



- Site Boundary
- Potential developable area: **83.41ha**  
Up to **2715 dwellings @ 32.5 dph**
- Community Facilities x3: **6ha**
- Primary School x2: **4ha**
- Secondary School: **7.5 ha**
- Employment Area: **2.32ha**
- Potential public open space
- South Oxfordshire District Council Local Plan 2034: Publication Version (Policy STRAT10)**
- Alternative Local Plan Strategic Housing Site (under consideration)
- Indicative route alignment
- ↕ Green links
- Built development
- Schools
- Employment
- Local centre
- Green infrastructure
- Green belt reinforcement
- Context**
- Existing public footpath
- Existing public bridleway
- Existing main vehicular routes and bus stops
- Existing local vehicular routes and bus stops

Potential to provide a robust woodland edge to the development which will form the new green belt boundary. Development should be appropriately set back from the new green belt boundary to minimise landscape and visual impacts.

Potential green link to connect areas of open space within the Site boundary to the potential areas of open space in the Strategic Housing Site to the south.

Potential to provide a robust woodland edge to the development which will form the new green belt boundary. Development should be appropriately set back from the new green belt boundary to minimise landscape and visual impacts.

Indicative alignment of road link between the A4074 and Dorchester Road.

Additional land within this option is included with the landowners express agreement

A4074 north to Oxford

Potential developable area: **28.09ha**  
Up to **915 dwellings @ 32.5 dph**

Potential developable area: **13.00ha**  
Up to **425 dwellings @ 32.5 dph**

Potential developable area: **24.84ha**  
Up to **810 dwellings @ 32.5 dph**

Potential developable area: **15.44ha**  
Up to **500 dwellings @ 32.5 dph**

South Oxfordshire District Council  
Local Plan 2034: Publication Version  
Interpretation of Proposed Strategic  
Allocation concept Plan  
(Policy STRAT10)

**Berinsfield**

A415 west to Abingdon

Potential developable area: **2.04ha**  
Up to **65 dwellings @ 32.5 dph**

Potential employment area

A4074 south to Benson, Wallingford and Reading

Dorchester Road east to Drayton St Leonard

Rev	Date	By	Description
A	18.02.19	RC	Amended to reflect client's comments

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Project Land at Berinsfield, Oxfordshire

Title Concept Masterplan - Option 3

Client Corpus Christi College

Scale	1:5000 @ A1	Drawn	RC
Date	Feb 2019	Checked	RR
Drawing No.	CSA/4112/106	Rev	A