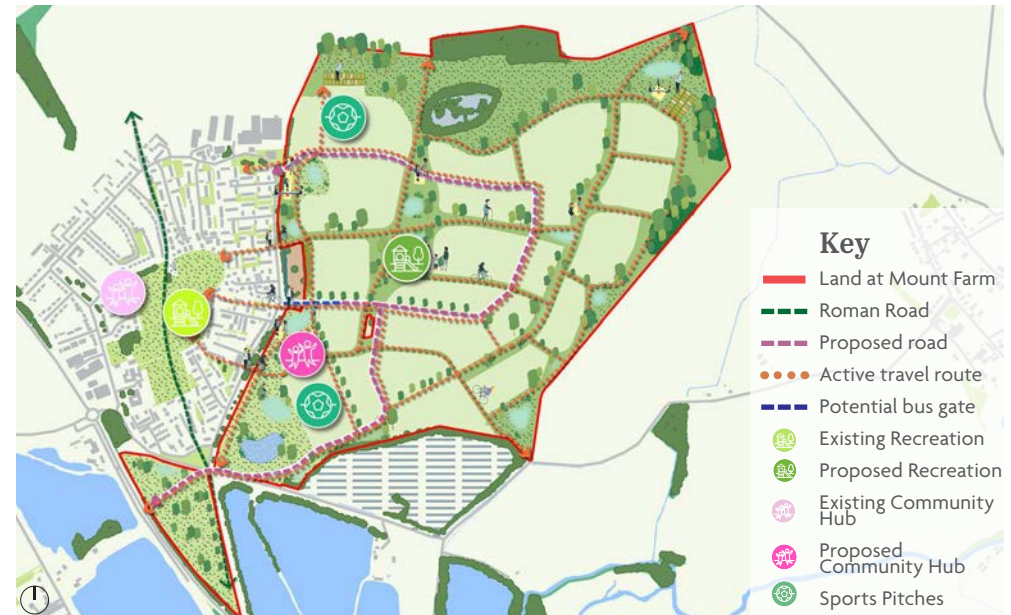
Active Healthy Community



A Village of Walking & Wheeling



We will align active travel routes along green corridors, designed in a way which encourages walking and cycling by providing direct and safe connections to key nodes of activity, through residential parcels, and discourage car use. Four east-west pedestrian and cycle links will be located across the Green Stitch, in line with existing well-used routes from Berinsfield. Other leisure routes will be extended to link into the existing PRow network and connect to the surrounding countryside and villages.



A Village with Sports & Leisure at its Core

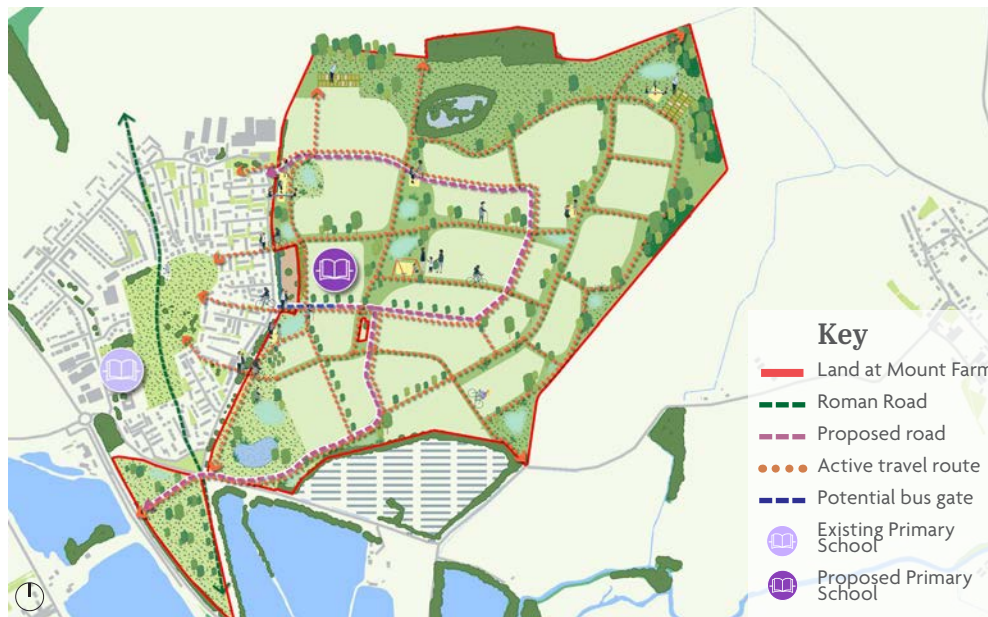


The masterplan is inspired by Berinsfield's good practice of grouping together leisure and other uses, therefore the majority of formal sports are proposed close to the main neighbourhood centre and community hub. The proposed sports areas are positioned along the western edge, centrally located within Berinsfield Garden Village to be accessible for all residents.

Masterplan Framework Principles

The two principles below illustrate how proposals will provide areas for new education and employment to support the long-term growth of Berinsfield Garden Village.

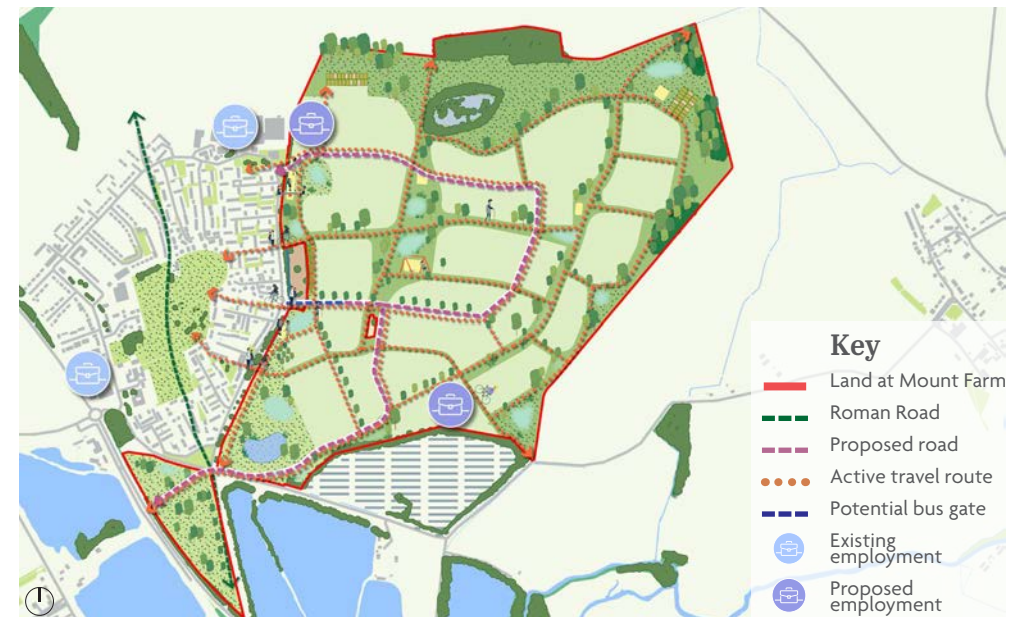
Prosperity for All



A Village of Learning



We will provide land for a Primary School, centrally located within Berinsfield Garden Village to serve the village as a whole, with capacity to support the growth of Berinsfield. The school is located along key pedestrian and cycle routes to encourage families to bring their children to school via active travel modes. A potential bus gate is also located in front of the school entrance to create an “active travel only” zone and limit vehicular traffic, creating a safe environment for children.



A Village of Enterprise & Opportunity



The masterplan offers land for new employment and for the expansion of Williams Jet Tenders, adjacent to its current location, to support the growth of a key local business. It also provides a new area for employment and businesses to the south-east, close to the southern gateway. This location allows for direct access from the new primary road, limiting the need for larger vehicles to move through the residential parcels.

Masterplan Framework

The masterplan framework is built on a collaborative vision shaped by the community engagement process and SODC's allocation requirements. It aims to deliver around 1,900 homes, alongside investment into new and improved facilities and public spaces for Berinsfield Garden Village.

At the heart of the masterplan is a new community hub that will reinvigorate the village with local facilities and act as an important link between new and existing neighbourhoods. A mix of new homes with a range of typologies and tenures is proposed to meet the housing needs of the extended community and provide funding for a wide range of village improvements.

A range of mixed uses including shops, community and leisure buildings, and a new primary school are proposed, alongside a new employment zone to enable existing local businesses to expand and attract new employers to the village.

One primary school is proposed in a central location and will be sized with flexibility to accommodate all Berinsfield pupils. This is so as not to preclude any future retention, enhancement, expansion and/or re-location of the existing Abbey Woods Academy. The optimal solution will be determined later in the planning process.

The rural edges and buffers of the village will feature biodiverse spaces and tree planting, nestling the village in rich natural landscape. A 'green tartan' of north-south and east-west green corridors will provide access to natural space for the whole community and also create visual breaks in the skyline when the village is observed from a distance. A network of active travel routes is proposed to thread through the development, linking existing and new facilities, homes and green spaces to promote an active and healthy lifestyle at Berinsfield Garden Village.



Housing

Around 1900 homes, including affordable housing (with amount to be confirmed at OPA stage).



Employment

1.62 ha of land for possible expansion of the local business Williams Jet Tenders (WJT), plus an area of 3.38 ha for a range of employment uses providing new jobs and training opportunities for local people.



Leisure & Community

Provision of a new community hall and other flexible community uses including space for a medical centre, close to Fane Drive (east).



Sports and Recreation

Provision of two large areas for sports, complementary to the existing provision in Berinsfield. These are located along the western edge to be easily accessible to the wider community.



Productive Landscapes

Provision of areas for community gardens and orchards interspersed across the Site for the community to come together and to promote a sustainable and healthy lifestyle.



Education

Provision of a 3.01 ha site to allow enough space for a new 3-Form Entry primary school at the heart of Berinsfield Garden Village to support its future growth.



Neighbourhood centres

One new neighbourhood centre located centrally, to include a range of uses, retail and facilities to make it a destination, and a second Eastern Hub located to the north-east, to include a smaller range of local facilities for the surrounding community.



Play Areas

A range of new formal and informal play areas for all ages, from toddlers to teenagers.



Masterplan Framework Plan

Neighbourhood centres

Two new neighbourhood centres are proposed to ensure a range of flexible community, leisure and employment facilities are available and accessible for existing and new residents of Berinsfield. The exact uses remain flexible at this stage and are to be confirmed through the future planning process.

The **Mount Farm Neighbourhood centre** will be the primary mixed-use centre, including a range of complementary facilities to serve the wider community of Berinsfield. It will be the heart of the development providing public spaces for gathering, resting and meeting. The primary school is proposed to be located directly adjacent to the north, acting as a catalyst for activity, promoting community interaction and boosting the local economy.

The **Eastern Hub** will be a smaller mixed-use centre, which will provide immediate day to day facilities for the community and create a focal point in this part of the development.

On the following pages, precedent images show examples of non-residential uses in successful neighbourhood centres which could be proposed at Land at Mount Farm. These are indicative and the exact uses will be fixed at future stages of the planning process.



Neighbourhood centres location plan

Neighbourhood centres

Mount Farm Neighbourhood Centre - Example Uses



Cluster of Community Uses, Health Centre and Retail - Houlton



Flexible Community Space - Houlton



Community Gardens



Family Pub and Cafe - Dollman Farm, Houlton

Eastern Hub - Example Uses



Local Retail Shop - Dollman Farm, Houlton



Cafe - Mindenhurst, Deepcut



Co-Working Space

Mount Farm Neighbourhood Centre

Village Square

The Mount Farm Village Square will form the heart of the development; a hub of activity including retail and leisure facilities, alongside opportunity for play and community gardens.

A series of mixed uses will spill out onto the square activating the space and these could include flexible co-working spaces and community rooms, a family pub, a cafe and other retail. Built form in this location will reflect the historic farmstead character, celebrating the former agricultural use of Land at Mount Farm.

Its location along the south-western edge is convenient to serve existing residents of Berinsfield and the emerging new neighbourhood.



Key plan: Village Square location



Artist impression: Mixed use village square within Mount Farm Neighbourhood Centre

Mount Farm Neighbourhood Centre

Health Centre

As part of ongoing wider consultee discussions, the existing health centre within Berinsfield has expressed an interest in re-locating to create new and expanded premises within the village extension. This would be accommodated within the neighbourhood centre and has been allowed for in the framework masterplan. The exact size, design and layout of the facilities will evolve subject to discussion with the GP Surgery and agreement with the relevant health commissioning group, and will be confirmed at OPA and RMA stage.



Chellaston Medical Centre, Derby

Education

The proposal will be expected to deliver sufficient education capacity, which is likely to require one additional primary school on-site, possible contributions to the enhancement of Abbey Woods Academy Primary School, and contributions to secondary school and SEN provision off-site.

The principle of “One Berinsfield” will be key to how the provision of education is approached within the masterplan, avoiding any divisions between the existing and extended village.

There are several complexities associated with the relocation of the existing school, which may result in re-location of Abbey Woods Academy not being possible or permitted. Therefore, the illustrative masterplan has been designed to ensure flexibility so as not to preclude any option coming forwards in the future. Engagement with the Abbey Woods Academy, the local community, OCC and Department for Education (DfE) will be key and ongoing.

Based on initial studies and engagement with the local authority, the potential demand for primary school places from both the existing village and proposed extension would result in the requirement for a 3FE school. Accordingly, a 3.01ha site has been incorporated in the masterplan framework which may evolve as the proposals are further refined.

In terms of secondary school provision, there are several new secondary schools that could be delivered as part of surrounding strategic allocations (in Culham and Land South of Grenoble Road developments). New secondary school facilities at either Culham or Grenoble Road would serve increased demand from Berinsfield. Therefore, it is anticipated that increased demand for secondary school places arising from new housing at Berinsfield would be met through a S106 contribution. This would need to be confirmed through further discussions with OCC as the proposals progress to OPA stage.

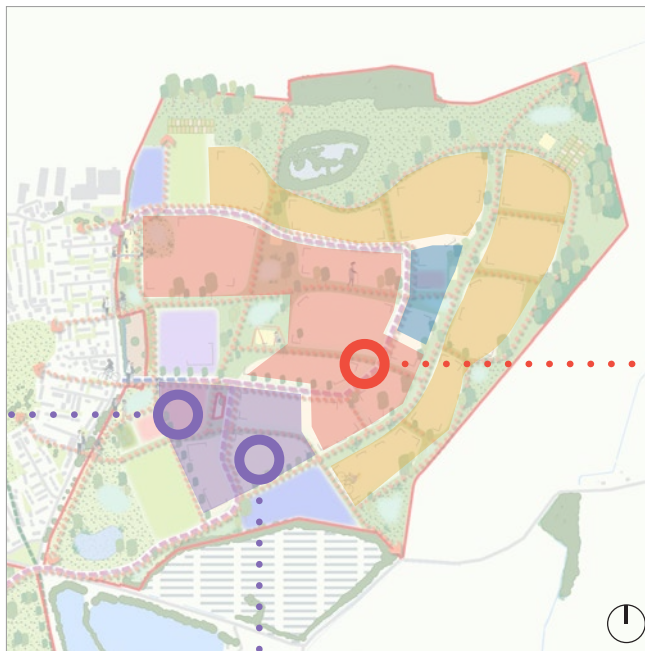
Character of the Place

The following pages describe the proposed character of the new neighbourhoods, illustrating what urban grain, typologies and average building heights could be appropriate for different areas.

Mount Farm Quarter - Mixed Use

In Mount Farm Neighbourhood Centre, built form will reflect the historic farmstead features of the area, creating a series of clusters of farmstead buildings which accommodate a variety of uses.

Built form in this location will generally be 2 and 2.5 storeys to reflect height and massing of the existing buildings along Fane Drive, and to respond to the retained cottages to the east and the cemetery to the north.



Mount Farm Quarter - Residential

Higher density will be located in the southern parcels, fronting the proposed sports pitches to the west, the employment land and forming the southern gateway.

Built form in this location will be up to 3 and 4 storey, formed predominantly of apartment blocks and terraces.

Modern Radburn

Housing layout in this area can take inspiration from the urban grain of Berinsfield, with homes overlooking small green spaces and great walking and cycling routes.

These parcels will reflect a modern reinterpretation of the Radburn layout, with a dense urban grain formed predominantly of row of terraces, up to 3 storey.



Character of the Place

Rural Fringe North

Parcels fronting onto the northern edge could take inspiration from the built form along the north-western edge of Berinsfield, characterised by homes arranged in small clusters fronting onto communal pocket parks, opening views to the open space beyond. This arrangement would also create car-free zones along the boundary with the green space, softening the edge.

Homes along this edge could be approximately 2 and 2.5 storey semi-detached and detached homes.



Eastern Hub

The Eastern Hub could reflect the village green character, typical of South Oxfordshire villages.

The proposed green space will create a sense of arrival and promote community interaction. Built form will front the green, activating the space with small-scale mixed use and play areas.

Built form could be characterised by terraces and the occasional apartment block, up to 3 storey, to frame the village green, long range views and act as a landmark of the eastern neighbourhood centre.

Rural Fringe East

Housing fronting the eastern edge will be formed predominantly of 2 storey semi-detached and detached homes.

Lower density homes within these parcels will create a softer edge to the countryside and sensitively address long-range views from Drayton St Leonard. Green wedges are proposed to weave through these parcels framing views and creating connectivity from the eastern green edge to the heart of the development.



Landscape Strategy & Green Infrastructure

Below is a description of the proposed landscape strategy, also illustrated on the plan on the adjacent page.

1 A New Countryside Interface

Copse planting introduced along the northern and eastern boundaries to frame and, over time, soften the visual influence of the proposed houses. The structure planting around the eastern and northern boundaries taking the form of linear copses, similar in form and species composition to the many copses found to the north of the site and around Drayton St Leonard. The coppices would be sized and positioned so as to both filter/screen views into the site and frame windows both out of the site and into the site.

2 Retaining, Respecting & Enhancing Existing Landscape Features and Woodlands

The existing dew pond would be retained and subject to further discussions with the local planning authority some clearance works would be undertaken as part of a Landscape & Ecological Management Plan which would open up sightlines to the water, introducing more light and providing improved natural surveillance and safety.

3 Tree Planting Strategy

The need to include trees of different sizes for different areas has been foremost in the landscape strategy. Smaller trees such as flowering Pears, Field Maple, ornamental Hawthorns, etc. would be used in streets whilst the lattice work of green spaces across the masterplan allow for the planting of large stature trees such as Oak without conflicting with houses. The north south green space/link has been aligned with Wittenham Clumps to the south.

4 Integrating SuDS throughout the Design

The masterplan includes Sustainable Drainage Systems (SuDS) from the macro to micro scale throughout the scheme. SuDS are drainage systems designed to manage stormwater locally and to mimic natural drainage. The network of green spaces would allow SuDS swales to direct water to larger peripheral attenuation areas. Depressions within the scheme would be designed so that during drier summer periods the grassed depressions would provide for informal play and games.

5 Play and sports pitches

A range of informal and formal play opportunities will be provided on Site in accordance with relevant policy standards, all within a 400m walking of each other.

The disposition of these play areas has been led by the placement of play along the western boundary of Land at Mount Farm, to provide for children both in Berinsfield and in future proposed housing areas. The play areas are positioned within the green network where they are overlooked by nearby homes and to allow children to reach them safely.

6 A Tartan of Green Corridors

A lattice pattern of linear spaces running both north-south and east west connects the houses with the green spaces within and around the site and visually connect the site to Wittenham Clumps to the southwest and the Chiltern Hills to the southeast.

This lattice work would be informally planted with large stature trees such as beech, oak and hornbeam to, in time, break up the visual expanse of the houses as viewed from external viewpoints such as Wittenham Clumps. Not only would these green spaces link people and places they would be movement corridors for flora and fauna.

7 Green Stitch Park

The areas of open space and the adjoining land uses (e.g. school, neighbourhood centre, etc) along the western edge are considered of essential importance in crafting a new vibrant space between the Berinsfield and Land at Mount Farm. To activate this north-south corridor, central to Berinsfield Garden Village, the proposal includes areas for food growing, for play on the way, wetland to the south, and explores the opportunity to “open” part of the existing ditch, making it an integral part of the landscape strategy.

Four east-west links are proposed to cross the linear park and would require to ‘punch’ through the existing hedge and tree line that currently separate Berinsfield and Land at Mount Farm. These new connections would be positioned so as to avoid harming the larger trees and would only require removal of a small portion of hedgerow to deliver the opening, minimising the disturbance to the flora and fauna that move along it.



Key Green Spaces

The following pages describe the three key green spaces proposed, namely:

- Green Stitch Park (Wetland)
- The Gathering Green (Parkland)
- Woodland Edge (Woodland)

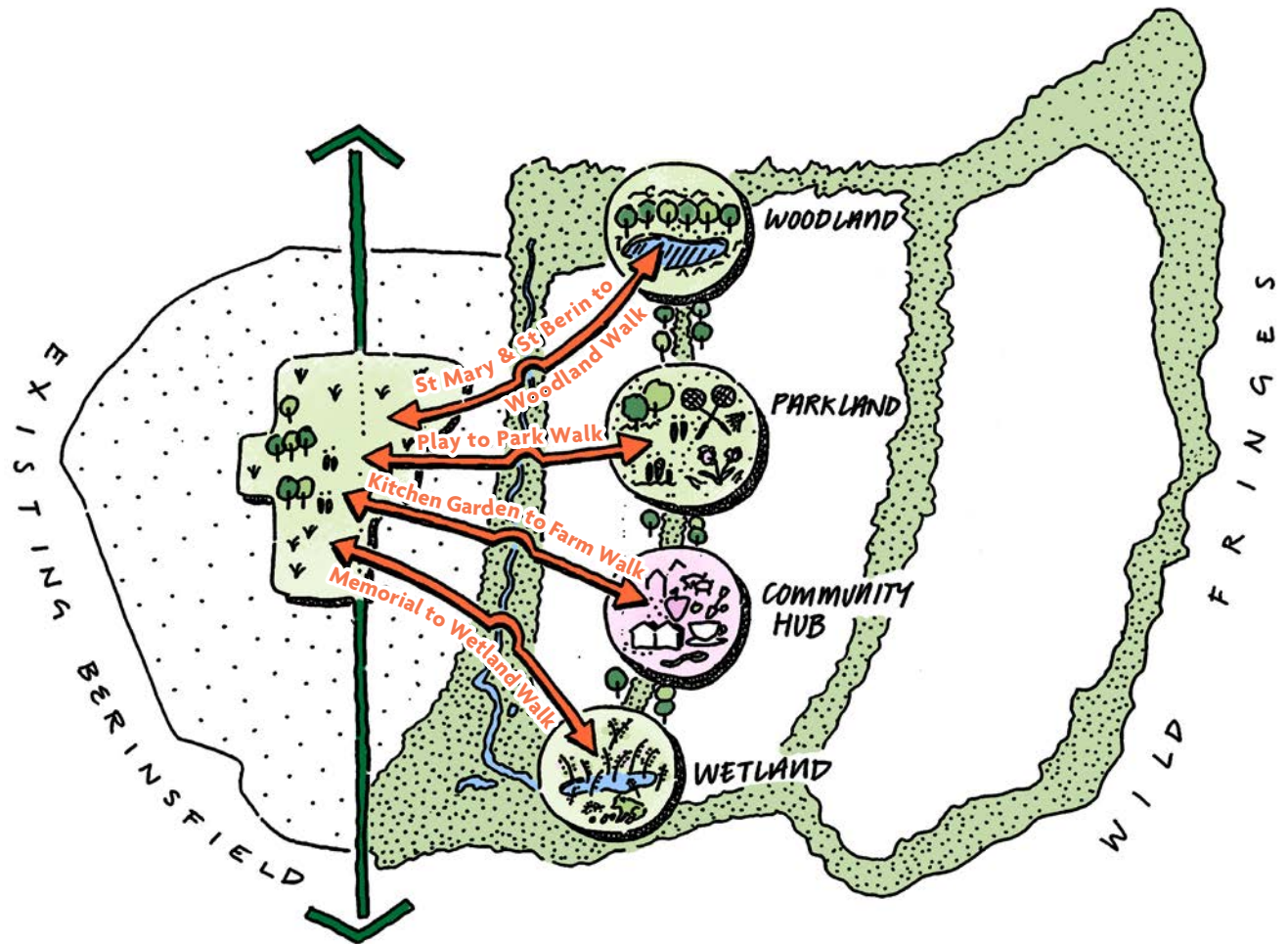
The adjacent diagram reflects the concept behind these interconnected areas, designed to create a journey through a series of focal points of different function and nature, linking the southern wetland gateway, through the Community Hub (Mount Farm Neighbourhood Centre) and the Gathering Green, up to the northern woodland.

The ambition is to link these focal areas to the heart of Berinsfield via four east-west walks, creating a permeable green network for Berinsfield Garden Village.

The vision and ambitions for these public open spaces is illustrated in this section and will be developed further throughout the detailed design of future planning applications.



Artist Impression: The "RAF Memorial to Wetland Walk" connecting the Green Stitch Park to Berinsfield



Key Green Spaces

Green Stitch Park

The proposed Green Stitch Park forms the interface between Land at Mount Farm and Berinsfield.

It develops along an existing watercourse, which will be used to “open up” and integrate the open space to provide an attractive new asset at the heart of Berinsfield Garden Village. It will provide an opportunity for a variety of community uses, growing areas, play on the way, wetland and SuDS areas, and east-west pedestrian and cycle crossings to activate the space.

The park will include a suitable buffer between the cemetery and the proposed primary school, allowing for planting areas and north-south active travel routes to soften the interface between these land uses.



Artist Impression: Green Stitch Park



Naturalistic play



Play on the way



Wetland areas



Key plan: Green Stitch Park location

Key Green Spaces

Woodland Edge

The Woodland Edge provides a more naturalistic green space with opportunity for wildlife habitats, biodiversity and ecology enhancement. It will create a transition space to the countryside beyond, retaining views out whilst providing opportunities for groups of woodland copse and buffer planting to filter views from Drayton St Leonard.

Two existing areas of woodland and a pond will be retained and enhanced. Informal leisure routes will meander around the perimeter, whilst leaving some areas with managed access to allow wildlife and ecology to thrive. Green corridors will weave through the development bringing nature in from the Woodland Edge to the heart of Berinsfield Garden Village.



Key plan: Woodland Edge location



Artist Impression: Woodland Edge



© Craig Auckland / Fotohaus
Woodland Planting



Community Orchards and Gardens



Meadow Planting

Key Green Spaces

The Gathering Green

The Gathering Green is a large area of open space located centrally and providing a focal point for residents in the eastern side of Berinsfield Garden Village.

The space is intended to be a magnet for activity, sitting at a crossroad of active travel routes and green corridors. It will be activated by a variety of areas of play, sports pitches, seating areas and resting places for residents of all ages to enjoy.

The Gathering Green is located adjacent to the proposed Primary School, creating a spill out area and meeting point for children and parents. It will also connect Mount Farm Neighbourhood Centre with the Woodland Edge to the north.

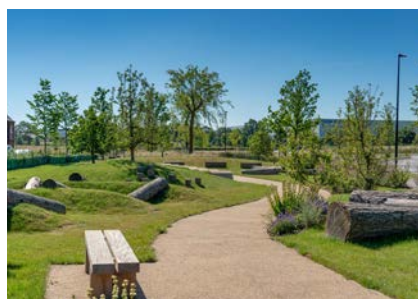


Artist Impression: The Gathering Green



© Craig Auckland / Fotohaus

Houses overlooking play space



Informal routes with places to sit and play



© Craig Auckland / Fotohaus

Play in large central green



Key plan: The Gathering Green location

Sustainable Surface Water Strategy

Land at Mount Farm aims to establish a landscape strategy that is resilient to climate change, incorporating features such as SuDS and wetlands to mitigate flooding.

The strategy will maximise above ground SuDS features throughout the development and incorporate basins, swales (shallow depressions to collect stormwater and runoff), rain gardens, filter drains and permeable surfacing. The SuDS features will be designed to provide additional benefits including amenity, water quality and biodiversity.

The masterplan provides the opportunity to naturalise the existing straight watercourse, east of Fane Drive, meandering the ditch and providing riparian planting. This would also increase the length of watercourse habitat and enhance biodiversity, maximising the environmental benefits.

The surface water drainage strategy will also look to capture water at source for reuse (for example using rainwater butts on residential properties). Where infiltration rates are conducive surface water runoff would be discharged to ground, prior to discharging to a watercourse or sewer. Details of the drainage strategy will be further investigated as part of the OPA.

Refer to Appendix 2: Technical Surveys for more information about the Flood Risk & Drainage strategy.



Household water butt



© Craig Auckland / Fotohaus

Large swales incorporated into green corridors

Nature Recovery & Biodiversity



Wetland area



Orchard

Fundamental to the proposal for Land at Mount Farm is a nature-led approach that protects the most valuable habitats, enriches the existing natural features and improves access to nature for the whole of Berinsfield Garden Village.

The aim is to create a place that is more environmentally resilient to the effects of climate change and that will deliver a minimum of 10% biodiversity net gain by:

- capturing, holding and slowly releasing stormwater into the green infrastructure
- restoring and planting up a landscape modified by decades of agricultural farming
- enhancing riparian habitats
- creating new meadow grasslands, woodland, scrubs and orchards
- creating extensive wetland areas to mitigate flooding
- protecting and connecting native species and habitats
- including habitats for climate tolerant species

Biodiversity and habitat creation will start by the retention of existing landscape features. The landscape strategy is based on protecting, enriching and reconnecting these existing assets through the creation of a landscape lattice, which has informed the masterplan framework structure.

A lattice pattern of linear spaces will run both north-south and east west, connecting of the houses with the green spaces within and around the site. This lattice work would be informally planted with large stature trees such as beech, oak and hornbeam to, in time, break up the visual expanse of the houses as viewed from external viewpoints such as Wittenham Clumps.

Not only would these green spaces link people and places they would be movement corridors for flora and fauna.

The existing woodland, alongside the existing trees and pond to the north represent a great opportunity for the creation of a natural green space where wildlife can thrive, with minimal disturbance.

Green Stitch Park will enhance the existing Site features by retaining the trees and hedgerows along Fane Drive and the cemetery, and by opening up the existing watercourse. The proposal includes areas for food growing and a large wetland to the south.

Other wetland habitats will also be created across the site, including ponds, reedbeds, ditches, and swales.

Formal and informal paths will meander through the variety of green spaces, creating accessible landscapes that people can explore and encouraging a sense of ownership and responsibility for protecting wildlife.

Refer to Appendix 2: Technical Surveys for more information about Ecology strategy.

Access & Movement

Active Travel Strategy

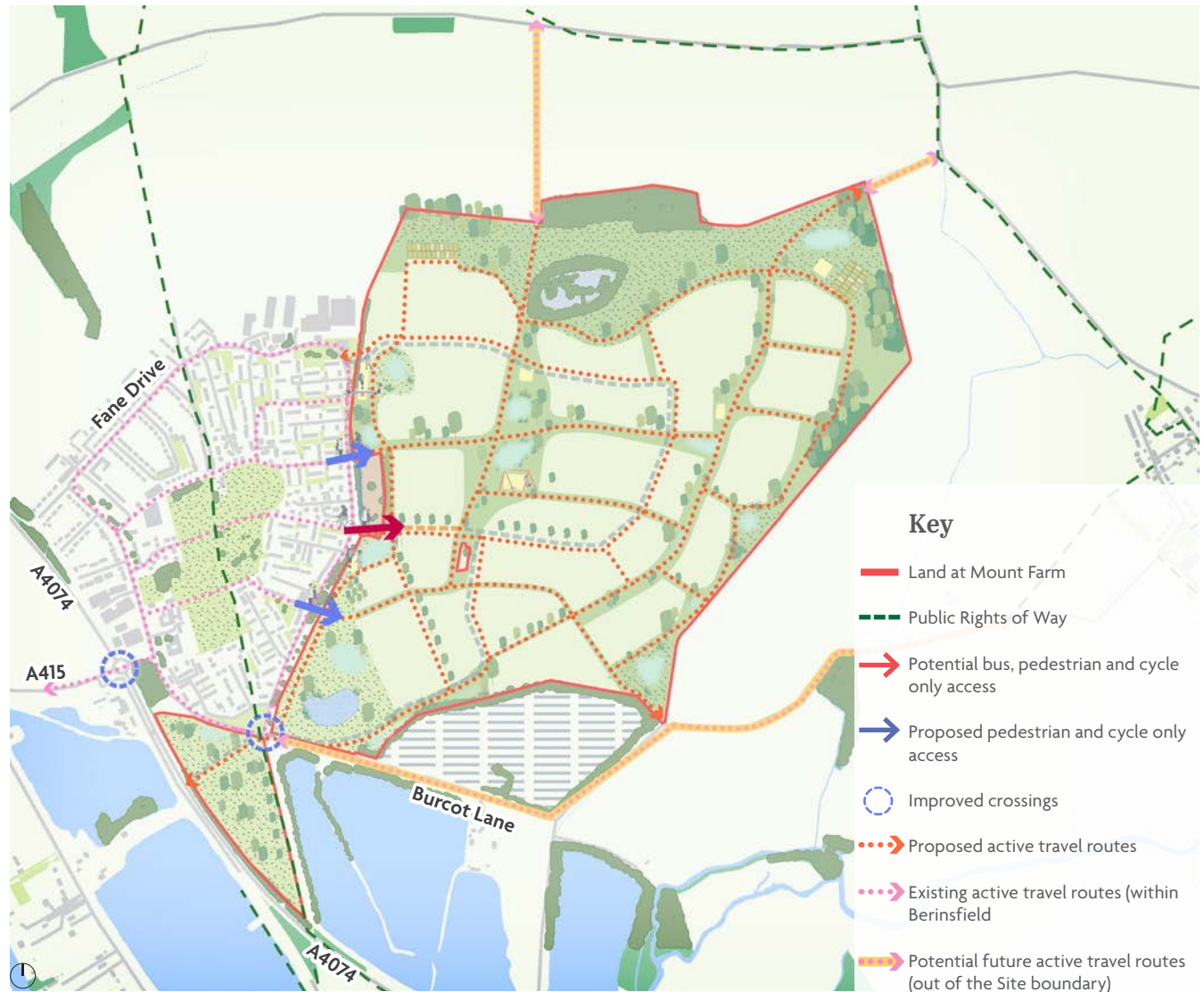
We recognise the need to make a step change in promoting active modes as the preferred choice of travel, moving away from using the car for every day journeys, instead opting for walking and cycling.

The masterplan will create a permeable network for pedestrians and cyclists to move around, as well as a series of leisure routes through the green space. Formal routes will be provided along direct desire lines to connect key destinations and facilities, reducing the need to use private car. A series of informal grass-mown paths will also be proposed through meadow grass in the larger areas of open space. Connections will extend from Land at Mount Farm into Berinsfield, linking to the existing and well-used network of routes, Public Rights of Way (PRoW) and facilities.

Beyond Berinsfield Garden Village

Opportunities to improve active travel routes between Berinsfield Garden Village and the key local destinations of Clifton Hampden, Culham, Oxford, Dorchester-on-Thames and Drayton St. Leonard are being explored. The active travel improvements considered include; the widening of the existing footway/cycleways along the A415, the upgrade of the Roman Road to Cowley and potentially Oxford, new and improved crossing points of A4074, the potential introduction of “quiet lane” designation along Dorchester Road, the upgrade of the local PRoW to bridleways and the provision of new and improved signage.

Detailed proposals for links outside the Site boundaries will be subject to further discussions with OCC and the wider community as part of the OPA process.



Indicative Active Travel Strategy

Access & Movement



Indicative Vehicular Access Strategy

Proposed Site Access

The proposed vehicular access strategy will focus on the provision of a new roundabout on the A4074 (1) to the south of the existing Berinsfield roundabout. A new access road would then link the new roundabout to the south-western corner of the Site, forming a junction with Burcot Lane and Wimblestraw Road. Fane Drive will then be diverted to join either the site access road or Wimblestraw Road.

The provision of a new roundabout is likely to reduce turning movements at the existing Berinsfield roundabout and could facilitate the X40 bus service to be diverted into existing Berinsfield. The provision of a second access into Land at Mount Farm will assist in reducing traffic flows within parts of the existing village, improving the environment for residents. The re-alignment of Burcot Lane and Wimblestraw Road would also assist in discouraging traffic from routing through Drayton St Leonard heading towards the A429 and M40.

In addition to the main access from the A4074, two additional access points may also be provided onto Fane Drive, located:

- 2 south of Williams Jet Tenders - all modes; and
- 3 south of the cemetery (subject to further discussions with third parties) - could be restricted to bus / emergency vehicles only, if necessary.

Access & Movement

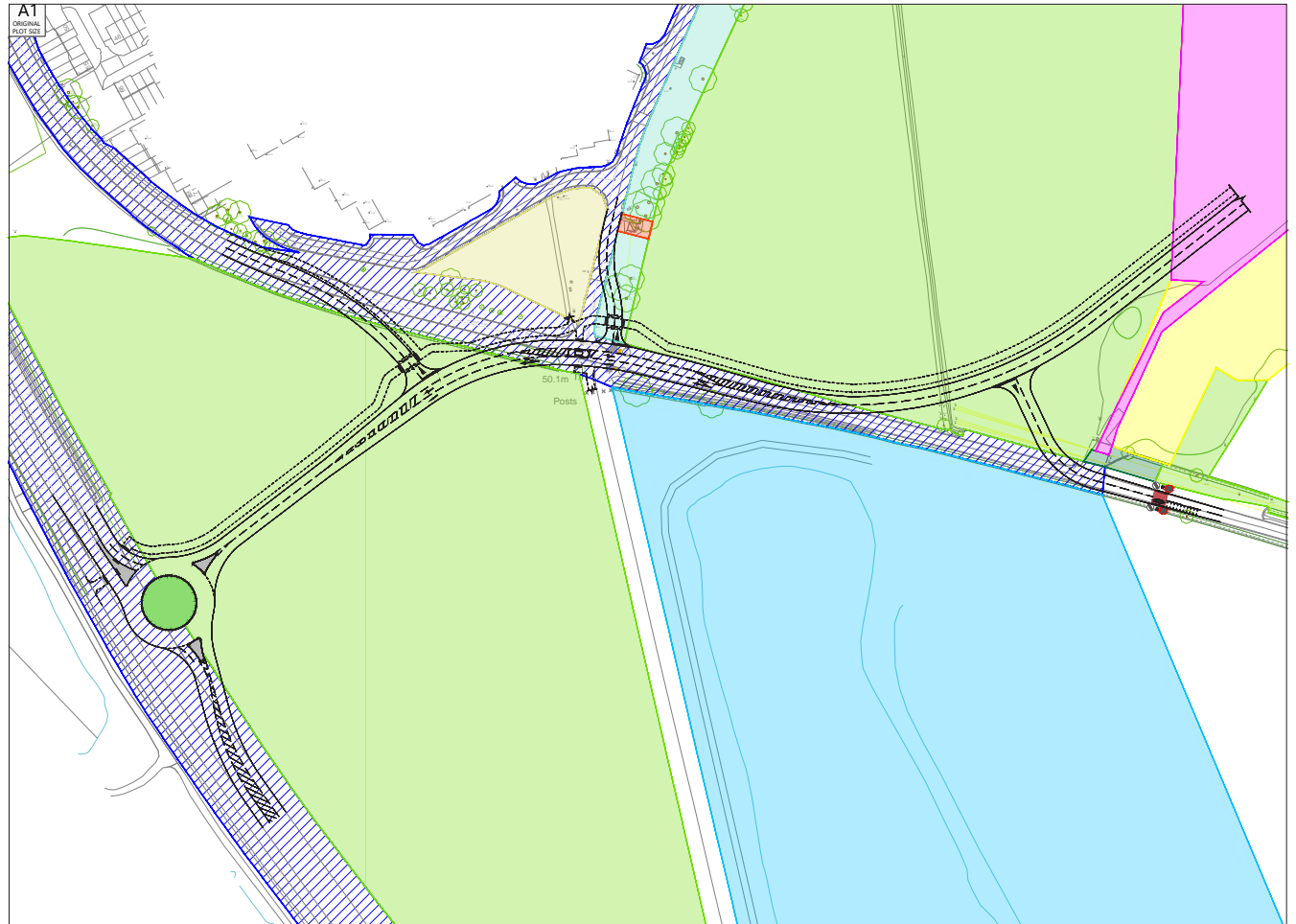
Technical Considerations

The potential vehicular access to the south is located in an area at risk of flooding. Detailed flood modelling has been undertaken to understand the constraints in this location to ensure access would be feasible.

The baseline hydraulic modelling shows that there is no out of bank fluvial flooding in either the 1 in 100 year plus climate change or 1 in 1000 year flood event. As a result the proposed highway would not cause any displacement of fluvial flood water or cause an increase in fluvial flood risk elsewhere. The access road would take the localised ponding seen in the southern fields into account, to ensure that ponding is not displaced off site, and that flood risk is not increased elsewhere.

An initial archaeological survey has identified potential for Neolithic cursus of high significance to the far south-east of the triangle-shaped piece of land. The proposed access route would be located away from this area.

Adjacent is an image of the potential proposed vehicular access across the triangle-shaped piece of land. The detailed design will be progressed further through discussions with SODC and OCC related to any future OPA.



Proposed vehicular access from A4074

Access & Movement

Access Options Considered and Discounted

During evolution of the framework masterplan, a number of access options were considered and discounted due to technical reasons, ownership constraints and/or engagement with the local community. Further details of the options considered are set out below.

1 FANE DRIVE / A4074

Consideration was given to a new junction between Fane Drive and the A4074, to the north of the Berinsfield Roundabout. Vehicles would then travel along Fane Drive for access, where a new junction between Fane Drive and Land at Mount Farm would be provided. The provision of access from Fane Drive / A4074 has been discounted following consultation with the local community, as there was a concern it would result in a significant increase in traffic along Fane Drive, impacting existing residential properties. Following consultation, it has become clear that this strategy would not be supported by the local community. There was also a concern that on-street car parking, when combined with the increased traffic flows, could result in increased congestion within the village.

2 DRAYTON ROAD / A4074

A new site access onto the A4074 via Drayton Road was also considered. This would require third-party land as well as the removal of woodland situated to the north of the A4074 and the likely removal of trees along Drayton Road to enable the required widening. In addition, a new access onto the A4074 would also likely require the removal or relocation of the laybys and bus stops located along the A4074.

3 BURCOT LANE

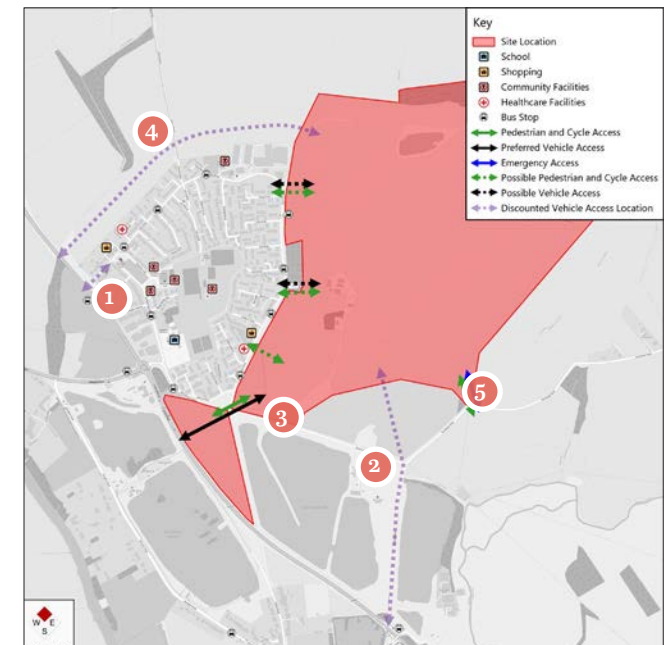
The opportunity to provide an access on the southern boundary onto Burcot Road was also reviewed. It was discounted as the layout would have retained priority along Burcot Lane, and therefore encouraged traffic to travel along Dorchester Road and through to the A329 and M40.

4 NORTH OF BERINSFIELD

The provision of a new access along the A4074 to the north of the village was reviewed. This would require the provision of a link road to the north of the village, connecting to the A4074. This option was discounted as third-party land would be required as well as the removal of a section of woodland to the east of the A4074 and along the link road to the north of Berinsfield.

5 DORCHESTER ROAD

Access from Dorchester Road, towards the southeastern corner of the Site, was also considered. However, due to the characteristics of Dorchester Road and the potential for a disproportionate increase in traffic movements through Drayton St Leonard from those heading east and/or accessing the M40, it was discounted.



Key Plan

Access & Movement

Bus and Vehicular Movement Strategy

Looking to the future, the ambition is to create a place that addresses climate change and adopts a dynamic placemaking approach, that can respond to changing future trends and facilitate modal shift to non-car means.

To support access to public transport services, bus stops will be placed in strategic locations to serve key destinations such as the school and neighbourhood centres, and to maximise the public transport coverage so that all residents are within 400m of a bus stop, where possible.

As part of the public transport strategy it is proposed to divert bus route 45 through the Site, with the service frequency increased. This will provide residents with improved access to the sustainable transport links to Cowley, Abingdon, Culham Science Park and Oxford Science Park.

To support the diversion, proposals are likely to include the provision of two bus accesses to the Site. One would be located north between the Site and Fane Drive, and the second from the A4074.

Subject to further discussions with third parties, there is the potential to deliver a bus-only access from Fane Drive, south of the cemetery.



Indicative Bus Strategy

Access & Movement



Indicative Mobility Hub Strategy

Mobility Hubs

Visible, interconnected, and easy to use modes of transport help people to make better decisions about how they travel, making it the easy choice to avoid the use and need of the private car.

The introduction of Mobility Hubs will support this transition to a model where car ownership reduces with time and sustainable, active travel becomes the first choice. Mobility Hubs will be located in proximity to the neighbourhood centres and school, both on Site and potentially in the existing village, encouraging every-day commutes by active travel and allowing for a seamless transition between different modes of transport.

Mobility Hubs could provide a range of facilities ranging from bus stops, benches and waiting areas, wayfinding totems, pick-up and drop-off bays, delivery lockers, cycle parking, bike repair points and shared e-scooters or electric bikes, and car club spaces.

Further details will be developed as part of any future OPA.



Sustainable Design

Context

The current South Oxfordshire Local Plan 2035 sets a number of requirements for new developments across a range of sustainability topics such as climate mitigation, climate adaptation, sustainable transport, biodiversity, and health and wellbeing.

Applications to the Council for new development are required to prepare a Sustainable Design Checklist and Energy Statement to demonstrate how the requirements of Policies DES8, DES7, INF4, and DES10 are met. National policy and guidance is advancing, the December 2023 Future Homes Standard consultation confirms development will be required to achieve a 75% carbon reduction beyond Part L 2013 delivering Net Zero Ready homes.



Considered orientation of built form

Sustainable Masterplan Design

The masterplan design has been informed by key sustainable design principles to ensure sustainability and climate change has been considered at an early stage in line with Policies DES8, and DES10. This has included:

- Design of the masterplan to create a sustainable, healthy community through provision of green spaces, allotments, natural play, gardens, and space for social interaction.
- Design of layout to maximise efficiency through the placement of trees to reduce urban heat island and the risk of overheating, and orientation of development plots to optimise solar gain and shading.
- Supporting climate resilience and mitigation through the provision of green corridors through the Site, with development plots, which where possible, facilitate south facing development to support the provision of photovoltaic panels.
- Measures to protect and enhance site ecology and achieve a minimum 10% biodiversity net gain in accordance with STRAT10.

Sustainable Development

The detailed design of the development will consider and incorporate sustainable design measures which align with the Council's Local Plan and as appropriate the new Local Plan. Measures likely to be incorporated into the detailed design, subject to viability and feasibility testing, include:

- Sustainable transport: Walking and cycling connections to the existing settlement, provision of new walking routes, extension of bus services and provision of electric vehicle charging points in all homes.

- Climate change resilience: Design which balances passive solar gain and overheating with overheating assessments for all buildings. Provision of Sustainable Drainage Systems design to take account of climate change, and the provision of green infrastructure which achieves a net gain in biodiversity and includes climate tolerant species.
- Waste and Resources: Design of development to minimise resource use responding to the principles of the circular economy, as well as consideration of the embodied carbon and sustainability of materials. A Site Waste Management Plan will be prepared to guide the reduction of waste and maximising the potential for reuse and recycling of materials.
- Energy and Carbon: Provision of Net Zero Ready homes and buildings which meet the 2025 Future Homes and Buildings Standards, exceeding the requirements of the current Local Plan. This will entail an all-electric development likely including air source heat pumps and Solar PV to reduce carbon emissions and provide onsite energy generation.
- Sustainable design and infrastructure: Non-residential development, where feasible, will achieve BREEAM Excellent. Consideration will be given to opportunities for low carbon infrastructure such as LED street lighting, public EV charging and smart grid infrastructure.

The outline application, and future reserved matters applications will be accompanied by a Sustainability and Energy Statement setting out how the development responds to the Council's Local Plan requirements.

Regeneration and Stewardship

Regeneration

As stated in Policy STRAT10i (Land at Berinsfield Garden Village), it is a key requirement for the proposals to enable the delivery of the ‘necessary regeneration package’. This would bring significant benefits to existing residents within Berinsfield and enable improvement of existing facilities.

The policy states this is “likely to include the refurbishment and expansion of Abbey Sports Centre and library to accommodate new community facilities in a ‘community hub’. This may include new premises for an expanded health centre or alternatively premises for a new health centre will be provided within the new development”.

SODC identify a range of infrastructure requirements for Berinsfield within their Infrastructure Delivery Plan (April 2020). The emerging Berinsfield Neighbourhood Plan may also identify key regeneration priorities for the village as it evolves.

As noted in Policy STRAT10i, the quantum of homes is directly linked to the regeneration package and this MFD demonstrates how development can be optimised to make best use of the Site and contribute to regeneration aims. The regeneration package and development scheme will be the subject to on-going scenario testing. This will be a collaborative process involving extensive engagement with SODC.

An Outline Regeneration Statement will be prepared to support the OPA to clarify the process that has been undertaken to inform the quantum of the regeneration package, and how the specific regeneration items will be defined and secured moving forwards. Through engagement with SODC, this will identify what the key regeneration priorities are for Berinsfield.

The specific items within this regeneration package and implementation of these will be secured via S106 obligations. The specific regeneration items will be defined by extensive consultation with all interested stakeholders, such as SODC, OCC, Berinsfield Parish Council, statutory and non-statutory consultees, the local community and other interest groups.

Stewardship Strategy

A Stewardship Strategy will be prepared at OPA stage, which considers options for the long-term management arrangements of the public open space, play space and community facilities.

This would incorporate an overarching strategy for both residents of the Land at Mount Farm as well as existing residents and facilities within Berinsfield, playing to the strengths and opportunities of the location, bringing in some best practice and/or new ideas to provide social, environmental, ecological and economic benefits to both the new and existing local communities. S106 obligations will be utilised to control the implementation of the agreed stewardship mechanism.

Goals will be:

- Creating one unique community
- Enabling an active and empowered community
- Managing the complementary community hubs
- Enhancing the existing green spaces, and the associated ecology for both existing and new, achieving biodiversity net gain targets
- Investing in community development to cultivate a thriving community socially and economically
- Supporting the sustainable transport strategy to achieve modal shift



Next Steps

Phasing and Delivery

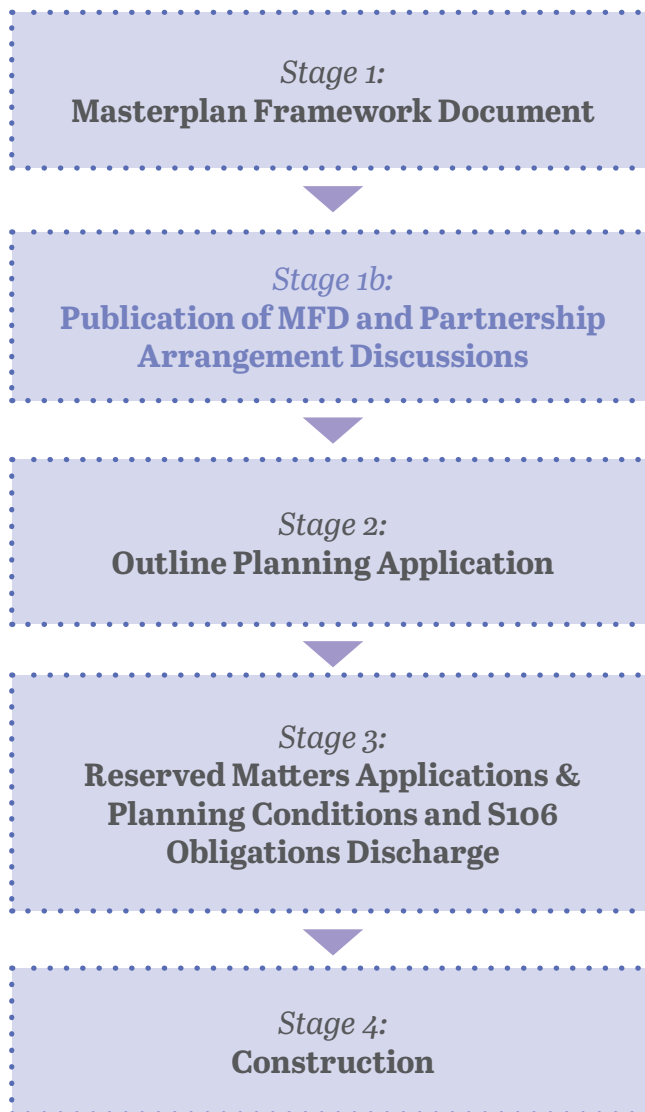
Next Steps

Following completion of this MFD, Ptarmigan Land and their design team will continue discussions with SODC and OCC leading up to the submission of an OPA. This will involve carrying out further community engagement. It will also involve undertaking an Environment Impact Assessment (EIA) scoping and/or screening exercise to understand if the application will be subject to an EIA.

Concurrently, viability discussions with SODC will be undertaken to further refine the quantum of units and scale of regeneration package to be progressed within any OPA.

As such, the Framework Masterplan contained within this document will be subject to further technical testing, engagement and potential design evolution. An illustrative masterplan would be submitted as part of any OPA.

Once the OPA is determined, RMAs will be prepared and submitted to seek consent for the detailed design of the development. There will also be a series of site-wide planning conditions and S106 obligations to discharge, ahead of construction beginning on-site.



Phasing

Due to the size of the Site, the development will come forward in a series of phases. Each phase should result in a cohesive place with the creation of natural boundaries between development plots and surrounding landscaped areas to limit disruption to established communities, whilst future adjacent plots are being built.

All phases will be properly connected to the road network and have such facilities to accommodate their needs. In order to encourage the new residents to integrate with the existing community and to encourage the “one community” ethos, it is anticipated that the early residents Land at Mount Farm would use the facilities in the existing village.

Key accesses and primary streets will be delivered early on, and where appropriate, feasible and viable, green open spaces and neighbourhood centres should be provided as more housing is delivered.

A Site-Wide Phasing Strategy will be submitted with any future OPA to demonstrate how the various development parcels will be delivered with reference to the regeneration requirements set out in the SODC’s IDP. The strategy will also set out indicative timeframes for delivery and trigger points for construction of specific facilities or infrastructure.

Phasing and Delivery

Delivery Mechanism Table

The table below sets out how we envisage each delivery item that is required for development to come forward is to be approved/secured through the planning process.

This will likely evolve subject to discussions with SODC and OCC as the planning process progresses.

	Delivery item	Application Submission		Secure by	
		Outline application	Reserved Matters	Condition	S106
Transport	Access Strategy	Y		Y	
	Parking Strategy	Y		Y	Y
	Travel Plan and Parking Monitoring	Y	Y		Y
	Bus Strategy	Y			Y
	Provision of bus infrastructure		Y	Y	
	Active mode strategy	Y		Y	Y
	Provision of on-site pedestrian and cycle infrastructure		Y	Y	
	Provision of mobility hubs		Y	Y	
	Provision of EV charging		Y	Y	
	Off-site highway improvements	Y			Y
Employment	Quantum and location of employment land	Y		Y	
	Detailed design of employment facilities		Y	Y	
Residential	Maximum quantum and location of residential uses	Y		Y	
	Minimum quantum of affordable housing	Y			Y
	Exact quantum, unit mix and tenure split		Y	Y	Y
	Detailed design of residential accommodation		Y	Y	
Community, Leisure and Retail	Quantum and location of facilities	Y			Y
	Detailed design and layout of facilities		Y	Y	
Education	Location and size of land for school	Y			Y
	Design and Delivery of school		Y		
	Education contributions to mitigate impacts	Y			Y
Health	Quantum and location of facilities	Y			Y
	Detailed design and layout of facilities		Y		

Landscape	Green Infrastructure Strategy and parameter plan	Y		Y	
	Landscape Management & Maintenance		Y	Y	
	Landscape General Arrangement Plan		Y	Y	
	Detailed Planting Plan		Y	Y	
	Play Strategy	Y		Y	
	Outdoor Sports/Pitch Strategy	Y		Y	
	Detailed design and layout of play		Y	Y	
Flooding and SuDS	Surface water drainage strategy	Y		Y	
	Foul Water drainage strategy	Y		Y	
	Detailed drainage strategy		Y	Y	
	Detailed foul water drainage strategy		Y	Y	
	Framework SuDS and foul water Maintenance Plan	Y		Y	
	Detailed SuDS and foul water Maintenance Plan		Y	Y	
Sustainability	Energy and Sustainability Strategy	Y		Y	
	Waste Strategy	Y		Y	
	Site Waste Management Plans		Y	Y	
	Energy Statement and BREEAM		Y	Y	
Heritage and Archaeology	Desk-based heritage and archaeology assessment	Y		Y	
	Targeted trial trenching (subject to results of desk-based assessment)	Y		Y	
	Written Scheme of Investigation		Y	Y	
Ecology	Ecology Assessment and surveys	Y			Y
	Biodiversity Gain Statement	Y			
Arboriculture and Tree Strategy	Detailed Biodiversity Gain Plan		Y	Y	
	Arboricultural Assessment and tree survey	Y			
	Woodland and tree planting strategy	Y		Y	
	Detailed planting plan		Y	Y	

Ground Conditions	Preliminary Risk Assessment	Y		Y	
	Intrusive ground investigation		Y	Y	
	Detailed UXO risk assessment	Y			
	Relevant scheme of remediation		Y	Y	
Delivery and Phasing	Site wide phasing strategy	Y		Y	Y
Regeneration	Illustrative Masterplan and parameter plans (and viability work to underpin this)	Y		Y	
	Outline Regeneration Statement	Y		Y	
	Regeneration Package defined and implemented	Y			Y
Stewardship	Stewardship Statement	Y		Y	
	Stewardship body set up and implementation	Y			Y



Appendices

Appendix 1: Planning Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (December 2023) requires Local Planning Authorities to positively plan to identify appropriate land for homes and promotes the use of masterplans to help ensure that land is used efficiently while also creating beautiful and sustainable places.

Paragraph 131 notes that the “creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”.

Material Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The following material considerations will be relevant:

- NPPF (revised in December 2023 and undergoing consultation until 26th March 2024) and relevant Planning Practice Guidance;
- SODC and Vale’s Joint Design Guide (June 2022);
- SODC’s Developer Contributions SPD (January 2023);
- SODC’s Affordable Housing SPG (2004);
- SODC’s Landscape Assessment SPG (2003); and
- SODC’s Draft Playing Pitch and Leisure Strategies (released for consultation March 2024)

SODC and the Vale of White Horse are currently preparing an emerging Local Plan, to replace their adopted Local Plan document. Their Regulation 18 Part 2 Draft Local Plan was consulted on until 26th February 2024. The strategic allocation for the Land at Mount Farm has been carried forwards into this document.

Berinsfield Parish Council consulted on a first draft (Regulation 14) of their Neighbourhood Plan in November 2023. This plan plays a key role in identifying current issues facing the existing village and priorities and aspirations of the local community. Ptarmigan Land welcome continued engagement with the Neighbourhood Plan Steering Group on future iterations of the plan.

The MFD is underpinned by a series of interrelated principles set out in the Vision which are based on the Town and Country Planning Association Garden City Principles, as well as ensuring that sustainability is the “golden thread” running through the masterplan.

Appendix 1: Planning Context

January 2016
SODC identifies the regeneration of Berinsfield as a key corporate objective.



January 2019
SODC Cabinet Report - Support for the Comprehensive Enhancement and Expansion of Berinsfield.



June 2019
Government awards Berinsfield with Garden Village status.

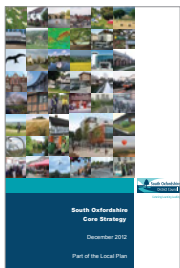
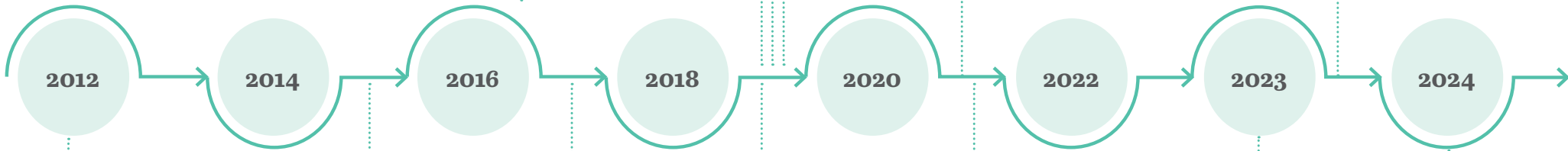
Summer 2019
Pre-Application discussions with SODC in respect of access and emerging masterplan for the Site.



2020
Continued identification of the transformation of Berinsfield



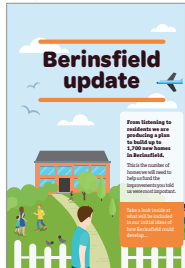
2023
SODC has commissioned a study to look at all the community spaces in Berinsfield and how they're being used for community activities to help inform future regeneration proposals.



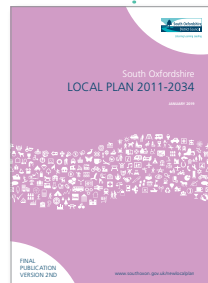
December 2012
SODC Core Strategy recognises that exceptional circumstances exist for green belt release through housing development to achieve regeneration.



August 2015
Neighbourhood Development Plan for Berinsfield is submitted for examination. Neighbourhood Plan includes identification of additional land to support the regeneration of Berinsfield.



Summer 2017
SODC Consultation with Local Residents



December 2020
Adoption of The South Oxfordshire Local Plan 2035- Berinsfield Garden Village allocated for around 1,700 new homes, at least 5ha of employment land and supporting services and facilities.

January 2019
Submission Draft Local Plan - Berinsfield Identified for around 1,700 new homes to support regeneration.

March & April 2023: The Berinsfield Garden Village Community Planning Weekend to help design the future of Land at Mount Farm and how it integrates with the existing village of Berinsfield.

November 2023: The first stage of consultation (Regulation 14) on the new Berinsfield Neighbourhood Plan.

January 2024: SODC and Vale Draft Local Plan released for Regulation 18 consultation. The site continues to be allocated for approximately 1,700 new homes, at least 5ha of employment floorspace and supporting services and facilities.

March 2024: SODC and Vale Draft Playing Pitch and Leisure Facilities Strategies SPD consultation.

Appendix 2: Technical Surveys

The following section outlines the key findings of the technical surveys that have been undertaken to inform the MFD. Further technical information and reports will follow to inform a subsequent OPA.

A summary of the current workflows has been provided below:

Energy & Sustainability

An Energy & Sustainability note was prepared to understand key policy consideration, as well as emerging policy aspirations, and how these could inform any future development on the Site.

Highways /Transport

A technical highways note has been prepared to consider pedestrian/cycle accessibility, sustainable transport accessibility, mode change and mobility hub considerations as well as site access design, in relation to a potential access to the south of the Site. Detailed transport modelling and assessment would be carried out at the next stage to inform an OPA. This would involve engagement with other strategic allocations coming forwards in the surrounding area.

As part of the Local Plan review process OCC are reviewing and updating the Oxfordshire Strategic Model to ensure it aligns with the South Oxfordshire Local Plan. The updated Strategic Model, includes all Local Plan allocated sites along with baseline traffic growth and committed highway schemes in Oxfordshire.

Noise and Air Quality Studies

Desktop noise and air quality studies were undertaken. These identify Air Quality Management Areas surrounding the Site. Given the rural locality and proximity to minor roads, air quality conditions across the Site are expected to be close to background concentrations. There is negligible risk increasing to low towards the south of the Site with regards to road traffic noise. Further air quality and noise surveys and assessments will be undertaken to inform an OPA.

Ground Conditions

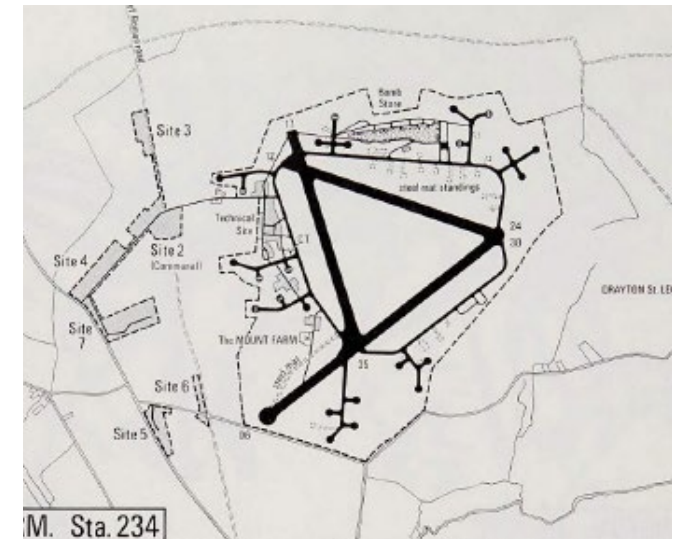
The site was used as a military airfield during World War Two and for agricultural purposes. The Site was potentially bombed during WWII and buried unexploded ordnance (UXO) may be present in the subsurface. Based on former and current land uses, there is the potential for ground and groundwater contamination to be present which may include hydrocarbons, metals, herbicides, pesticides, fertilizers, solvents and asbestos.

Potential off-site sources of contamination and ground gas include the adjacent Wally Corner Landfill which accepted household waste. There is a gas extraction system and monitoring network which indicates that ground gases are being generated which may migrate laterally onto the Site.

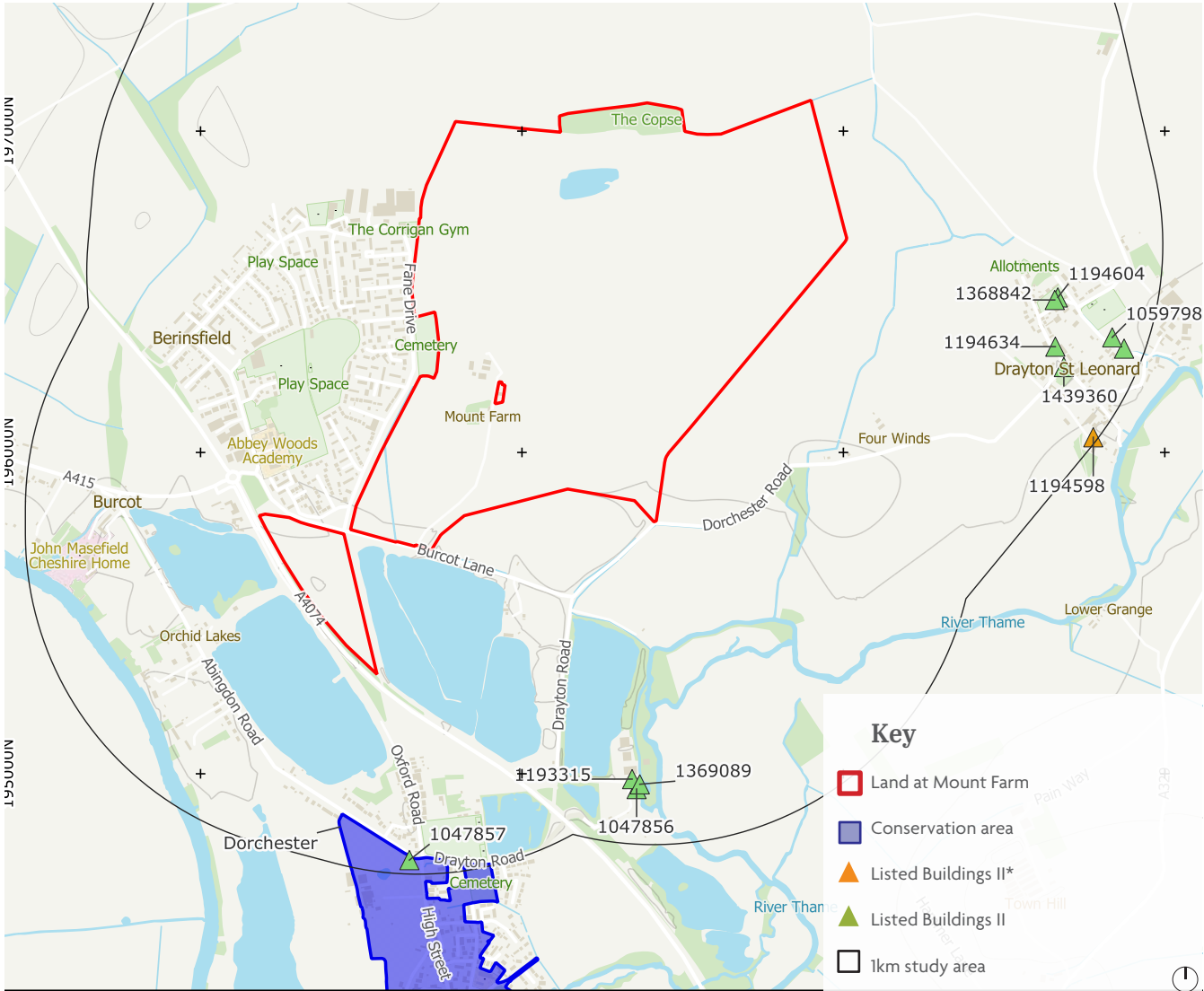
The preliminary risk assessment indicates the risk to human health, controlled waters and the future buildings of the likely development to be moderate. Potential risks from buried UXO have been assessed as high based on the

preliminary UXO risk assessment. The risk posed by ground gas has been assessed as moderate based on the likely presence of Made Ground on-site and the adjacent Wally Corner Landfill.

An intrusive ground investigation will be undertaken to further assess ground conditions and the contamination status of the Site. A detailed UXO risk assessment would also be undertaken. The findings of the intrusive investigation will be included in a generic quantitative risk assessment (GQRA) which will be used to inform the proposed remediation strategy.



Appendix 2: Technical Surveys



Berinsfield listed buildings and conservation areas

Built Heritage

Following on from a site visit and desk based research, a Built Heritage Technical Note has been produced which provides high level initial advice regarding built heritage impacts.

There are two scheduled monuments that just encroach into the 1km study area around the Site; a large rural Roman settlement identified on land within Northfield Farm and the site of the Roman walled small town at Dorchester. The majority of both of these scheduled monuments lie outside of the study area.

The assessment concludes that the development as shown on the current masterplan is, subject to more detailed information being provided, unlikely to result in any harm to the significance of designated heritage assets which includes the Dorchester Conservation Area and associated heritage assets, listed buildings in Drayton St Leonard, the grade II listed Old Cottage in Burcot, listed buildings in Queenford Farm and the Sinodun Hill Camp Scheduled Monument.

While non-designated heritage assets (NDHAs) have not been confirmed by the Council at this stage, there is a potential for NDHA to be identified which may potentially be affected by the Site's redevelopment (for example including the Berinsfield Water Tower and War Memorial). Should any such buildings be identified as NDHAs there should be an opportunity to minimise or remove impacts on these assets through evolution of the masterplan and, given the already allocated nature of the Site, potential impacts on NDHAs are unlikely to preclude the Site's redevelopment.

Appendix 2: Technical Surveys

Landscape Visual Considerations

A detailed Landscape & Visual appraisal has been carried out, which assesses the key landscape features and potential visual impact of any proposed development. The Site's landscape and visual interrelationship with the surrounding landscape is strongly influenced by its location on the floor of the Thames Vale. The Vale has an open, expansive character with distant views from the Site to Wittenham Clumps, to the south-west, and the Chilterns AONB ridgeline to the east and southeast. A key consideration for any future development will be the visual connections to and from Drayton St Leonard.

As a result of its former airfield use/origins the Site's landscape features are limited to an attractive linear oak copse along the northern boundary, as all overgrown dew pond and hedgerows of varying condition around the Site's boundaries. This location and the Site's open nature results in it having an open expansive character and strong interrelationship with the landscape to the east and south.

- (A) The Chiltern ridgeline is visible in the distance (around 20km to the east-southeast)
- (B) The most prominent element of the area's topography is Wittenham Clumps approx. 3-4km to the south of the Site
- (C) There are distant views from the northern half of the Site southwards down the Thames Valley but the intervening trees and hedgerows make this a weak interrelationship
- (D) There are local views to the north but the relatively flat nature of the landscape coupled with the intervening trees means the Site's interrelationship in this direction is weak



Landscape landmarks and view points locations

Appendix 2: Technical Surveys



View from houses along the western edge of Drayton St Leonard with wireframe verified views exploring potential impact of introducing development



View along road between Berinsfield and Drayton St Leonard

Landscape

Notable landscape and visual features on and around the Site are the two copses to the north of the Site (including pond) and the water tower in the north-eastern corner of Berinsfield.

The Site has a notable urban context given its location alongside Berinsfield, with filtered views into and across the Site from Fane Drive. Trees and hedgerows which run between Berinsfield and the Site are an attractive feature. Albeit management and long term replanting should be considered.

A full LVIA and verified views will be undertaken and submitted in support of any future Outline Planning Application.

Topographic Survey

At an elevation of approximately 50 to 57 metres above ordnance datum (AOD), Land at Mount Farm is predominantly flat. The River Thames is 700-800 metres southwest, and at an elevation of approximately 47m AOD.

The surrounding landscape interspersed by a number of low, limestone plateaus and some small but prominent hills, including Wittenham Clumps and Brightwell Barrow 3kms to the south.

Appendix 2: Technical Surveys

Arboriculture

To the immediate west of the Site boundary is a wide verge on which are groups of trees of various species and levels of maturity. There are clear gaps between some of the trees, and most of the trees allow a clear view under the tree canopies. The trees in the southern part of the western boundary are more widely spaced and less regular in planting form allowing ease of connectivity between the Site and the existing village. All proposed connections can be achieved without felling significant mature trees.

On the boundary, either side of the ditch, are small patchy groups of thorn, elm and young poplar suckers. This can be selectively managed if required to ensure views over and between these groups. Existing trees could be crown lifted to 2.5m to ensure a clearance under the canopy for further visual connections without compromising canopy cover, and the quality of the landscape feature.

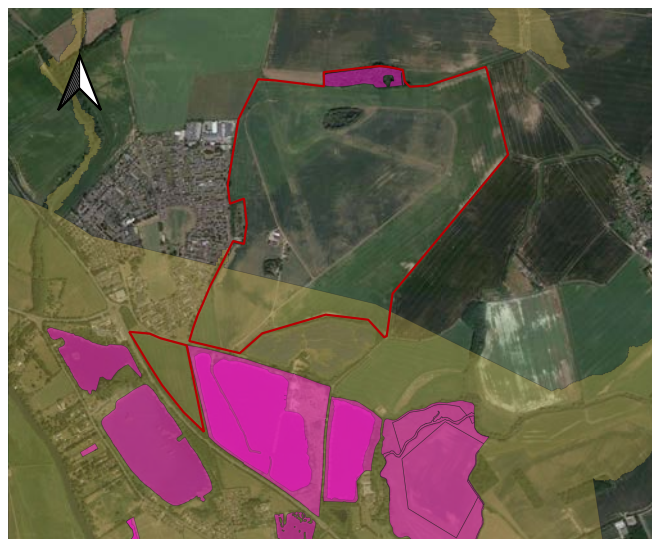
The Copse on the northern boundary has high landscape value. It is mixed woodland, mostly broadleaved. Potential for ecological enrichment with appropriate management.

The planting around the pond comprises almost exclusively of willows. These have a high collective value, but many are low quality and would benefit from management. Low quality trees are found along the farm track while planting around the farm house and neighbouring properties is more mixed ornamental.

A full tree survey and Arboricultural Report would be prepared and submitted at OPA stage and will inform approach to the wider illustrative masterplan and landscape strategy.



Appendix 2: Technical Surveys



Nature Recovery Network zones plan

Key

 Site boundary

 Core NRN

 Recovery NRN



Ecology

A Phase 1 Habitat Survey has been undertaken to identify the potential for protected or otherwise notable species to be present, which will inform the initial masterplanning exercise. The existing woodland to the north of the Site is listed on the priority habitat inventory as a Habitat of Principal Importance, although is currently considered to be in poor condition. A 20m buffer has been applied to the woodland, with opportunity for biodiversity net gain via changes to management. Protected species, including bats and badgers have been recorded within the Site with embedded measures implemented to ensure they are not impacted by the proposed development. A full suite of ecology surveys will inform any future OPA.

Little Wittenham Special Area of Conservation (SAC) lies approximately 2.6km to the south and is one site of international importance. This includes the constituent, nationally important, Little Wittenham Site of Special Scientific Interest (SSSI).

The masterplanning strategy has taken account of Oxfordshire's Nature Recovery Network (NRN), a local nature strategy that seeks to categorise land based on importance to nature conservation within the county. The NRN for Oxfordshire consists of three distinct zones, described below and mapped out on the adjacent plan:

1. Core zone - which recognises the most important sites for biodiversity in Oxfordshire, including all nationally and locally designated sites, nature reserves, priority habitats and ancient woodland.
2. Recovery zones - comprising the Conservation Target Areas, Important Freshwater Areas and additional areas added to provide better habitat connectivity.

3. The Wider Landscape zone - covering the rest of the county, recognising the important contribution that agricultural and urban landscapes beyond the Recovery zone can make to nature's recover.

The masterplan includes land within all three categories, with 2.71 hectares (ha) categorised as Core NRN, 26.4ha categorised as Recovery NRN, and 112.1ha categorised as Wider Landscape NRN. The land recognised as Core NRN, 'The Copse' woodland to the north of the Site, will not be negatively impacted by the proposed development and has been identified for potential ecological enhancements. Of the 26.4ha of Recovery NRN within the Site boundary 10.7ha is to be developed, with 8.21ha of that consisting of: community space, allotments, employment space, sports pitches and a link road joining the development to Burcot Lane, and 2.49ha proposed for residential development.

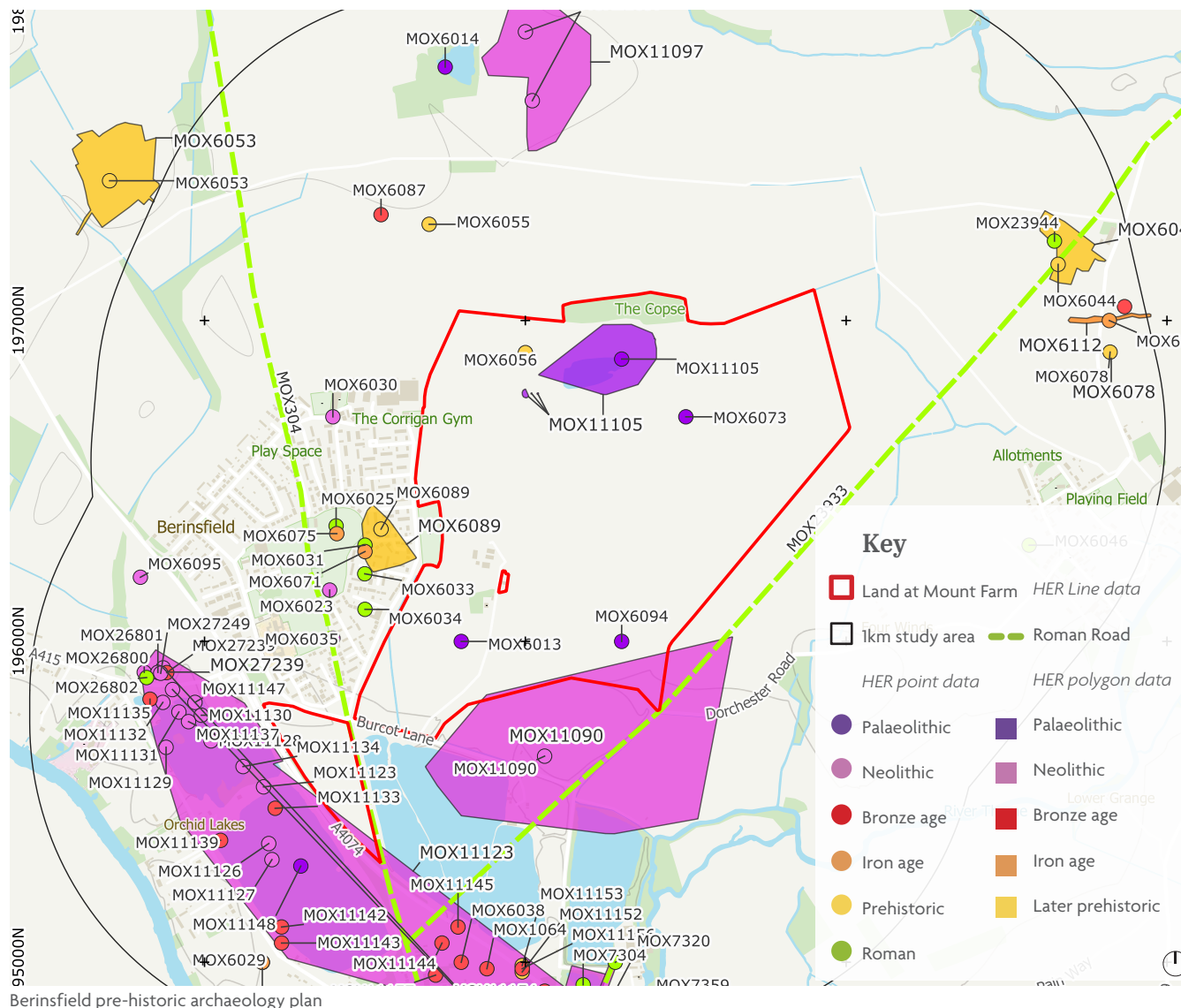
In preparing the masterplan, the strategy has also considered ecological constraints outside of the Site boundary, including further areas of Core and Recovery NRN zones nearby and has therefore designed any proposed development within the Recovery NRN as far as practicable away from offsite sensitivities. The strategy has also worked to minimise impacts within the Recovery NRN and has condensed potential developable areas, identifying 15.7ha of strategically located Recovery NRN within the Site boundary for ecological enhancements.

Further ecological enhancements will be provided throughout the proposed development and important features within the Wider Landscape NRN also earmarked for enhancement.

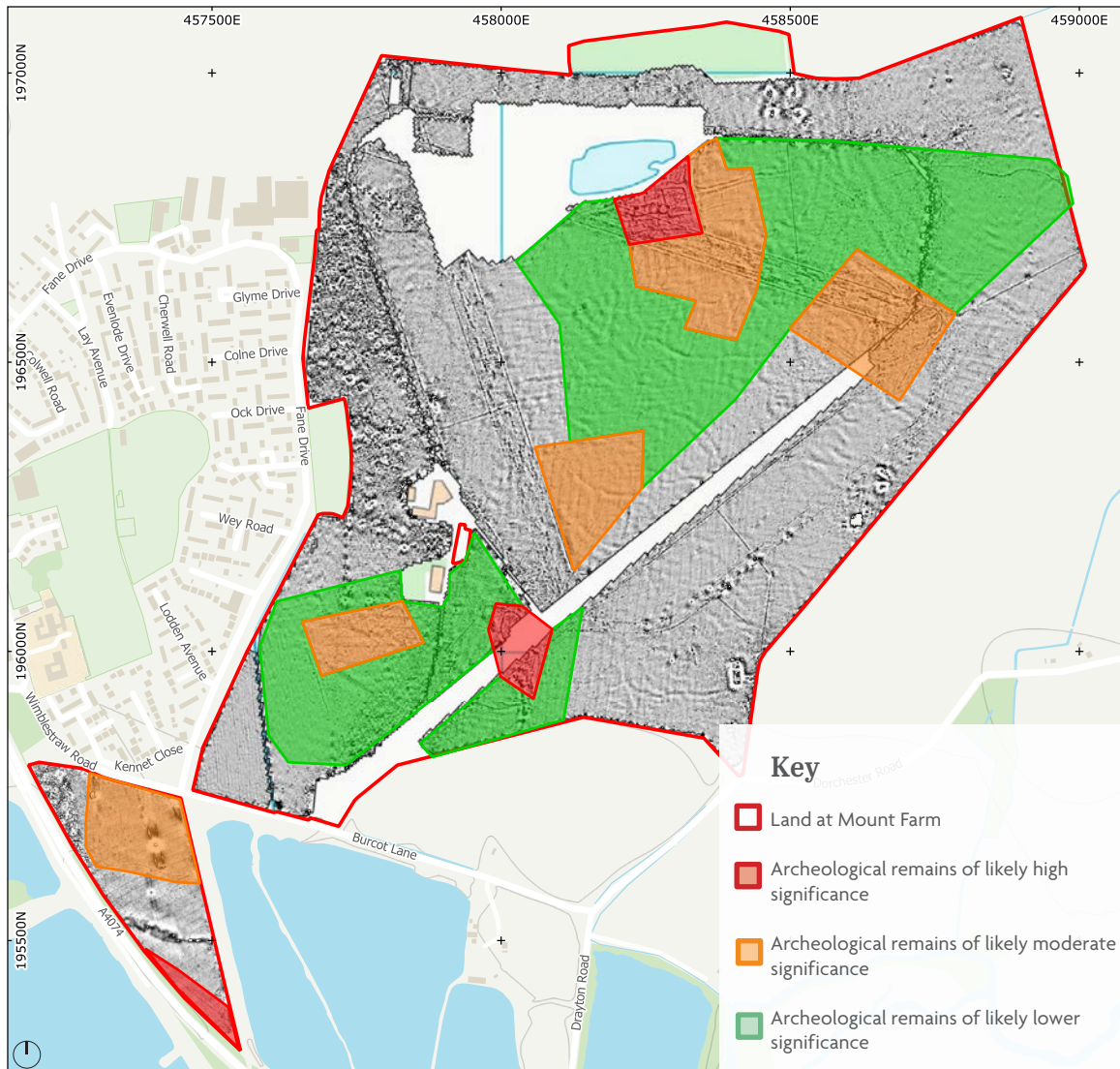
The Site has already been subject to the following archaeological investigations in relation to the proposed Berinsfield development: Archaeological desk-based assessment in 2018 by Archaeology Collective (now HCUK Group); Geophysical survey of the main body of the Site area in 2018 by Magnitude Surveys; and Geophysical survey of the Triangle Site, to the southwest of the main body of the Site area in 2023 by Magnitude Surveys.

The Oxfordshire Historic Environment Record (HER) holds details of 144 known archaeological records within the 1 km study area, with 11 of these lying within the Site area itself (search updated in July 2023). The range of sites known within the proposed development area include findspots (stray finds) as well as buildings and structures. The former airfield is also recorded, which takes up the majority of the Site area, for which associated buried archaeological remains will still be present.

Previous archaeological excavations were undertaken within an area in the northern part of the Site, at Land at Mount Farm where cropmarks again indicated archaeological activity. Excavations from the 1930s onwards have revealed Neolithic, Bronze Age, Iron Age, Roman and Saxon features, as well as some Palaeolithic remains. Archaeology has been confirmed to extend beyond the edges of these excavations through cropmarks and also the geophysical survey from 2018.



Appendix 2: Technical Surveys



Land at Mount Farm archaeology potential based on geophysical survey

The range of sites known within the area include stray finds and the former air field and its associated parts. Numerous prehistoric sites, including important Neolithic remains to the southwest of the Site have been previously identified.

A geophysical survey has been undertaken across the Site which has revealed additional areas of archaeology, some of which had not been previously identified. This includes a continuation of the Bronze Age and Iron Age settlement in the north of the area, formed of small enclosures and possible remains of roundhouses.

A small enclosure lies to the south of Land at Mount Farm, trackways, further field boundaries and enclosures have also been identified. Survey of the southwestern part of the area has revealed the likely continuation of the Neolithic cursus previously identified south of the area.

The survey has identified potential for Neolithic cursus of high significance to the far south-east of the triangle-shaped piece of land. The proposed access route would be located away from this area.

Appendix 2: Technical Surveys

Flood Risk

The majority of the Site is located within Flood Zone 1, and is therefore at a low risk of fluvial flooding. The Environment Agency (EA) confirmed that the current floodplain has not been modelled in detail and a detailed model would be required. A detailed survey was undertaken of the watercourse in the south west of the Site. Detailed hydraulic modelling shows that all flows remain within bank in the 1 in 100 year plus climate change and 1 in 1000 year events. The Site is therefore at a low risk of fluvial flooding.

Appropriate freeboard will be provided above the 1 in 100 year plus climate change flood level to the soffit of the bridge crossing, to ensure no flood impact due to the access road. All development plots will be located outside of the floodplain, within Flood Zone 1, with appropriate freeboard provided in line with EA requirements to ensure safety of future occupants.

Development plots also avoid the EA's surface water flood maps in the low risk scenario in the south west of the Site (i.e. the 1 in 100 to 1 in 1000 year event). The highway within this area would be appropriately designed to ensure no increase in flood risk elsewhere.

The strategic flood risk assessment and associated borehole records have indicated the potential for high groundwater at the Site. This will be fully assessed as part of the OPA stage, and the presence of groundwater confirmed through groundwater monitoring.



Baseline 1 in 100 year plus 43% climate change flood depths



Baseline 1 in 1000 year flood depths



Environment Agency surface water flood map

Appendix 2: Technical Surveys

Drainage

With regard to surface water drainage, the design of the strategy will look to follow the drainage hierarchy. Infiltration testing will be carried out to assess the potential for drainage via infiltration. If infiltration is not feasible, it is anticipated that surface water would discharge into the surrounding ditches and culverts at the greenfield rate, with SuDS incorporated in order to attenuate flows for the lifetime of the development.

The strategy will maximise above ground SuDS features and incorporate basins, swales, rain gardens, filter drains and permeable surfacing. The SuDS features will be designed to provide additional benefits including amenity, water quality and biodiversity.

Given the topography of the northeastern portion of the Site, there may be a requirement to pump attenuated surface water runoff to allow for an outfall in the south of the Site, in the event that a suitable outfall in the north east cannot be achieved or infiltration is unviable.

The Drainage and SuDS Strategies would be further developed in consultation with the Lead Local Flood Authority and a full Flood Risk Assessment would be prepared in consultation with the EA and Lead Local Flood authority. These strategies would be submitted with any future OPA.

Initial consultation has been undertaken with Thames Water to confirm whether there is adequate capacity in the current foul drainage network, or whether a new pumping station and associated infrastructure would be required. Discussions are ongoing and the strategy would be further developed at the OPA stage. Appropriate infrastructure would be put in place prior to construction.



Drainage feature at Kidbrooke Village, Greenwich, London



Drainage feature at Edenbrook, Fleet

Appendix 3: Community Engagement

Events and workshops undertaken to date have been outlined below, with a summary of the key themes that emerged from the process.

A Vision for Berinsfield Garden Village Community Planning Weekend, March and April 2023

On Friday 31st March and Saturday 1st April 2023, the local community was invited by Ptarmigan Land to the Berinsfield Garden Village Community Planning Weekend workshops & exhibition to help shape a comprehensive masterplan for the Land at Mount Farm and the existing village of Berinsfield.

At the Community Planning Weekend, held at Berinsfield Community Centre, there was a staffed exhibition providing background to the project, opportunities to go on guided minibus site visits and a chance to participate in workshops and hands-on planning groups. The vision for Berinsfield was set out.

Report Back Of the Vision, April 2023

Following the Community Planning Weekend, the Ptarmigan team reflected on and summarised the outcomes and drew up an illustrated Vision for Berinsfield Garden Village, which was reported back to the community on Tuesday 18th April 2023 at Berinsfield Community Association.

Berinsfield Village Fete, June 2023

On Saturday 24th June 2023, the Ptarmigan team attended the Berinsfield Village Fete for another chance for the community to view the Vision for Berinsfield Garden Village, discuss with the Ptarmigan team and to submit comments.

Landscape & Transport Workshop

On 18th October 2023, local stakeholders took part in a workshop to discuss issues and ideas for landscape and transport. A short introductory presentation by JTP was followed by a walkabout of Berinsfield Village to look at issues and opportunities directly. Participants then returned to the venue to discuss and draw options and ideas with the design team.

Masterplan Framework Document Public Exhibition, January 2024

The Ptarmigan team continued to refine the proposals into a comprehensive Masterplan Framework Document. The emerging proposals were exhibited on Tuesday 23rd January 2024 at the Berinsfield Community Association. After the public exhibition, the Ptarmigan team assessed the comments received and have incorporated them within this document as appropriate.

Engagement with Existing Businesses

A key element of the community planning process has been engaging with local businesses and community services providers to explain the masterplanning process, and to understand local needs and aspirations. A workshop was held with staff from Williams Jet Tenders

and a series of meetings and conversations have been held with Berinsfield businesses, shopkeepers and service providers which are ongoing and will continue through the masterplanning process.

The Vision

Some of the ideas to emerge from the Community Engagement process include:

- Ensure new development and community provision at Land 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 extended 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.

Appendix 3: Community Engagement

Key Themes

The following Key Themes represent a summary of the views and comments of participants of the community engagement process outlined on the previous pages. These views and comments have directly informed the masterplan framework principles which can be seen in the matrix on the following spread.

1. One Berinsfield

Invest in existing community amenities and infrastructure to ensure Berinsfield Garden Village grows as one integrated community, not two separate settlements.

2. Trust & Delivery

Help the residents build trust in the process through regular communication with genuine engagement and influence in the design process.

3. Young People

Appreciate the ease and safety of movement around the village that the local young people enjoy. Address the desire for more facilities for older teenagers with additional sports provisions.

4. Green Stitch Park

A , parallel to Fane Drive (east), was seen as a way to connect existing and future landscape and active travel networks and bring existing and new residents together.

5. Schools

Investment in primary schools within Berinsfield Garden Village, with financial contributions to a new secondary school, most likely in Culham Garden Village.

6. Green & Blue Landscape Framework

Residents were concerned about the impact the development will have on their valued green spaces and walking routes. Therefore, the new development at Land at Mount Farm should create a varied network of linked green spaces.

7. Housing

Participants want investment in existing houses, to improve energy efficiency, reduce bills and improve quality of life. New housing should also include affordable options to increase variety, alongside provision for larger families and the elderly.

8. Employment & Training Opportunities

Expand the amount of employment space in Berinsfield, support existing businesses and provide new jobs and training opportunities for local people, including in construction.

9. Invest in Existing Village Facilities Then Add Others

There is a desire to retain and invest in the established village centre and support it through the offer of complementary facilities on the Land at Mount Farm.

10. Getting Around

Acknowledge the local resident's appreciation of good pedestrian connections within Berinsfield by promoting active travel throughout the Garden Village. This should also address the recent reduction in the River Rapids bus service and issues around parking in Berinsfield.

11. Community Involvement and “Early Wins”

The community want to be fully involved in the ongoing process to ensure the best possible outcomes and are keen to deliver “early wins”.

