



A Quod project sheet

Berinsfield Oxfordshire

Role

Quod advised South Oxfordshire District Council (SODC) on the expansion of the village of Berinsfield, in the Oxford Green Belt. The village, established in the 1950s and 1960s on the site of a second world war airfield, faces a series of challenges including low incomes, higher than average levels of deprivation, poor quality education facilities and deterioration of the building stock. The cost of addressing the latter point is affecting the viability of public services, such as the library and children's centre. Without action, much of the village's social infrastructure is at risk of closure.

The Berinsfield Community Investment Scheme is designed to address these issues by financing investment in the village through managed housing growth, using a policy-led approach to land value capture. Policy supports new housing growth only where all of the generated value is reinvested in the village. That new housing also grows the village to a point where it has the critical mass to support its services without long term subsidy. Quod is working with the council, their development partners and the community on identifying the social infrastructure needs of the village, the quantum of development required to create a viable scheme, the environmental constraints on the land and a planning strategy to remove that land from the Green Belt through the Local Plan Process. That process has led to a draft Local Plan allocation for 1,700 homes, more than doubling the size of the village. The community has been involved throughout to ensure that this scale of development is supported and to shape the evolution of the masterplan. In parallel to this plan-making exercise we are preparing a planning application for the development. All of Quod's functions – planning, development consultancy, environmental

Description

Strategic land promotion for residential-led regeneration

Client

South Oxfordshire District Council

Planning Authority

South Oxfordshire District Council

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	✓
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



planning and socio-economics – are involved in finding and promoting the right scheme.

The Investment Scheme is a unique approach to addressing the village's many challenges through bold and ambitious growth and an innovative approach to land value capture.