

DRAFT – This Strategy was endorsed by Cabinet on 8 October 2026 as the council’s corporate regeneration framework for Berinsfield. It remains subject to further amendment in response to the Joint Local Plan 2041 examination, local government reorganisation and ongoing engagement with relevant partners, before final approval and adoption.

Insert cover page

Contents

To be added at end

DRAFT

Foreword

To be drafted

DRAFT

About Berinsfield

Berinsfield is a ward located in the South Oxfordshire district, that is five miles south of the Oxford ring road and four miles north-east of Didcot. This rural village is inset within the Oxford Green Belt and surrounded by countryside, which is valued by local people for walking and cycling access.

Berinsfield has a unique, largely post-World War II, history. A few families occupying abandoned nissen huts on the former military airfield, grew into a planned village to house Oxford overspill, which included low density housing, shops, a secondary school, church, and employment area.

The houses in that first area are now all privately owned but successive areas of development, mostly in the 1970's, comprise a high level of social housing. The community assets built early in the village's history, which helped to bind the community together, have exceeded their economic life and there is need for infrastructure improvements. These include the current leisure centre, formerly part of the secondary school that closed in the 1980's and various community buildings operated by local organisations. There is a strong sense of community to the present date in the village, closely linked with the range of community facilities and services.

Discoveries which dated back to palaeolithic and neolithic times were identified in the area when the land was studied. Both Roman and Anglo-Saxon artefacts were recovered, as well as numerous mammoth bones, tusks, and teeth. A fine collection of coins and flint axes can be seen at the Pitt-Rivers Museum, Oxford. Other historic aerial photography of the area showed numerous Bronze Age Ring ditched in fields to the north of the village. One large ring ditch to the south of the village, which was also high-lighted along with lots of other crop markings in 1934 was of special interest and was excavated that same year by the Oxford University Archaeological School under J.N.L. Myers who found two Bronze Age ring ditches. During the building of the flats in Cherwell Road and Evenlode Drive a Roman Pottery factory was discovered. Another significant find was the Anglo-Saxon cemetery at Walley's Corner, which saw over 200 graves found and around 78 of those were excavated.

Berinsfield Community Insight Profile, 2024

A vision for Berinsfield Garden Village

'A rural neighbourhood on the move – from WWII airfield to dynamic garden village community planning for sustained economic growth with new homes and more jobs'

Neighbourhood Development Plan for Berinsfield 2024-2035

PART 1. INTRODUCTION AND BACKGROUND

1. Introduction

- 1.1. The Berinsfield Garden Village Regeneration Strategy is a culmination of historic work undertaken in Berinsfield by the council and its local partners, informed by planning policy, engagement and stakeholder collaboration, alongside a range of evidence documents. This information has been collected and considered in detail to inform this Regeneration Strategy.
- 1.2. The purpose of the Regeneration Strategy is to provide definition to the necessary regeneration package referenced in local planning policy. The strategy establishes the justification for the regeneration package requirements based on robust local evidence and provides the corporate position. This will be used to inform the preparation of any planning application for development proposals within the parish of Berinsfield that seek to deliver regeneration benefits for the local community in the village (including at Mount Farm in accordance with the strategic allocation).
- 1.3. It is not a planning document prepared by the Local Planning Authority (LPA), but instead a corporate strategy that can be used by the council as place-maker, landowner and LPA, other local authorities and landowners, developer(s), the parish council and community groups and businesses to guide development and ensure that the focus for any development remains firmly on the delivery of regeneration to reduce deprivation and inequalities within the local community. It does not introduce new policy requirements and or supersede adopted or emerging Local Plan or neighbourhood plan policies. It is intended that whilst not a planning document, it could be considered a material consideration in the determination of any planning application(s) and/or updates to planning policy in the future.
- 1.4. The strategy is also a valuable tool to guide future projects and priorities, inform future work with partners and attract further investment into the garden village.

2. How the Strategy Was Developed

- 2.1. This strategy is not the product of a single study, consultation exercise or organisation. Rather, it is the culmination of collaborative work involving residents, community organisations, Berinsfield Parish Council, the Berinsfield Garden Village Community Steering Group, public sector partners, the site promoter and council service teams. Through a process of collaboration and co-production, it brings together the findings of numerous evidence studies, community engagement activities and partnership discussions undertaken over time to establish a shared understanding of Berinsfield's challenges, opportunities and priorities for regeneration.

- 2.2. The process for preparing the strategy included consultation in accordance with the council's Statement of Community Involvement (SCI), which ran for four weeks from 9 January to 6 February 2025. The outcomes of this consultation have been summarised in the Berinsfield Regeneration Consultation Statement.
- 2.3. The council has also undertaken various forms of engagement over time, including targeted engagement to inform the different evidence documents and on-the-ground, community-based work and collaboration with local groups. In addition, the site promoter for Mount Farm has independently undertaken engagement with the community to inform its Masterplan Development Framework and development proposals for Mount Farm.
- 2.4. Collectively, this evidence, engagement and stakeholder input has informed the drafting of the Regeneration Strategy and the regeneration opportunities identified within it.

3. Local Context

- 3.1. Berinsfield has long been identified as an area of deprivation locally, with the 2021 Indices of Multiple Deprivation highlighting how the village performs much worse against the indices compared to the Oxfordshire averages, and in some cases nationally.

INSERT CHART / FIGURE SUMMARISING IMD OUTCOMES

- 3.2. More recently, the Berinsfield Data Profile for the Berinsfield Community Insight area provides an overview of facts and figures about Berinsfield, and was approved by South Oxfordshire District Council's Cabinet and acknowledged by Oxfordshire County Council's Health Improvement Board in September 2024.
- 3.3. The Indices of Deprivation and Data Profile has informed much of the work the district council has undertaken, alongside community partners and stakeholders, to help deliver regeneration locally. This has included significant engagement and consultation with the community over the years to identify their local requirements and explore how these requirements can be delivered. This process has resulted in support for the large-scale development to deliver these local priorities, with funding for the necessary infrastructure and delivery of regeneration for the whole village intended to be met by the redevelopment of Mount Farm to the east of Berinsfield subject to the necessary regulatory tests. In 2019, Homes England awarded Berinsfield 'Garden Village' status to acknowledge and establish the need for exemplar and well thought out development in the village.



Figure 3.1. Berinsfield Garden Village boundary extracted from the emerging Joint Local Plan 2041 (JLP1).

- 3.4. The Berinsfield Garden Village Delivery Plan, produced in 2023 and updated in 2026, identifies projects to help achieve the goal of transforming Berinsfield into a thriving Garden Village with improved facilities that have been developed in accordance with the needs and ambitions of the community. These projects cover housing and the built environment, community health and wellbeing, sustainability and the environment, active travel and governance and legacy. Some projects are funded and being delivered by the district council under the Garden Village programme as well as other funding sources secured by the council.
- 3.5. However, additional investment is required to deliver wide-spread and long-lasting improvements. South Oxfordshire District Council adopted the South Oxfordshire Local Plan 2035 (SOLP 2035) in 2020, which enshrined in policy the Garden Village principles and allocated the Mount Farm site on the basis that it delivers a necessary regeneration package for Berinsfield.

4. Policy

- 4.1. The relevant policies for Berinsfield Garden Village and the proposed development at Mount Farm are included in the adopted SOLP 2035 (Policy STRAT10 and STRAT10i). The emerging Joint Local Plan 2041 (JLP1) (submitted for examination in December 2024) carries forward the allocation for Mount Farm in Policy AS1 (Land at Berinsfield Garden Village), with a number of changes proposed to the exact policy wording. However, there

remains broad alignment in both iterations of the Berinsfield policy. Upon adoption, the JLP1 policies will replace the SOLP 2035 policies. Given the current policy position and intended timeframe for this document, the emerging JLP1 policies are referenced as part of this strategy, at this time they carry weight as a material planning consideration.

- 4.2. The principles for development within the Garden Village area (the existing village and any future development contiguous to the existing village) are set out in the emerging Policy AS13 (Berinsfield Garden Village), which is intended to replace adopted Policy STRAT10 and STRAT10ii. In accordance with this policy, development should meet the Town and Country Planning Association (TCPA) Garden Village principles and be delivered in accordance with specific Berinsfield Garden Village principles outlined below.

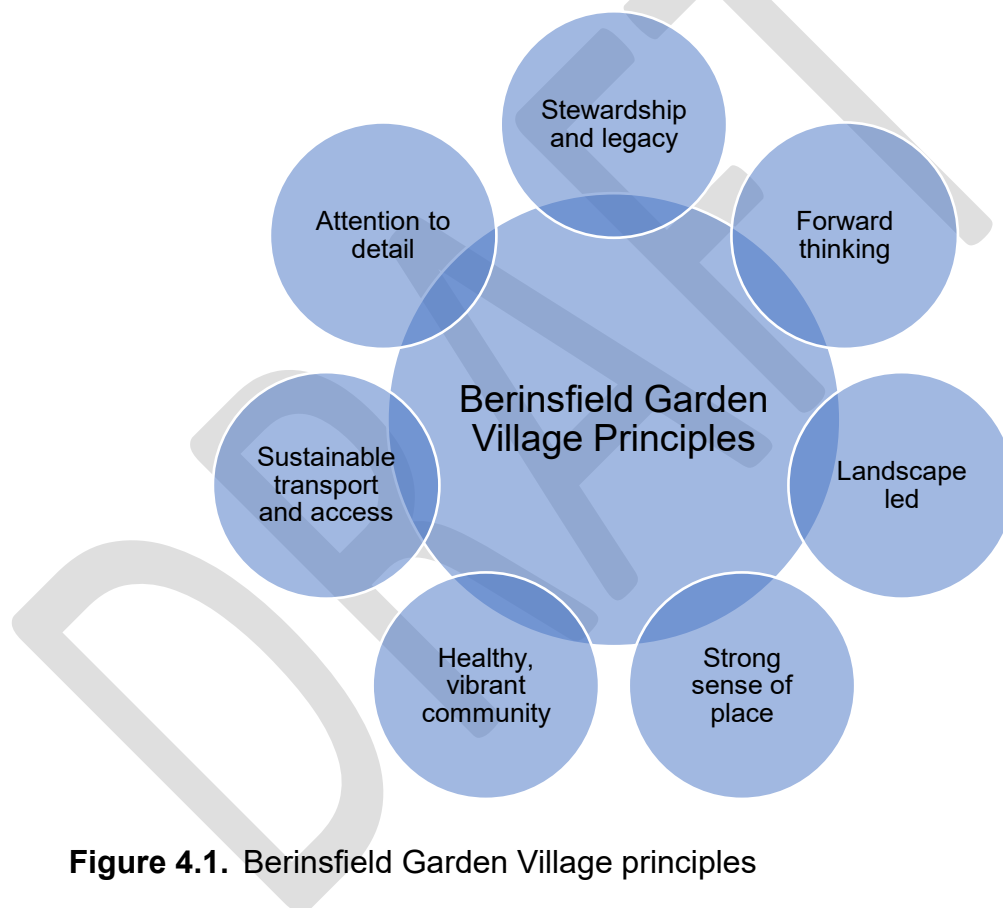


Figure 4.1. Berinsfield Garden Village principles

- 4.3. This includes development of Land at Berinsfield Garden Village allocated in the emerging Policy AS1 (to replace adopted Policy STRAT10i). The strategic allocation will provide approximately 1,700 new homes and 5 hectares of additional employment land and supporting services and facilities. The number of new homes delivered should demonstrably support the regeneration of Berinsfield and the delivery of the necessary social infrastructure, referring to the infrastructure requirements set out in the policy wording and council's Infrastructure Delivery Plan (IDP), which has been prepared jointly with Vale of White Horse District Council.

- 4.4. The allocation of the site required removal of the land from the Green Belt, which was justified in the SOLP 2035 by the following exceptional circumstances:
- releasing land from the Green Belt would help to rebalance the tenure mix of housing in the village and provide further opportunities for employment and service provision, and
 - development in Berinsfield will help to address the high Indices of Deprivation in the village, which include income, employment, education, skills and training and access to housing (including affordability of housing).
- 4.5. For these reasons, the adopted SOLP 2035 and emerging JLP1 clearly establish that the expansion of Berinsfield is considered acceptable only if it will lead directly to the implementation of a masterplan for the regeneration of the village and the delivery of the necessary regeneration package.
- 4.6. The Berinsfield Neighbourhood Development Plan passed referendum and was made in February 2025 and now carries full planning weight. The Neighbourhood Plan establishes the future vision for Berinsfield, covering the entire parish boundary, and outlines a policy framework to help deliver the local community's aspirations and needs. The neighbourhood plan generally supports the allocation of the Mount Farm site and includes several policies of relevance when defining the necessary regeneration package to be delivered by the allocated site.

5. Defining the Regeneration Package

- 5.1. The emerging JLP1 policy position included in Policy AS1 (Land at Berinsfield Garden Village) provides the requirement for delivery of the necessary regeneration package, but it does not define the package itself. Further definition will therefore be required to ensure that it meets the needs of residents and the village. This Regeneration Strategy provides that definition through a number of thematic areas.
- 5.2. The regeneration opportunities identified in the thematic areas may be progressed through the Berinsfield Garden Village Delivery Plan, council or partner investment, external funding and, where directly related to and proportionate to a development proposal, developer contributions.
- 5.3. Although the relevant planning policies refer specifically to the delivery of a necessary regeneration package in connection with development at Mount Farm, the opportunities identified in this Strategy are not intended to apply solely to that site. The Strategy identifies potential regeneration opportunities that may be progressed through development elsewhere in the Garden Village, council and partner projects, landowner initiatives and external

funding, as well as through the Mount Farm allocation. It is not an exhaustive list, nor is it intended to establish that all of the opportunities identified must be delivered by Mount Farm alone.

- 5.4. The regeneration of the existing village is, however, integral to the policy context for the Mount Farm allocation. Wider regeneration ambitions, including the need to address deprivation, rebalance the housing mix and improve employment and service provision formed part of the exceptional circumstances relied upon to remove the site from the Green Belt and allocate it for development. The Local Planning Authority will therefore need to consider how any proposal for Mount Farm responds to the purpose of the allocation and delivers the necessary regeneration package, alongside the infrastructure, mitigation and other requirements needed to make the development acceptable in planning terms.
- 5.5. In considering the development opportunities at Mount Farm, the site promoter has undertaken work to identify the form and amount of development that could potentially be accommodated on the site. This resulted in the preparation of an indicative Masterplan Framework Document, published in April 2024, for approximately 1,900 homes, five hectares of employment land and supporting uses and infrastructure.
- 5.6. The Masterplan Framework has been shared with the council but has not yet formed part of a planning application. Further information, evidence and assessment will be required to support any application, justify the amount and form of development proposed, assess its effects on the existing village and surrounding area, and establish the infrastructure, mitigation and regeneration benefits that may reasonably be delivered. This will include consideration of viability and the relationship between the proposed package and the purpose and requirements of the site allocation.
- 5.7. The prioritisation and phasing section at the end of this Strategy identifies those regeneration opportunities that the council currently considers most important to achieving regeneration in Berinsfield. These priorities are intended to provide an evidence-based starting point for discussions with the site promoter, the Local Planning Authority, infrastructure providers and other delivery partners about the content, timing and delivery of the necessary regeneration package.
- 5.8. The Strategy does not predetermine the final package or constitute a fixed schedule of planning obligations. The precise requirements associated with Mount Farm will need to be established through the planning application process, having regard to the development plan, the purpose of the site allocation, the effects of the proposal, infrastructure evidence, viability and the statutory tests governing planning obligations.

- 5.9. The Strategy does not repeat the standard infrastructure, mitigation and policy requirements expected of development at Mount Farm, as set out in the relevant site-allocation policy and Infrastructure Delivery Plan. Those requirements will need to be considered alongside the regeneration opportunities identified in this Strategy. In some cases, standard infrastructure or mitigation may also contribute towards the wider regeneration of Berinsfield.

PART 2. REGENERATION PACKAGE

6. Community Infrastructure (i.e. Community Hub)

- 6.1. Community facilities and the organisations that run them play an integral part of a network to support the everyday lives and experiences of residents, contributing to their health and wellbeing. There are many community organisations and groups in Berinsfield that support residents in several important ways. Ensuring these groups can remain operational and sustainable for the long-term is vital to delivering long-lasting and positive regeneration in Berinsfield. At present, a number of these groups meet in facilities that do not meet their operational requirements, especially for the long term, and/or are expensive to run, which provides a strain on their ability to fund and resource the services they offer.
- 6.2. Relevant evidence to inform the regeneration opportunities for community infrastructure includes:
- Berinsfield Community Facilities Feasibility Study, prepared by Oxford Architects on behalf of South Oxfordshire District Council
 - Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village) and Policy HP2 (Community Facilities and Services), which are intended to replace adopted SOLP 2035 policies STRAT10i, CF1 and CF2
 - The council's latest Infrastructure Delivery Plan (IDP)
 - Berinsfield Neighbourhood Plan, Policy BERIN19 (Community and Education Facilities).

Regeneration opportunities for Community Infrastructure

- 1) We would like to see the focus for community infrastructure around a Community Hub located in the Abbey Sports Centre / Berinsfield Library area of the existing village, which includes new high quality public realm, is well related to the surrounding area and can be easily accessed from all parts of Berinsfield. This Community Hub could then form the heart of Berinsfield Garden Village.

- 2) The Community Hub would include new and/or improved facilities for community services, with capacity to accommodate enhanced services and growth to serve the entirety of the Garden Village. It will respond to the requirements of existing community services, which is likely to mean the hub will comprise more than one building. The separate buildings will be well related and co-locate facilities where possible.
- 3) We would like to see support for the continuity and sustainability of existing community organisations and facilities prioritised over the delivery of new community facilities on new developments such as Mount Farm.
- 4) Mechanisms for delivery, and stewardship and management, will be considered from an early stage with existing community organisations, to enable early delivery and long-term benefit for existing and new residents of Berinsfield.

7. Health

- 7.1. The places people live in play a key role in their health, affecting the choices they make, their relationships and their behaviours. Healthy, inclusive and safe places promote social inclusion, safety and accessibility, enabling people to live healthy lifestyles.
- 7.2. Whilst Berinsfield benefits from being surrounded by accessible, natural green and blue spaces, which is one of the things Berinsfield residents have reported liking most about the village location, there are still significant health inequalities experienced locally.
- 7.3. Relevant evidence to inform the regeneration opportunities for health includes:
 - Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
 - Health Space Planning, prepared by Apricot Consultancy on behalf of Berinsfield Health Centre and the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB ICB)
 - Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy HP1 (Healthy Place Shaping) and Policy HP3 (Health Care Provision), which are intended to replace the relevant adopted SOLP 2035 policies
 - The council's latest Infrastructure Delivery Plan (IDP)
 - Berinsfield Neighbourhood Plan, Policy BERIN13 (Health Facilities).

Regeneration opportunities for Health

- 5) The focus for health will build upon the existing well-regarded health provision in the village, through an improved and expanded GP service. This could be delivered by an expansion to the existing health centre, or new-build GP premises, which could form part of a Health Hub to co-locate the existing GP and pharmacy with other health facilities in an accessible location either within the existing village or on Mount Farm. A Health Hub could be part of a wider Community Hub or could be located separately.
- 6) The size of the improved and enhanced health facility will be in accordance with the findings of Berinsfield Health Centre's Health Space Planning Report and/or the updated or latest information available from the Integrated Care Board (ICB) (the statutory body responsible for primary care commissioning). It is important that sufficient capacity is planned for, and delivered, to ensure that the health provision in the village continues to operate at a high standard.
- 7) The location of the health facility will be explored further in accordance with the plans for a Community Hub within Berinsfield and the future planning application process for Mount Farm. It is critical that the site provides suitable capacity to accommodate the requirements and remains within or (if located within Mount Farm) within close proximity to the existing village.
- 8) It is important that details of any proposed health facility are informed by early engagement with the ICB and the impacted health service providers, where the facility must be operationally and financially viable.
- 9) We would like to see any health facility delivered in a way to avoid exhausting or negatively impacting existing provision. The funding and delivery approach for any enhanced health provision will need to be agreed with the ICB and informed by the available infrastructure funding mechanisms. This may include direct provision or Community Infrastructure Levy funding.. It is important that developers remain engaged with the ICB to ensure that there is no interruption to health care available to residents, and to discuss any alternative considerations for phased delivery in line with the housing development, prior to agreement by way of Section 106 planning obligations.
- 10) It is important that mechanisms for management of the health facilities (either on their own or collocated in a Health Hub, which could be part of the Community Hub) are considered from an early stage in consultation with the ICB and other relevant stakeholders to identify the best approach for long-term operation of the facility.
- 11) Where all relevant parties agree that the provision of a health facility or a Health Hub is not viable, with the support of robust evidence and viability study, developers are expected engage with the ICB and to provide an offsite primary care mitigation in the form of developer contributions to support the expansion of the existing health centre.

8. Sports, Leisure and Recreation

- 8.1. Access to adequate sports, leisure and recreation facilities are vital to enable people to live healthy lifestyles. Berinsfield has a significant amount of open space and a good provision of sports facilities to meet current needs. Indeed, the council recently produced a Berinsfield Community Insight Profile, which identified that the majority of adults and young people who responded to the survey as part of the Community Insight Profile work reported that physical activity and movement helped them to stay physically and mentally well.
- 8.2. Relevant evidence to inform the regeneration opportunities for sports, leisure and recreation includes:
- Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
 - Active Lives Data, prepared by Sport England, 2022
 - Playing Pitch Strategy 2023-2041, prepared by Stuart Todd Associates on behalf of South Oxfordshire District Council
 - Leisure Facilities Assessment and Strategy 2023-2041, prepared by Stuart Todd Associates on behalf of South Oxfordshire District Council
 - Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy HP5 (New Facilities for Sport, Physical Activity and Recreation) and Policy HP8 (Provision for Children's Play and Spaces for Young People), which are intended to replace adopted SOLP 2035 policies STRAT10i, CF3 and CF4
 - The council's latest Infrastructure Delivery Plan (IDP)
 - Berinsfield Neighbourhood Plan, Policy BERIN18 (Sports and Recreational Facilities).

Regeneration opportunities for Sports, Leisure and Recreation

- 12) In accordance with the requirements of Policy AS1, Abbey Sports Centre should be improved and expanded to provide an enhanced sports offer. We would like to see this enhanced sports offer including a larger range of facilities that are more accessible. If the building cannot accommodate the necessary improved and expanded facilities, a new building(s) could be delivered in the Community Hub area or elsewhere in the existing village.

- 13) It is important that engagement is undertaken with existing sports and leisure groups to identify their requirements and best plan for appropriate provision in the existing village and/or new development sites.
- 14) Opportunities to make facilities more accessible could be explored, which could link to a stewardship and governance model. This could include considering more affordable access for residents where operational efficiencies are delivered as part of a Community Hub.
- 15) It would be good for planning of informal recreation on new development sites consider the relationship with recreation facilities and walking routes in the existing village and explore opportunities to enhance these. We believe this should be considered as part of any conceptual masterplan.
- 16) Any opportunities to deliver an improved sports, leisure and recreation offer in the existing village should be explored in collaboration with local groups, organisations and landowners.
- 17) To encourage residents to be more active and use the available facilities in the village, we believe it would be helpful for a contribution to be made for an Active Communities Officer.

9. Nature, Open Space and Public Realm

- 9.1. Nature, open spaces and public realm provide an important contribution to health and well-being. Berinsfield has a significant amount of open space, and the Community Insight Profile highlighted that this is one of the main reasons residents like living in the village. Open space and public realm in Berinsfield include recreation grounds, greens, community growing space, the Roman Road Footpath and the Queenford Lakes. Mapping by Natural England shows that the Berinsfield area is surrounded by accessible natural green and blue spaces including woodland, water courses and other sports facilities.
- 9.2. Relevant evidence to inform the regeneration opportunities for nature, open space and public realm includes:
 - Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy AS13 (Berinsfield Garden Village), Policy SP1 (Spatial Strategy), Policy NH2 (Nature Recovery), Policy DE1 (High Quality Design), Policy DE2 (Local Character and Identity), Policy DE3 (Delivering Well-Designed New Development), Policy HP4 (Existing Open Space, Sport and Recreation Facilities), Policy HP5 (New Facilities for Sport, Physical Activity and Recreation), Policy HP6 (Green Infrastructure on New Developments), Policy HP7 (Open Space on New Developments), and Policy HP9 (Provision of Community Food Growing Opportunities), which are intended to replace the relevant adopted SOLP 2035 policies. Policy STRAT6 of the SOLP 2035 identifies that the removal of the site from the Green Belt should deliver compensatory improvements to the environmental quality and accessibility of the remaining Green Belt.

- The council's latest Infrastructure Delivery Plan (IDP)
- The council's Joint Design Guide and other relevant design guidance including the Oxfordshire Local Nature Recovery Strategy
- Berinsfield Neighbourhood Plan, which promotes nature conservation, increasing biodiversity and creating more accessible open space and includes Policy BERIN4 (Biodiversity), Policy BERIN16 (Allotments) and Policy BERIN17 (Cemetery).

Regeneration opportunities for Nature, Open Space and Public Realm

- 18) In accordance with the requirements of Policy AS13, any new development in the village should be landscape-led, providing a network of multi-functional green infrastructure that connects with the network in the existing village in relation to accessibility, landscape character and quality and prioritising routes such as the Roman Road.
- 19) It is important that there is a more distinct identity for the village with consistency between the existing village and new development. For instance, public realm street scene showing no distinctions between the existing village and any new development, which could be achieved by new developments contributing to upgrading existing street furniture, signage (including wayfinding and welcome signs) and lighting. Opportunities could also be explored for improving and replicating the quality of public realm in the new development, including the provision of pocket parks and nature / history walks extending into any new development.
- 20) Biodiversity enhancement required by any new development could be applied equitably across the existing village and the new development, utilising opportunities where possible to invest in existing green and blue spaces, to enhance their value. Opportunities to enhance habitats to support nature recovery could be explored.
- 21) Berinsfield has a large amount of existing open space. It would be good for similarly generous open space provision to be provided in any new development.
- 22) It is important that a strong stewardship framework is established to ensure consistency across the existing village and any new development, with well-maintained, welcoming and resilient open space and public realm all managed to the same high standards, reflecting the needs and identity of the whole village and providing long-term environmental and social benefits.
- 23) Opportunities should also be explored to improve the openness and quality of the public realm through the removal or replacement of unnecessary high fencing and other physical barriers where appropriate.

10. Education

- 10.1. Access to education is fundamental to ensuring people are able to live successful lives. Education impacts the day to day lives of many people across all ages and benefits everybody. For this reason, ensuring sufficient, appropriate and high-quality education opportunities exist for everyone is key to delivering regeneration and building thriving communities. Berinsfield currently has primary education provision within the village, while secondary education is accessed outside the village. Ensuring that existing and future residents have appropriate access to primary, secondary, further and adult education is therefore an important consideration for the regeneration of Berinsfield.
- 10.2.
- 10.3. Relevant evidence to inform the regeneration opportunities for education includes:
- Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
 - Pupil Place Planning, prepared by Oxfordshire County Council
 - JLP1 Education Topic Paper, prepared by Oxfordshire County Council, South Oxfordshire District Council and Vale of White Horse District Council
 - Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), which is intended to replace adopted SOLP 2035 Policy STRAT10i
 - The council's latest Infrastructure Delivery Plan (IDP)
 - Berinsfield Neighbourhood Plan, Policy BERIN19 (Community and Education Facilities).

Regeneration opportunities for Education

- 24) The delivery and opening of any new primary education provision would be planned and implemented in a way that supports the stability of the existing primary school. In the event that a new school is required as part of any new development, the new school will be opened through a managed and phased growth model to avoid creating perceptions of an 'old' and 'new' school and to prevent unnecessary competition for pupils. This would typically include admitting a single Reception cohort in the first year of operation and expanding year-on-year in line with projected demand arising from planned housing growth. The local education authority would coordinate admissions, pupil place planning, and school organisation

arrangements to ensure that both the existing Academy and new schools can operate cohesively, maintain educational standards, and continue to serve the community effectively.

- 25) Opportunities to enhance or extend the existing school should be considered where appropriate, ensuring it remains attractive and competitive, and is equipped with suitable facilities to continue operating effectively.
- 26) The future pattern and location of education provision serving Berinsfield and the surrounding area should be kept under review as proposals develop. The council will continue to engage with Oxfordshire County Council and other relevant partners to understand the implications and opportunities for Berinsfield, including opportunities to improve access to secondary education.
- 27) Early education and adult learning could be considered and encouraged as part of a new Community Hub proposal to provide spaces for people of all ages to access and benefit from.
- 28) It is important that access to education located within and outside the village is made as easy as possible to increase attendance and reduce the barriers some people face in going to school or further education. This includes exploring the potential for contributions from new development towards enhanced school travel networks, where appropriate.

11. Skills and Employment

- 11.1. Alongside education, skills and employment can be an enabler to the principles of regeneration. Economic regeneration can reinvigorate local economies, and associated improvements in economic competitiveness and prosperity. It is often linked with increased inward investment and the relocation of businesses and households in areas of decline. It aims to increase, among other things, business start-ups and growth, employment, earnings and skills development.
- 11.2. Relevant evidence to inform the regeneration opportunities skills and employment includes:
 - Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
 - Emerging JLP1 2041 Policy AS1 (Land at Berinsfield Garden Village), Policy JT1 (Meeting Employment Needs), Policy JT3 (Affordable Workspace) and Policy JT4 (Community Employment Plans), which are intended to replace adopted SOLP 2035 policies STRAT10i, EMP1, EMP2 and EMP3
 - The council's latest Infrastructure Delivery Plan (IDP)

- Berinsfield Neighbourhood Plan, Policy BERIN20 (Employment Uses)
- The Developers Handbook for Community Employment Plans, prepared by the Oxfordshire Local Enterprise Partnership.

Regeneration opportunities for Skills and Employment

- 29) It is important for consideration to be given to how opportunities for new and/or improved employment in the garden village might facilitate improved skills, increased salaries and decreased unemployment in the village. This could include encouraging opportunities for work closer to home and upskilling the labour force.
- 30) Opportunities to support and improve existing businesses should be explored, including the potential to relocate businesses into the employment area on Mount Farm (or other redevelopment sites) and, if appropriate, free up land within the existing village for new employment uses.
- 31) Opportunities to attract investment should be explored by promoting employment land within the context of Science Vale, particularly where this investment increases job opportunities for local people.
- 32) Site-specific Community Employment Plans (CEPs) for the construction and end-use of new development sites are encouraged in accordance with planning policy, with promotion of using a locally sourced supply chain to demonstrate how the development and operation of the employment use benefits local people as part of the regeneration package. Preparation of a CEP will help to demonstrate opportunities and improvements outlined in point (1) above.
- 33) It would be good for flexible space to be delivered within the Community Hub to accommodate adult learning services and provide additional opportunities for upskilling.

12. Affordable Housing

- 12.1. Berinsfield currently comprises 1,094 homes, almost all of which are rated Band C or less for Council Tax purposes. There are no properties in Bands E, F, G or H. The right mix of homes in the existing village and proposed new development on land at Mount Farm would contribute significantly to delivering the critical items required for the successful regeneration of Berinsfield and ensure people can stay in the area. This includes the delivery of 'affordable housing', which refers to housing available for sale or rent for those whose needs are not met by the market. To be considered affordable, it needs to comply with the requirements for social rent, other affordable housing for rent, discounted market sales housing or other

affordable routes to home ownership, such as Shared Ownership and rent to buy¹.

- 12.2. The housing mix at Mount Farm will also need to respond to wider planning policy requirements. In particular, SOLP 2035 Policy H11 (Housing Mix) seeks an appropriate mix of dwelling types and sizes and includes requirements for accessible and adaptable dwellings, wheelchair accessible housing and Nationally Described Space Standards. Policy H12 (Self-Build and Custom-Build Housing) requires strategic allocations such as Mount Farm to provide 3 per cent of developable plots as serviced plots for self-build and custom-build housing. Policy H13 (Specialist Housing for Older People) requires provision to be made for specialist housing for older people within strategic housing developments. Together, these requirements provide opportunities to diversify the housing offer within the Garden Village and should be considered alongside the affordable housing requirements for the site. Relevant evidence to inform the regeneration opportunities for affordable housing includes:

- Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
- 2019 Berinsfield Housing Needs Study, prepared by Opinion Research Services (ORS) on behalf of South Oxfordshire District Council
- 2024 Berinsfield Housing Needs Study, prepared by Opinion Research Services (ORS) on behalf of South Oxfordshire District Council
- Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village) and Policy HOU3 (Affordable Housing), which are intended to replace adopted SOLP 2035 policies STRAT10i and H9
- The council's latest Infrastructure Delivery Plan (IDP)
- Berinsfield Neighbourhood Plan, Policy BERIN1 (Affordable Housing).

Regeneration opportunities for Affordable Housing

- 34) In accordance with planning policy requirements, a robust and justified proposal should be provided for the delivery of affordable housing, informed by the latest Berinsfield Housing Need Study and responding to known local requirements. We would like to see the needs of local people requiring affordable housing being prioritised to ensure the right types of homes are delivered.

¹ A full definition of Affordable Housing is included in the National Planning Policy Framework (NPPF) Annex 2: Glossary, available at: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Affordable%20housing,90>

- 35) It is important that opportunities to plan for the delivery of affordable housing at Mount Farm (and other development sites, where appropriate) are considered in a way that rebalances the amount and tenure of affordable housing in Berinsfield as a whole. This could include opportunities for land swaps with existing Registered Providers, to relocate willing existing residents into affordable housing in the new development and release housing for market sale in the existing village. Close working with the council and Registered Providers will be established to further explore these opportunities and delivery mechanisms.
- 36) Design and distribution of affordable homes will be carefully considered, evenly distributed and tenure blind within the context of relevant requirements and good design principles, to reduce any feel of separation between the existing village and new development, and affordable and private homes within the new development. Close working or partnering with Registered Providers could be established to facilitate design input and a consistent approach, which may include exploring opportunities for funding to ensure existing housing stock is of a good quality.
- 37) It would be good for affordable homes to be delivered in accordance with an evidence tested energy strategy that meets relevant adopted policy and legislative low / zero-carbon requirements and explores opportunities for better requirements to assist with the ongoing affordability for operating homes for those currently living in fuel poverty.
- 38) We would like to see the overall housing mix respond to the needs of the existing and future Berinsfield community, including the provision of an appropriate mix of dwelling types and sizes and accessible and adaptable homes. Particular consideration should be given to opportunities to meet identified local needs, specialist housing for older people and other forms of housing that enable residents to remain within the community as their needs change.

13. Warmer Homes and Renewable Energy

- 13.1. The Berinsfield Garden Village principles set out a vision for a resilient Garden Village that incorporates net-zero technologies and renewable energy generation. Research has repeatedly highlighted the importance of delivering progressive energy policy and projects which benefits vulnerable people and disadvantaged communities.
- 13.2. As well as providing low carbon energy solutions for new and existing housing stock, renewable energy generation has the potential to offer reduced energy costs for fuel-poor households and community buildings. Community ownership models and community benefit agreements can also ensure surplus funds stay within the local community to offer greater benefits to residents.
- 13.3. Relevant evidence to inform the regeneration opportunities for warmer homes and renewable energy includes:

- Berinsfield Community Insight Profile, including the Data Report, prepared by South Oxfordshire District Council in partnership with Oxfordshire County Council
- Berinsfield Community Energy Feasibility Project Report prepared by the Low Carbon Hub on behalf of South Oxfordshire District Council, including supporting appendices
- Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy CE1 (Sustainable Design and Construction), Policy CE2 (Net Zero Carbon Buildings), Policy CE3 (Reducing Embodied Carbon), Policy CE4 (Sustainable Retrofitting) and Policy CE5 (Renewable Energy), which are intended to replace adopted SOLP 2035 policies STRAT10i, DES8, DES9 and DES10
- Berinsfield Neighbourhood Plan, Policy BERIN5 (Community-led Renewable Energy Generation).

Regeneration opportunities for Warmer Homes and Renewable Energy

- 39) Opportunities for financial support to help deliver a comprehensive retrofitting programme for the whole village could be explored in partnership with the council, local groups and stakeholders, including Registered Providers. Any commitment for support will be subject to viability testing as part of any planning application.
- 40) It is important that collaborative working is established, and support provided, for the creation of a local area energy plan for Berinsfield, which identifies the future energy needs of the village and identifies opportunities for retrofitting and community energy projects. Retrofitting and community energy projects could build upon strong local support and explore opportunities to overcome accessibility / cost challenges locally, which could include a funding mechanism for upskilling local residents in green skills.
- 41) A review of local projects and opportunities will further progress proposals for community energy projects outlined in the Low Carbon Hub report, including delivery where achievable. This, where possible, should include supporting the development of proposals for the water source heat network proposal to provide heating to existing and new households. If it is clearly demonstrated that delivery of the project(s) is not achievable as part of any single new development, it would be necessary for further work to be undertaken to identify other delivery mechanisms to help guarantee delivery for the benefit of local people.
- 42) Opportunities will be explored to secure funding to help establish a mechanism to manage, generate and reduce consumption of energy in the village, which could form part of the stewardship and management model.

14. Active Travel

14.1 Sustainable transport, including walking, wheeling, cycling and public transport, is an important component of successful and long-lasting regeneration. Good sustainable transport connections can improve access to employment, education, health, leisure and other opportunities, while supporting economic growth, public health, environmental sustainability and social inclusion. For Berinsfield, this means improving both local connectivity within the Garden Village and strategic connections to Culham, Abingdon, Didcot, Oxford and the wider Science Vale area.

14.2 Relevant evidence to inform the regeneration opportunities for sustainable transport and active travel includes:

- SOLP 2035 Policy STRAT10 (iv) and Strat10i (1, 2ii, 2vid, 2vie, 3vi and 3vii which refers to:
 - a strong sense of place – a connected garden village that creates attractive walking and cycling links between the existing village, new development and the surrounding countryside;
 - sustainable transport and access – an accessible garden village that prioritises walking and cycling, well designed parking solutions, integrated public transport, built in capacity in homes, businesses and public space to enable innovative transport solutions and safe neighbourhoods with natural surveillance and smart lighting
 - the provision for excellent public transport facilities including pump priming a scheduled bus service, with a minimum of two buses per hour between Berinsfield, Culham and Abingdon, with options to extend or vary services to Chalgrove and Didcot; high quality infrastructure to encourage cycling and walking, and provide links through the site and to adjacent employment and into the village of Berinsfield and to other surrounding locations including Culham; specifically (but not limited to) improving the existing pedestrian/cyclist infrastructure along the A415 from Berinsfield to Culham, and providing for a cycle route from Berinsfield to Oxford.
- The Strategic Active Travel Network, prepared by Oxfordshire County Council
- The Science Vale Movement and Place Plan, prepared by Oxfordshire County Council

- Didcot Local Cycling and Walking Infrastructure Plan, prepared by Systra on behalf of South Oxfordshire District Council, Vale of White Horse District Council and Oxfordshire County Council.
- South Oxfordshire Infrastructure Delivery Plan reference BER27 specifically, but also BER28 and BER29.

14.3 The Oxfordshire County Council Science Vale Movement and Place Plan

<https://www.oxfordshire.gov.uk/transport-and-travel/movement-and-place-plan/science-vale> sets out the context, opportunities and objectives in the Science Vale area. As shown in the below map taken from that document, Berinsfield is within the Science Vale area and has the opportunity to benefit from the growing wide-ranging employment, education and leisure opportunities within:

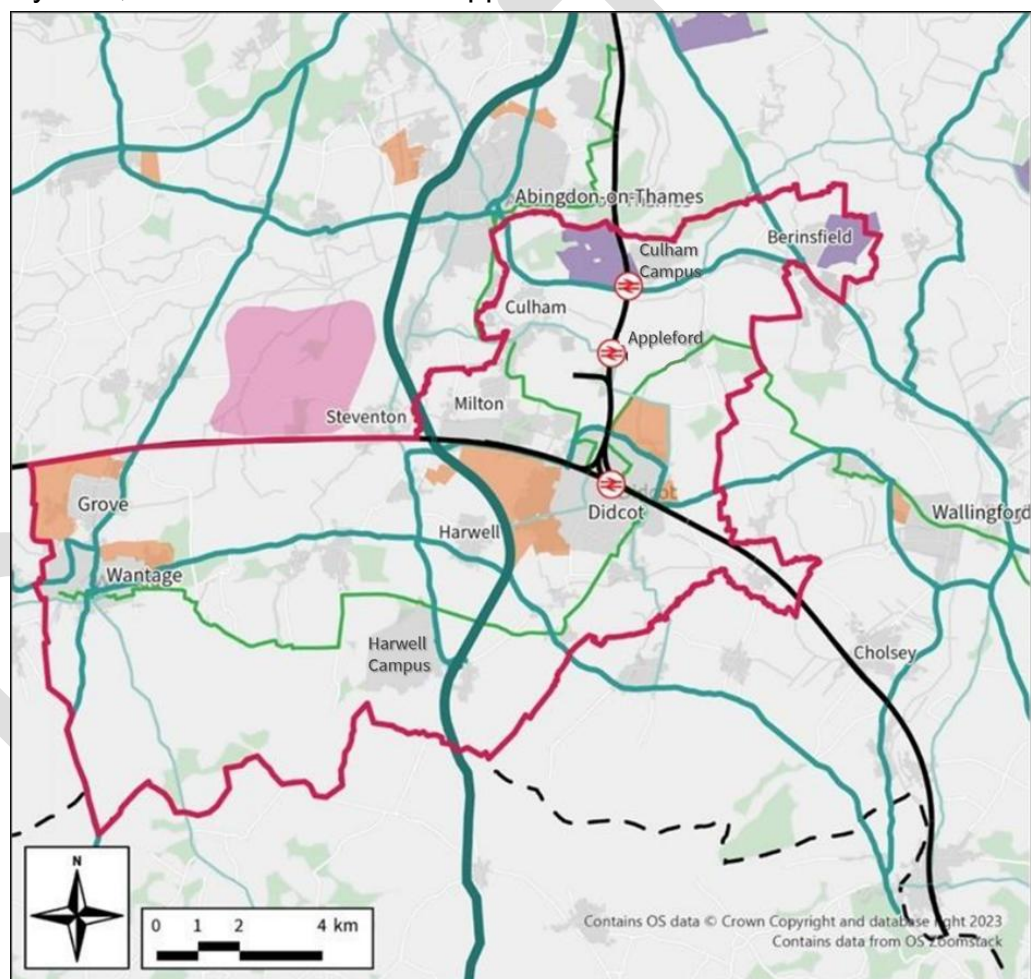
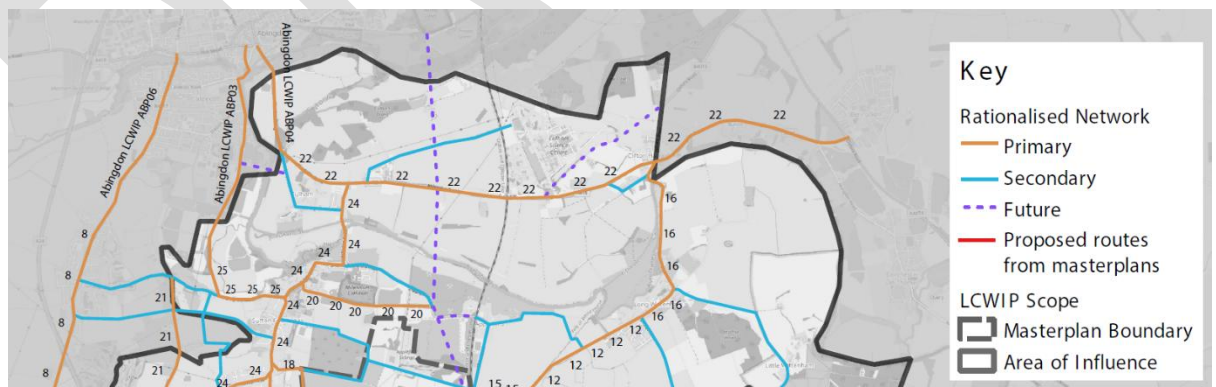


Figure X , Map of the Science Vale

14.5 The area is home to major employment sites with a focus on the sciences (Culham Campus, Milton Park, and Harwell Campus), and two Enterprise Zones (Science Vale UK and Didcot Growth Accelerator). In addition to these, Science Vale also benefits from several other employment sites including Southmead Industrial Estate in Didcot, Williams F1 Team in Grove, and

Tower Business Park in Berinsfield. In 2023, it was estimated that there were more than 40,000 jobs in Science Vale, with this projected to grow to more than 48,000 in 2050.

- 14.6 In between the major employment and residential areas in Science Vale there is beautiful countryside for those living, working and visiting the area with some of this area forming a part of the North Wessex Downs National Landscape. This includes Wittenham Clumps, the largest publicly accessible green space in Oxfordshire. The surrounding countryside is connected to these settlements through a variety of cycle routes and pathways of varying quality and accessibility. National Cycle Routes 5 and 544 run through Science Vale, composed of quiet roads, bridleways, byways, and purpose-built paths, the quality of which varies significantly. Further Public Rights of Way provide access to nature, while The Ridgeway, Thames Path National Trails, as well as Vale Way and Oxford Green Belt Way Recreational Routes extend through the area. The Wilts & Berks Canal is a further feature in Science Vale, which is sought to be re-established as a navigable waterway and walking, wheeling, and cycling route along its entire length.
- 14.7 Opportunities to strengthen active travel connections between Berinsfield and Science Vale growth areas are identified specifically in the adopted SOLP 2035 site policies and Infrastructure Delivery Plan and further set out in the Didcot LCWIP. This extract from the Didcot LCWIP Appendix B Route Network map shows the proposed route 22 connecting Berinsfield and the rest of Science Vale, via Burcot:



- 14.8 Opportunities to strengthen active travel connections between Science Vale, Oxford, and Berinsfield are increasingly being explored through a series of technical and design-led studies. A potential route for this is being investigated by OCC, and it is anticipated that the route is directly delivered by the Berinsfield and Grenoble Road sites.

- 14.9 These policies and studies reflect the important role that improved walking, wheeling, cycling and public transport networks can play in linking Berinsfield with key employment hubs, education, services and strategic growth areas. Improved sustainable transport connections would support the regeneration ambitions for Berinsfield by improving access to opportunities for existing and future residents.

Regeneration opportunities for Active Travel

- 43) Opportunities to support and enhance both new and existing active travel routes should be considered to help futureproof growth and strengthen connectivity to key employment areas, services, and social, leisure, and health opportunities. Leverage and investment should be given to the strategic connections which could include, but is not limited to, improvements along the Roman Road, the A4074 corridors and along the A415 through Burcot.
- 44) At a more local scale, there is an opportunity to embed active travel within the existing village fabric through targeted, small-scale interventions that support healthy placemaking. Enhancing local walking and cycling routes, improving public realm quality, and creating safer, more attractive connections can help knit together the existing community with planned development, fostering cohesion and encouraging everyday active movement.
- 45) Public transport will play an important role in connecting existing and future residents with employment, education, health and other services. The Strategy supports the public transport requirements established through the Local Plan process. Opportunities should be explored to ensure that public transport improvements associated with new development benefit the existing community as well as new residents.

15. Design and implementation

- 15.1. High-quality development is fundamental to delivering the demonstrable benefits associated with high-quality places. Well-designed places allow people to carry out their daily activities with ease and choice, resulting in places people want to live in, work and visit, improving health and well-being and enhancing people's day-to-day lives. To be as effective as possible, places should be designed for everyone and built to last.
- 15.2. Relevant evidence to inform the regeneration opportunities for design and implementation includes:

- Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy AS13 (Berinsfield Garden Village), Policy LS1 (Proposals for Large Scale Major Development), DE1 (High Quality Design), DE2 (Local Character and Identity), DE3 (Delivering Well-Designed New Development), which are intended to replace SOLP 2035 policies STRAT10, STRAT10i, STRAT4, DES1, DES2, DES3 and DES4.
- Joint Design Guide Supplementary Planning Document (SPD), prepared by South Oxfordshire and Vale of White Horse District Councils
- National Design Guide including NMDC Part 1 and 2
- National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) Design: Process and Tools
- Garden Communities Toolkit, prepared by Homes England
- other Garden Communities materials prepared by the Town and Country Planning Association (TCPA).

Regeneration opportunities for Design and Implementation

- 46) It is important that an overall conceptual masterplan for the whole Garden Village is prepared that provides detail for areas of new development and highlights key opportunity sites and areas within the existing village that contribute to the overall regeneration of the Garden Village. The comprehensive masterplan prepared for any new development should clearly establish connections between the existing and future parts of the village and demonstrate how these have been carefully considered to inform design of new development and identify opportunities for improving design in the existing village.
- 47) Early, ongoing and comprehensive engagement will take place with key stakeholders and the local community to ensure that they are central to and can inform design decisions to meet local priorities and requirements.
- 48) It is important that design of new development be informed by and improve upon the character of the existing village and work on design consistency in the village to date, with contributions provided for improvements to the existing village where new development delivers higher-quality design outputs. This could be formalised by an agreed Design Code to influence continuity and consistency of the built environment elements across the whole village.
- 49) An independent Design Review Panel should be appointed to undertake an independent review of new major development proposals and produce a report as part of any planning application for major development. Applicants should also be able to demonstrate how recommendations were considered and actioned.

- 50) We would like to see additional support and contributions to assist the community in defining and implementing additional design improvements and elements of the masterplan in the existing village.

16. Stewardship and Management

16.1. Stewardship is a key Garden Community principle that makes sure community assets and the community are properly looked after in perpetuity. The aims of long-term stewardship should be to ensure the long-term future of:

- affordable community facilities maintained to appropriate Garden Communities standards
- empowerment of people to have a say in how their neighbourhood is created and managed
- opportunities for active involvement by residents and businesses
- vibrant, healthy communities where wellbeing and care for the environment are paramount and may supplement local authority and other agency services.

16.2. Relevant evidence to inform the regeneration opportunities for stewardship and management includes:

- Berinsfield Community Facilities Feasibility Study, prepared by Oxford Architects on behalf of South Oxfordshire District Council
- Emerging JLP1 Policy AS1 (Land at Berinsfield Garden Village), Policy AS13 (Berinsfield Garden Village), HP4 (Existing Open Space, Sport and Recreation Facilities) and HP5 (New Facilities for Sport, Physical Activity and Recreation), which are intended to replace adopted SOLP 2035 policies STRAT10i and STRAT10
- Berinsfield Neighbourhood Plan, Policy BERIN19 (Community and Education Facilities)
- Briefing Note: Governance for Long-term Stewardship, prepared by the Town and Country Planning Association (TCPA).

Regeneration opportunities for Stewardship and Management

- 51) It is important that stewardship and management proposals demonstrate how community assets, public spaces, connectivity and regeneration can be delivered in a consistent and unified approach across the whole Garden Village, integrating the existing village and new development, in accordance with any conceptual masterplan required as part of the design and implementation regeneration opportunities. Berinsfield Parish Council

should have a strong role in shaping future stewardship arrangements, reflecting its democratic representation of the existing and future community. Opportunities for the Parish Council to take a lead role in the ownership or stewardship of appropriate community assets should be actively explored, subject to the agreement of the Parish Council and appropriate legal, financial, technical and operational considerations.

- 52) A Berinsfield Garden Village Stewardship and Governance Strategy should be prepared to support proposals for the strategic development at Mount Farm, building on the commitment in the Masterplan Framework Document to prepare a Stewardship Strategy at outline planning application stage. It should be developed in collaboration with Berinsfield Parish Council and other relevant stakeholders. The Parish Council's stewardship work should inform its preparation, and opportunities for the Parish Council to take a lead role in the ownership or stewardship of appropriate community assets should be explored, subject to appropriate legal, financial and operational considerations.
- 53) We would like to see a 5-year business plan for how the identified desirable stewardship model will be implemented and/or integrated into new development in outline planning applications submitted for major development proposals in the garden village. The business plan should be developed with the involvement of Berinsfield Parish Council and other relevant parties and demonstrate how the proposed stewardship arrangements would be financially and operationally sustainable over the long term. The level of detail required should be proportionate to the stage and nature of the development proposal.
- 54) To ensure the perpetuity of a stewardship and management vehicle and to futureproof the operations of community assets, opportunities could be explored for an index-linked contribution (via the council) associated with any new major development in the village for the purpose of an endowment to enable the initiation of the identified stewardship and management model.
- 55) Any endowment may wish to consider a way of supporting the existing voluntary and community sector organisations that serve the community and are of great importance to the health and wellbeing of residents, to help subsidise / contribute to on-going service costs. Any endowment must be viability tested, proportionate and tied specifically to the management of assets created by new development.
- 56) Where community assets or management responsibilities are proposed to transfer to Berinsfield Parish Council or another community body, the associated financial and operational arrangements should be demonstrated to be sustainable and agreed with the receiving organisation before transfer takes place.

17. Community Development

- 17.1. Delivering a robust and effective long-term stewardship solution is not simply about ensuring that assets are properly looked after in perpetuity for the

benefit of the community, but also about ensuring cohesive and inclusive community development.

17.2. Planning for community development can support regeneration by helping communities rebuild themselves after economic, social, or environmental decline. Community development can help in a number of ways, including:

- involving community members in the planning, design, implementation, and evaluation of regeneration projects and other services
- addressing social and economic issues, such as creating affordable housing, reducing crime, and providing access to healthcare and education, and
- achieving sustainable development, rights, economic opportunity, equality, and social justice.

Regeneration opportunities for Community Development

- 57) To ensure the cohesion between the existing and new communities, opportunities could be explored for an index-linked contribution (via the council) associated with any new major development in the village for the purpose of paying an officer for community development serving the new development site(s).
- 58) We would like to see this role planned for holistically, in terms of its placement within the community and best fit. Consideration will be given to whether this role fits best as part of the established governance model or other organisations, such as South Oxfordshire District Council, Berinsfield Parish Council and/or other appropriate community or voluntary organisations that are already established in the community.

PART 3. SUMMARY OF REGENERATION PACKAGE

- 17.3. This Regeneration Strategy establishes the regeneration opportunities for Berinsfield Garden Village to help inform both the regeneration package required by emerging Policy AS1 (Land at Berinsfield Garden Village) alongside the potential opportunities for regeneration that could be delivered by other new development in the village and/or separate projects and funding.
- 17.4. With respect to Policy AS1 and the allocation at Mount Farm, delivery of the necessary regeneration package required by the policy will be subject to viability testing at application stage, with the scale and timing of contributions aligned to ensure the deliverability of the strategic allocation.

18. Prioritisation and Phasing

- 18.1. Given the scale of potential regeneration opportunities, it is important to consider prioritisation and phasing, which will provide a focus for further discussions and considerations. This will primarily be a matter for the LPA when determining relevant planning applications and for other parties more generally. A pragmatic and phased approach should be taken to delivery, recognising prevailing economic conditions, development viability, available funding and the timing of development.
- 18.2. This section summarises the main deliverables outlined in each regeneration opportunity box and assigns a priority level and desired timeframe and phasing for delivery, informed by work to date, consultation and targeted stakeholder engagement. Delivery timeframes and mechanisms are considered, including those that could be delivered through new development in the village, alongside those that could be delivered through partnership or potentially require additional funding to achieve. Alongside progressing longer-term strategic interventions, opportunities should be taken to deliver smaller-scale, achievable projects at an early stage where these can provide tangible benefits for existing residents and contribute towards the wider regeneration objectives. Such projects should complement, rather than replace or reduce the ambition for, the longer-term regeneration priorities identified in this Strategy.
- 18.3. Where regeneration measures are secured through a planning permission or legal agreement, clear delivery responsibilities, triggers, phasing, monitoring and review arrangements will be required. The Local Planning Authority, Oxfordshire County Council and relevant infrastructure and service providers will need to work collaboratively to monitor compliance, manage dependencies and address barriers to delivery. Wider corporate projects not secured through the planning process will require separate governance, funding and programme-management arrangements.

- 18.4. It is intended that when considering the regeneration package requirement for Mount Farm in particular, those opportunities that are most important be considered as part of the package in the first instance. Of those, it is requested that the following are treated as key strategic priorities, with their timing and phasing considered having regard to viability, infrastructure dependencies and opportunities for early delivery:
- Delivery of a Community Hub (likely to be separate buildings) in the existing village, to become the heart of Berinsfield Garden Village
 - Improve / expand the existing Health Centre, either on site or in new premises accessible to all
 - Prioritise enhancement and/or extension of the existing school alongside any new development, and
 - Support a positive relationship between the existing school and any future new school in the village.
- 18.5. It is also considered essential that proposals for Mount Farm are planned to effectively align with an agreed Stewardship and Governance Strategy (to be prepared), and a business plan prepared and submitted as part of the outline application to demonstrate how the desired stewardship model will be implemented and/or integrated into new development.

Regeneration Theme	Priority	Delivery Timeframe
Community Infrastructure	1	Short term
Health	2	Medium term
Sports, Leisure and Recreation	3	Short-medium term
Nature, Open Space and Public Realm	3	Short-long term
Active Travel	3	Short-long term
Education	4	Short term
Skills and Employment	5	Short term
Affordable Housing	6	Short term
Warmer Homes and Renewable Energy	7	Short-long term
Community Development	8	Short term
Stewardship and Management	9	Medium term
Design and Implementation	10	Short term