



# BRIZE NORTON NEIGHBOURHOOD PLAN 2031

JULY 2024

Prepared by  
**Brize Norton Neighbourhood Plan Steering Group**  
on behalf of Brize Norton Parish Council

*“our village  
our community  
our future”*

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# 1. GLOSSARY OF TERMS

<b>AHLV</b>	Although the Parish is not covered by any statutory landscape designations (e.g., AONB [Area of Outstanding Natural Beauty]), it is within an Area of High Landscape Value (Landscape Character Assessment, appendix 08).
<b>Development Plan</b>	A 'Development Plan' consists of the objectives of the WODC 2031 Local Plan and the Oxfordshire Minerals and Waste Development Plan.
<b>Green Corridor</b>	Facilitates the movement of wildlife and people through the landscape. They are important both in connecting patches of habitat to allow wildlife to find food, homes, and, but also in helping people to access the countryside and to experience wildlife first-hand (TVERC green corridors Report, appendix 11).
<b>Local Green Space</b>	Local Green Space designation allows communities to identify and protect green areas of particular importance to them.
<b>Local Plan</b>	The WODC Local Plan covers the period 2011 to 2031. A Local Plan sits at the heart of the planning system, setting out a vision and framework for the future development of an area.
<b>NEAP</b>	Neighbourhood Equipped Area for Play (west side of Brize Meadow. (This is funded by Bloor Homes through the S106 Agreement).
<b>Neighbourhood Plan</b>	A 'Neighbourhood Plan' gives the community an opportunity to say how development happens in their area. A Neighbourhood Plan can influence: <ul style="list-style-type: none"><li>• Where new housing or employment might be located in the area</li><li>• Types of development including materials to be used for a new development</li><li>• Opportunities for green infrastructure. E.g., open spaces, pedestrian paths.</li><li>• Brize Norton Neighbourhood Plan, once adopted, will remain in place until 2031, when it will be reassessed.</li></ul>
<b>NPPF</b>	National Planning Policy Framework. This sets out the Government's Planning policies for England and how these are expected to be applied.
<b>Public Art</b>	Public Art is created for general public consumption which can inspire future generations and be a valuable asset to communities. It is normally within the vicinity of a development site and for the betterment of the communities affected by the site. In Brize Norton, Public Art is funded by Bloor Homes through the S106 Agreement.
<b>Strategic Buffer Zones (SBZ)</b>	These are areas of land to maintain a landscape gap to prevent further coalescence and erosion of the wider landscape of Brize Norton and thereby underpins the protection of the identity and character of the Parish. This will include all the areas between Brize Norton, RAF Brize Norton and Carterton.
<b>Brize Meadow Development</b>	As this development was granted planning permission before the commencement of the Brize Norton Neighbourhood Plan, the Neighbourhood Plan cannot influence the design of this development. However, the green spaces which surround the development form an integral part of the green corridor and 'Local Green Space' network in Brize Norton and are therefore referred to in the Neighbourhood Plan.

## 2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England giving communities the right to shape their future development at a local level.

Brize Norton Parish Council (BNPC) is classed as a “qualifying body” and is authorised to lead in the preparation of the Brize Norton Neighbourhood Plan (BNNP) 2020-2031. To produce the Plan, the BNPC appointed the Neighbourhood Plan Steering Group (NPSG), which includes parish councilors and community volunteers. The BNPC and NPSG also have support from Community First Oxfordshire (CFO) and West Oxfordshire District Council (WODC).

The BNNP sets out a plan for a sustainable future for the parish. It presents objectives and policies that will be used in shaping the future development of the Parish. These policies have been established through extensive public consultation and are underpinned by both statistical information and local knowledge. The aims and objectives of the BNNP relate principally to planning matters but also have relevance to other issues important to the community. The Plan Policies are compatible with the Development Plan for the District (currently the West Oxfordshire Local Plan 2031).

This document and accompanying appendices constitute the final, Regulation 16, version of the BNNP. It is submitted for comment by the District Council, statutory consultees, and other interested stakeholders, during a six-week consultation period

The Regulation 16 Plan follows the pre-submission, Regulation 14, consultation conducted for six weeks across August and September 2023. Following this period, comments were analysed and used to refine the documentation. The PC now submits the BNNP and accompanying Appendices to West Oxfordshire DC, together with the documents below:

- A Basic Conditions Statement:  
This will demonstrate how the BNNP meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011 and the Neighbourhood Planning Regulations 2012).
- A Consultation Statement:  
This will set out who has been consulted, how the consultation has been undertaken and how the representations have informed the BNNP.

### 2.1 How the BNNP fits into the Planning System

Neighbourhood planning was introduced through the Localism Act 2011 and allows local people a say in how development is shaped within their local areas. Neighbourhood Plans must have regard to the National Planning Policy Framework (NPPF), National Guidance and the development plan for the West Oxfordshire District Council, which consists of:

- The West Oxfordshire Local Plan 2031
- The Oxfordshire Minerals and Waste Plan Local Plan Part 1 (Core Strategy)
- The West Oxfordshire Affordable Housing Supplementary Planning Document (SPD)
- The West Oxfordshire Design Guide SPD Developer Contributions Supplementary Planning Document (SPD)

Neighbourhood Plans must also be in line with European regulations on strategic environmental assessment and habitat regulations.

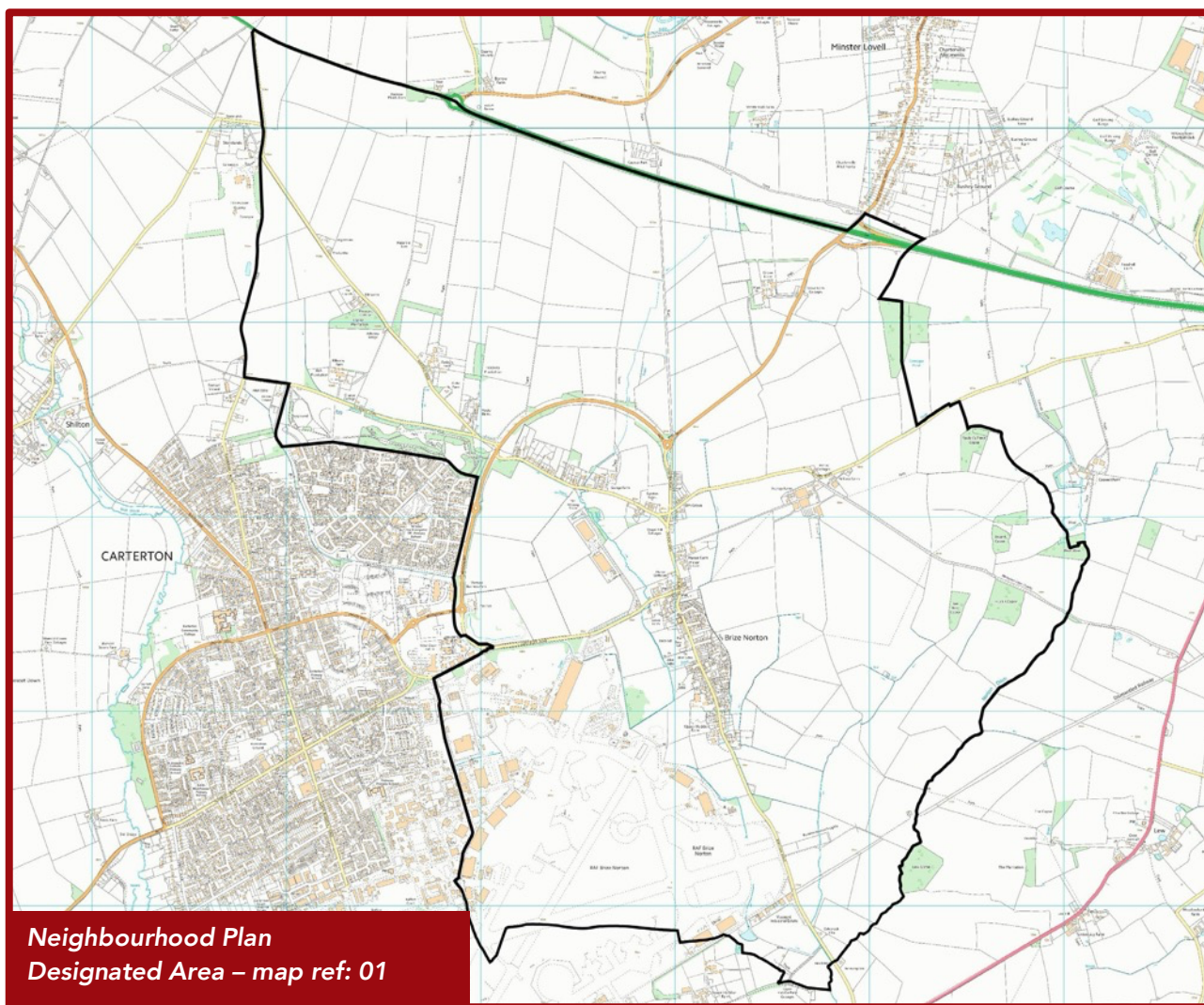
## 2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

### 2.2 Designation

In 2017, in accordance with regulations, WODC publicised the Neighbourhood Plan application from BNPC and advertised a 6-week consultation period. The Head of Planning at WODC agreed to the designated area as the Brize Norton Neighbourhood Area on 8th September 2017 (see map 022, below).

### 2.3 Plan period, monitoring, and review

The Plan will apply from the date of its adoption until 31st March 2031, running concurrently with the West Oxfordshire Local Plan 2031. It is recognised that the concerns and priorities of local residents and businesses may change over this period. It will be necessary to revisit and revise the plan from time to time. BNPC, as the responsible body for the Neighbourhood Plan, will maintain and periodically revisit the Plan to ensure continued relevance and to monitor its delivery.



## 2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

### 2.4 Community engagement

In summary, from April 2017, when the community was first consulted about the BNNP, the Steering Group followed a community consultation strategy and encouraged resident involvement through open meetings, via newsletters, the website, a comprehensive community survey, a young people's survey, workshops with primary school children and a business survey. The extensive community consultation process is comprehensively documented in the Consultation Statement.

At each stage in the plan process, elements such as the plan objectives, vision and draft policies have been drafted and subsequently refined in response to feedback from residents. The main consultation methods were:

**1. SWOT analysis (2017 and 2022)**

Initially undertaken by the Steering Group and subsequently presented to the community. The SWOT analysis was updated in 2022 to take account of recent changes and improvements in relation to certain issues – more detail is available at appendix 18.

**2. Community Survey (2017)**

Covered multiple themes in relation to the community in general, the environment, character and heritage, housing needs, and new housing – more detail is available at appendices 12 and 13.

**3. Consultation with children and young people (2018)**

Via presentations and discussions at the primary school and through a separate young people's survey – more detail is available at appendices 15 and 23

**4. Consultation with local businesses (2018)**

Via a survey – more detail is available at appendices 16 and 17.

**5. Community Consultation in Elder Bank Hall (2022)**

Discussion and tabletop charts showing the proposed policies to take forward to the Regulation 14 consultation.

**6. Regulation 14 Consultation (2023)**

### 2.5 Draft Plan Creation

The NPSG drafted policies to meet the BNNP objectives. In this task, the NPSG had input from CFO, WODC, and an independent planning advisor.

The draft policies were presented to the public on 9th December 2017, published in advance on the Parish website. However, due to delays in developing the BNNP, because of the Covid pandemic, a further presentation was made to the public on 28th May 2022. Feedback was received and the policies subsequently refined and the pre-submission, Regulation 14 version finalised.

For the statutory, six-week Regulation 14 consultation in August-September 2023, the Plan and its appendices were published on the parish council website, together with a feedback form. A copy of the Plan, the appendices, and hard copy feedback forms were also made available at the Humble Bumble Café, with members of the Steering group Members were present at certain times to take any questions and discuss the Plan.

The planning justification and evidence and local support underpinning each of the BNNP policies is set out in this document

## 2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

### 2.6 Relationship between Plan objectives and Strategic Environmental Assessment Objectives/ Sustainability Appraisal

In August 2023, WODC sent a Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report (appendix 29) 'to the statutory environmental bodies (Environment Agency, Historic England, Natural England) for the formal five weeks consultation to demonstrate that due processes have been undertaken to screen the draft Brize Norton Neighbourhood Plan 2031 (August 2023) with regard to HRA and SEA.'

The report concludes:

'No comments were received from the Environment Agency. Historic England advised that they concur with the Council that the preparation of a SEA is not required. Natural England advised that they do not have any specific comments on the SEA & HRA screening report. Therefore, the statutory environmental bodies have been formally consulted with and the SEA and HRA screening decision has been confirmed. The draft Brize Norton Neighbourhood Plan (BNNP2031, August 2023) is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA).'





## 3. THE PARISH OF BRIZE NORTON

### 3.1 Location and Context

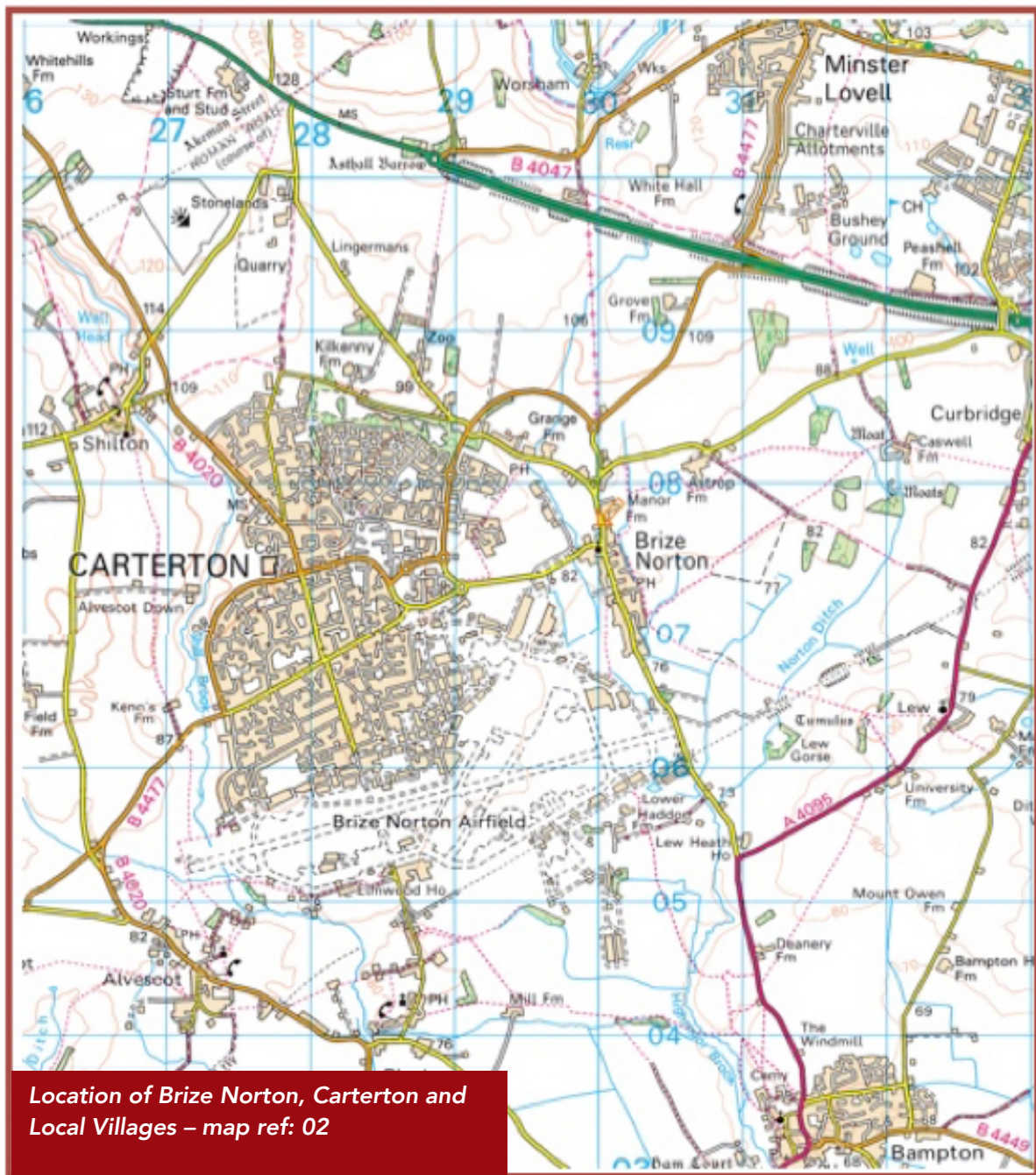
Brize Norton is a rural historic Domesday village set within the Parish boundary. The Parish has an area of 4.7 square miles and is set within the West Oxfordshire Local Plan area.

The village is situated between the towns of Carterton to the west and Bampton to the south, and the villages of Curbridge to the east and Minster Lovell to the north.

In 2011, Brize Norton had a population of 983 (ONS 2011) (appendix 6, document C). The addition of 16 windfall sites between 2011 and 2023 (appendix 22) has given rise to c.40 additional residents. However, since the commencement of the new Brize Meadow development of 700 homes in 2018, which now has planning permission to increase the number to 799, the population is increasing year on year and as of 2023, the population had increased to 2,600 (ONS: 2023). It should be noted that this number will continue to increase year on year until completion of the development in 2028 when the estimated population will be c.3,100.

Brize Norton is classified by WODC (West Oxfordshire Design Guide: 2016) as a 'linear and dispersed village'. The 'linear' part of the village extends for 1.6 miles from Station Road in the south, Manor Road in the centre and onto Burford Road in the north-west. There are a small number of dwellings located on Carterton Road to the west, Elm Grove to the east, and Minster Road to the north. The 'dispersed' part of the village comprises of outlying dwellings and farmhouses outside of the settlement area to the south, north-west, north, and east of the village.

### 3. THE PARISH OF BRIZE NORTON



Brize Norton is listed in the Local Plan 2031 as a village within the hierarchy of settlements and sits within the Carterton sub-area of the WODC Local Plan 2031. RAF Brize Norton, the largest Royal Air Force base in the United Kingdom, is also partly situated within the parish.

Statutory designations within the Parish include 40 listed buildings and structures, mostly consisting of stone houses and thatched cottages in the village and some surrounding farmhouses. The Parish is also host to a number of locally designated wildlife sites. The Parish lies within a locally designated Area of High Landscape Value (AHLV).

### 3. THE PARISH OF BRIZE NORTON



*Brize Norton village 1922 - map ref: 03*

### 3. THE PARISH OF BRIZE NORTON

#### 3.2. Brief History and Built Environment

A summary of village history and character is presented here; however, the Character Assessment (appendix 5) provides a fuller account of some of the key characteristics of the village, including those features that give Brize Norton its specific identity.

Brize Norton village was first recorded in the late 11th century (1086) and is mentioned in the Domesday Book as a 'stable and settled village' with a population of 48. There were significant reductions in the population which were caused by The Black Death in 1348, 1498 and 1636, and the great famines of 1321, 1351 and 1369. By the early 20th century (pre-WW1), the village had grown into three separate areas, each with its own farmhouses, workers' cottages, shop, and public house (The Carpenters to the south, The Chequers in the centre and The Masons Arms to the north-west).



*Southern entrance to Brize Norton - c1900*

In this era, the village had a population of 618 (1931 census) most of whom were employed locally in the agriculture industry or as tradespeople and artisans to support the local community. Interestingly, there were 13 farms situated in the Parish. Buildings in this era were built from locally sourced Cotswold Stone and today some still have the original roof tiles. In the centre of the village is St Britius Church, some parts of which date back to the 11th century.

In 1873, the East Gloucestershire Railway (Later to be known as GWR and finally BR) came to the village, with the station being on the southern boundary of the Parish. In 1876, the village school opened which was built out of locally quarried stone from Burford Road.

In 1921, a village hut was built on a parcel of land, just north of The Chequers. The hut was ex-army and cost £100 to purchase and was known as Victory Hut to commemorate the end of World War 1. Of the houses built up to 1926, 115 are still in use today as domestic dwellings.

### 3. THE PARISH OF BRIZE NORTON

In 1935, construction started to build a RAF base of which today 42% is in Brize Norton, 22% in Carterton, 20% in Black Bourton and 16% in Bampton. The base opened in 1937 and took an active part in World War 2, including the launching of Horsa Gliders as part of the D-Day landings.

After World War 2, up to 1971, the village doubled in size to 230 dwellings, predominantly with the building of social housing, known in period as 'Council Houses'. These were built in the north and centre of the village and, without the strict planning regulations that are in place today, were not sympathetically built to the character of the surrounding traditional Cotswold Stone buildings. The buildings in the centre of the village started to close the gap to the buildings in the south.

In 1957, the United States Air Force took over the base and Boeing B-47 Stratojets along with nuclear bombs were based there.



In 1962, the railway closed, and the land was slowly developed as an industrial park (Viscount Court) and in 1965 the airbase was officially handed back to the RAF.

In 1966, the BNPC purchased the land opposite The Chequers and used it as a car park for the Victory Hut. In 1969, a sports pavilion was built to serve the playing field which had been in use since 1951, and in 1970, the BNPC purchased this field from Christ Church College Oxford for the sum of £2,550.00.

Since 1972, a further 112 dwellings have been built, which has now closed the gap between the centre and south of the village. These properties have been built in a style which is more sympathetic to the character of the original village.

Also in this period, 24 agricultural buildings and a chapel were converted into habitable dwellings. Unfortunately, all the local shops ceased trading, and the Carpenters Arms became a B&B.

In 1980, the Victory Hut closed, and a new village facility called Elder Bank Hall opened which was built on the land previously used as the Victory Hut car park.

Since 2011, RAF Brize Norton has been used for all the repatriations of service men and women who have given their lives in the service of their country. The cortège passes through the village, stopping at the Remembrance Garden in Norton Way, and then up to the A40 and onto Oxford.

Sports fields and a pavilion were constructed in 2003 on the corner of Carterton Road and Norton Way. In 2013, Kilkenny Lane Country Park in the northwest of the Parish became a 'Fields in Trust'.

### 3. THE PARISH OF BRIZE NORTON

The village now comprises of 383 dwellings that were constructed in three distinct periods, which is most evident when looking at the village architecture.

Within the Parish, there are 40 Grade II listed structures, which comprise of 25 habitable dwellings, St Britius church and seven tombs, a Brewhouse, two outbuildings, dovecote, and the War Memorial.



*The Church, Thatched Cottage and War Memorial*

#### 3.3 The Village today

The village today is a welcoming, friendly place to live with a strong community spirit and where the residents value the rural setting with long open views to the north and east.

The Mary Ellis Country Park wraps around the north, east and south of the Brize Meadow development. It will be highly welcomed as an area to encourage wildlife and biodiversity and will also form part of a 'Green corridor' to facilitate the movement of people and wildlife between Kilkenny Lane Country Park in the northwest of the village to the fields and footpaths in the southeast.

The major change to the village today is the building of Brize Meadow, a 700-home development (now 799) in the west of the village along with 1.5 hectares of employment land, primary school, shopping area and a 66-bedroom care home.

The name 'Brize Meadow' was chosen from a list of names supplied by the community and the Parish Council.

Brize Norton Parish Council is actively working with the developers, Bloor Homes, to ensure that there is suitable connectivity between the new development and the existing village, both with physical walkways and village assets and activities for our new neighbours to join in with.

The central feature of the village is the Norman period St Britius Church which has served the community since the 11th century. Outside the church is the War Memorial to commemorate those villagers who gave their lives in World War 1 and World War 2. This was granted Grade II Listed Building status in March 2021.

### 3. THE PARISH OF BRIZE NORTON

There are also 18 trees planted along the north side of the recreation ground, one for each person that made the ultimate sacrifice during World War 1.

The names of the fallen are respectfully remembered by the community as they have been used to identify many of the roads within Brize Meadow.



*Southern entrance to Brize Norton - c2020*



*The Brize Norton Village 'Bash'*



*Eighteen Memorial Trees*



*The Pavilion with Elder Bank Hall to the right.*

There are two public houses in the village. (These are considered within policy CF1). The Masons Arms is situated to the north-east of Brize Meadow on Burford Road, which is a traditional village pub. To the south is The Chequers on Station Road, which is a family orientated pub.

There is a pre-school and primary school in the village. The pre-school is based in Elder Bank Hall, Station Road and is open five days a week. Brize Norton Primary School is an Academy and member of Oxford Diocesan Schools Trust (ODST). It is small and welcoming and was rated as 'Outstanding' by OFSTED in 2013. In 2018, it was rated in the top 1% of primary schools nationally for attainment in mathematics. Elder Bank Hall is also used by numerous groups in the evening and can also be booked for private functions. It also hosts the annual Horticultural Show on the August Bank Holiday Sunday. The village has two defibrillators. One is attached to the wall of the Elder Bank Hall and the other is situated at the Masons Arms Public House. The Pavilion is home to the Humble Bumble café, the Sports & Social Club, Brize Norton Football Club, and Minster Lovell CC cricket team.

### 3. THE PARISH OF BRIZE NORTON

These buildings and the adjacent recreation ground are used together for the annual 'Village Bash'. This is when the community comes together for a fund-raising event, the proceeds going towards the village school and other village associations and charities.

Along with the football and cricket pitches in the village, there are also football pitches in the grounds on the corner of Carterton Road and Norton Way. Two additional pitches will be built as part of the Brize Meadow development, and there is a potential for a further sports pitch to be constructed in the field behind the village recreation ground.

Every year, many members of the village open their gardens to the public and funds are raised in aid of local and National Gardens Scheme charities. On the south side of Elder Bank Hall are the village allotments which are managed by the BNPC. There will also be additional allotments built on the northeast side of Brize Meadow.



Uniquely, in the north of the village on Burford Road, there is the world-renowned specialist zoo called Crocodiles of the World, a destination not to be missed!

Brize Norton has its own Community Speed Watch scheme which is run by volunteers, and they are always looking for more to join them.

Brize Norton was well served with frequent bus services which ran between Carterton, Witney, and Oxford. However, in August 2022 Stagecoach removed the frequent service and has now changed to an hourly service, two hourly on a Sunday and no night service. To access frequent, and night services, villagers must walk half a mile northward from the village centre to bus stops outside of the village. BNPC is liaising with OCC and Stagecoach to resolve this situation.



## 4. PLANNING AND DEVELOPMENT CONTEXT

### 4.1 Planning context

West Oxfordshire Local Plan 2031

In the current West Oxfordshire Local Plan 2031, Brize Norton is classed as a village and forms part of the Carterton sub-area. The most relevant policies in the West Oxfordshire Local Plan 2031 to the BNNP are listed below:

- Policy CA5 - Carterton Sub-Area Strategy
- Policy E1 - Land for employment
- Policy E2 - Supporting the Rural Economy
- Policy E4 - Sustainable Tourism
- Policy E5 - Local Services and Community Facilities
- Policy EH2 - Landscape Character
- Policy EH4 - Public realm and green infrastructure
- Policy EH9 - Historic Environment
- Policy EH11 - Listed Buildings
- Policy EH12 - Traditional Buildings
- Policy EH13 - Historic Landscape Character
- Policy EH16 - Non-designated Heritage Assets
- Policy H1 - Amount and distribution of housing
- Policy H2 - Delivery of New Homes
- Policy OS2 - Locating Development in the Right Places
- Policy OS4 - High Quality Design
- Policy OS5 - Supporting Infrastructure
- Policy T4 - Parking Provision

WODC is currently developing a new Local Plan: 'To make sure that WODC planning policies and proposals are up to date and effectively tackle vital issues such as climate change, health and wellbeing, housing, and the economy, we are preparing a new Local Plan covering the period up to 2041' (WODC Local Plan 2041 - preparation of a new plan, January 2024).

#### **West Oxfordshire Design Guide**

WODC has published a Design Guide (2018) which is a comprehensive guidance document covering many aspects of planning and design specific to the region. The purpose is to describe the qualities and characteristics that make West Oxfordshire special – its landscapes, settlements, and buildings – and to describe ways in which good design can protect and enrich the character of the district.

#### **Oxfordshire Minerals and Waste Plan**

The Oxfordshire Minerals and Waste Local Plan Part 1 - Core Strategy (2017) remains in place until it is replaced by a new Minerals and Waste Plan. On 20 December 2022, the County Council Cabinet approved the development of a new Plan. However, until this Plan is adopted, the Core Strategy remains in place as part of the Development Plan for Oxfordshire.

The Minerals and Waste Local Plan Policies Map (South), identifies a mineral strategic resource area in the north of the parish of Brize Norton.

The new Minerals and Waste Local Plan, Part1 was adopted in September 2017 and sets out the vision, objectives, spatial planning strategy, and policies for meeting development requirements for the supply of minerals and the management of waste in Oxfordshire over the period to 2031.

## 4. PLANNING AND DEVELOPMENT CONTEXT

### 4.2 Development Context

Brize Norton currently has 383 existing dwellings, of which 360 are within the village boundary (appendix 6, document J).

A 700-home development on the western boundary of Brize Norton (which contributes to the anticipated housing delivery figure of 2,680 in the WODC Local Plan 2031) has commenced. However, in 2024, the developer received planning permission for an additional 99 dwellings. Because this number is not in WODC's local plan housing numbers (appendix 6, document D – section 3) the NPSG have included them into the windfall site numbers (appendix 22). Unfortunately, the western boundary of this development causes coalescence with Carterton. At the completion of the 10-year development period, the number of dwellings in the parish will triple to 1,182.

Looking further ahead, the WODC Local Plan 2031 states:

“In terms of the future potential strategic expansion of Carterton, three main options have been considered including land to the north, northeast and west of the town.

Land to the north of Carterton which falls within Brize Norton Parish is considered to be poorly related to the town, relatively remote from the town centre and segregated by the Kilkenny Lane Country Park. It is poorly served by public transport and development in this location would require significant improvements to the Burford Road. Land to the northeast of Carterton which also falls within Brize Norton Parish is similarly poorly related to the town and more remote from the town centre. Parts of the site are also very open and elevated and development in this location would represent a significant incursion into open countryside.”

The Local Plan goes on to state that “Land to the west of Carterton which straddles the boundaries of Carterton and Alvescot Parishes is segregated from the town by virtue of the Shill Brook Valley and major development in this location would be poorly related to the town and have a harmful landscape impact.”

### 4.3 Housing Development and Site Allocation

Given the context outlined in 4.2, BNNP does not identify or allocate potential sites for future development.

The ongoing development of 799 homes, of which 280 are classified as ‘affordable’ (170 affordable rented, 110 shared ownership), creates a local situation in which it is difficult for a case to be made to the community regarding the potential allocation of another housing development site. (In the 2017 Neighbourhood Plan Survey, 58% of respondents (79/142) would support NO additional planned houses in Brize Norton). It is also felt that current, local housing needs will be met by this development. Additionally, discussion with WODC officers gives a degree of assurance that a five-year land supply will be achievable in the district in the short to medium- term, reducing the possibility of unplanned, speculative development in the parish.

However, proposals for limited development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/or provide employment, services, and facilities.

Also, the Local Plan does allow for ‘windfall’ proposals to be considered on a case-by-case basis, where supported by robust evidence that any harms would be outweighed by the benefits. The West Oxfordshire Local Plan 2031 provides an up-to-date policy basis upon which to determine the suitability of any windfall proposals that may be put forward within the Parish, in conjunction with policies set out in the BNNP.

As of April 2023, the number of windfall sites which have received planning permission in Brize Norton Parish since the commencement of the local plan (2011) is 115. (appendix 22)

In summary, the BNPC will regularly review the West Oxfordshire spatial planning context as per the NP monitoring requirements.

## 5. OUR SUSTAINABILITY CHALLENGES

The BNNP has given full consideration to the strengths, weaknesses, opportunities, and threats that may arise locally with regard to social, environmental, and economic issues.

Detailed research was undertaken on a range of sustainability indicators (more detail is available at appendices 8, 9, 10, and 11), while resident opinion was sought on a wide range of themes. The main methods of resident consultation are set out at 2.4 (above) and documented in more detail in the Consultation Statement.

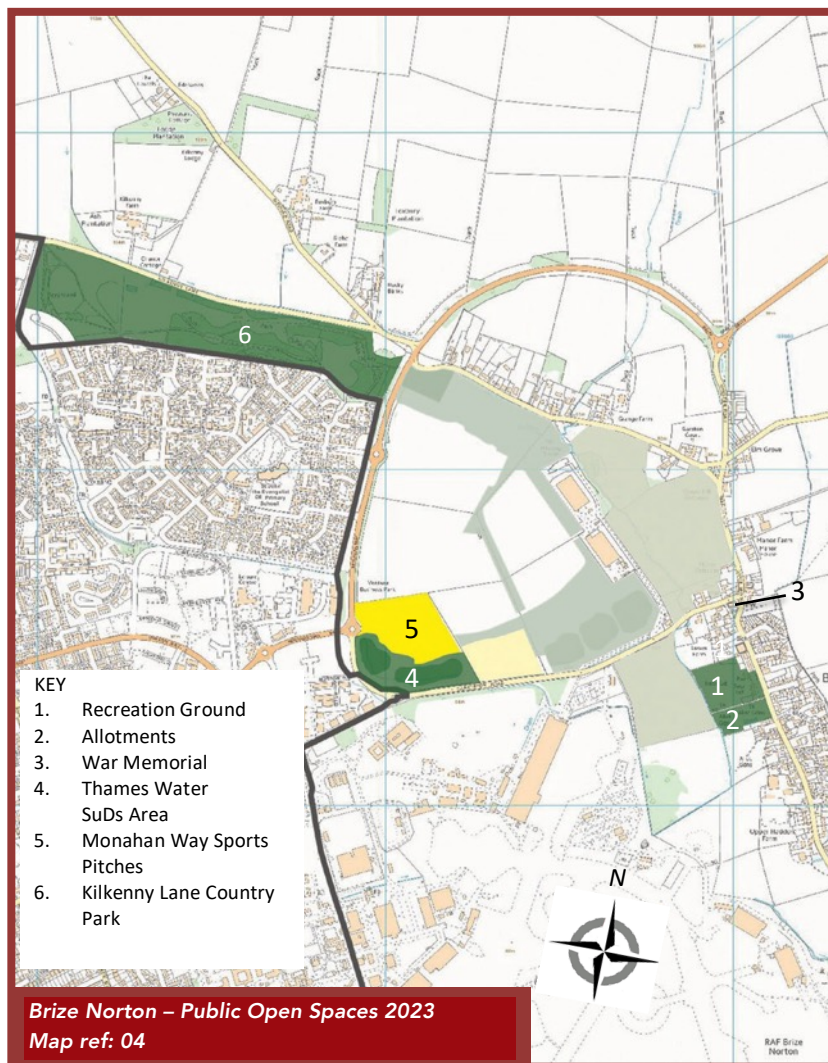
The totality of research and consultation across social, environmental, and economic themes suggested several key issues facing the village, which BNPC seeks to address through Neighbourhood Plan Policies or by being taken forward as community-led projects (see appendices 19 and 20). These include:

- Protecting important green spaces and green corridors
- Encouraging wildlife and biodiversity
- Climate change including an increased risk of flooding
- Future housing development
- Ensuring good levels of connectivity including to the open countryside
- Traffic, road-use, and parking
- Out-commuting and a lack of opportunities for local job creation
- Protection and provision of community services and assets
- Protection of Parish character and heritage
- Protecting the rural setting and landscape of the village
- Coalescence with Carterton

These issues are considered below, grouped under the headings ENVIRONMENTAL, SOCIAL, and ECONOMIC

## 5. OUR SUSTAINABILITY CHALLENGES

### 5.1 Environmental



Referring to map 04, it can be seen that there are six green spaces which are accessible by the general public. They are numbered 1 to 6.

**Area 1.** This area is the village recreation ground which also encompasses a small, enclosed, play park. Although this area is extremely important for the community, because it is owned by BNPC, it is not considered essential to apply for Local Green Space designation.

**Area 2.** This area consists of the remaining allotments in the village and is therefore an important area for members of the community to grow their own produce. This activity leads to the wellbeing and betterment of the allotment holders. This area also has a high level of biodiversity. Because this land is owned by Christ Church College Oxford and leased to BNPC, BNPC considers that it is essential to have Local Green Space allocation as detailed in policy ENV1 (Local Green Space LGS1)

**Area 3.** This area is a very small, grassed area outside the church on which the war memorial is situated. Although this land does not have an owner, BNPC considers that because it's a heritage asset (appendix 6, document B) to the village, it is essential to have Local Green Space allocation as detailed in policy ENV1 (Local Green Space LGS2)

## 5. OUR SUSTAINABILITY CHALLENGES

**Area 4.** This area is owned by Thames Water and acts as an attenuation pond. In the event of heavy or prolonged rainfall, it attenuates the surface water flow from Shilton Park in Carterton into the watercourses in Brize Norton (appendix 6, document G). Although the majority of the area is a flat grassed field, the main water course runs around the west and south side of the pond and has a higher level of biodiversity than the grassed area. There is also a copse in the south east corner of this area and a Public Right of Way (PRoW) running south to north along the east side. This area has been accessible to the community since 1998 and remains to be an important area for informal recreation and is therefore considered to require Local Green Space allocation as detailed in Policy ENV1 (Local Green Space LGS3).

NOTE: This area also forms part of the Strategic Buffer Zone B as detailed in policy CLH3 to avoid the coalescence between Brize Norton, RAF Brize Norton, and Carterton.

**Area 5.** This area is owned by WODC and comprises of sports pitches and a Sports Pavilion. It sits on the north side of Area 4 and is accessible from that area as well as the PROW to the east and from Brize Meadow in the north east corner. BNPC considers that this recreational area, which serves both residents of Brize Norton which includes Brize Meadow, and Carterton, is essential to preserve.

It should be noted that a S106 requirement associated with the Brize Meadow development, two additional sports pitches will be constructed in the adjacent field to the east. As stated in the Brize Meadow Design Code, the changing facilities for these pitches will be the Sports Pavilion in area 5. Although there has been a previous consideration to use this area for 'employment land', as requested by WODC, BNPC will not propose to designate this area as Local Green Space as the leisure requirement may change in the future and WODC would want to have the ability to change the site in future to respond to the needs of the community. This is detailed in Policy ENV1.

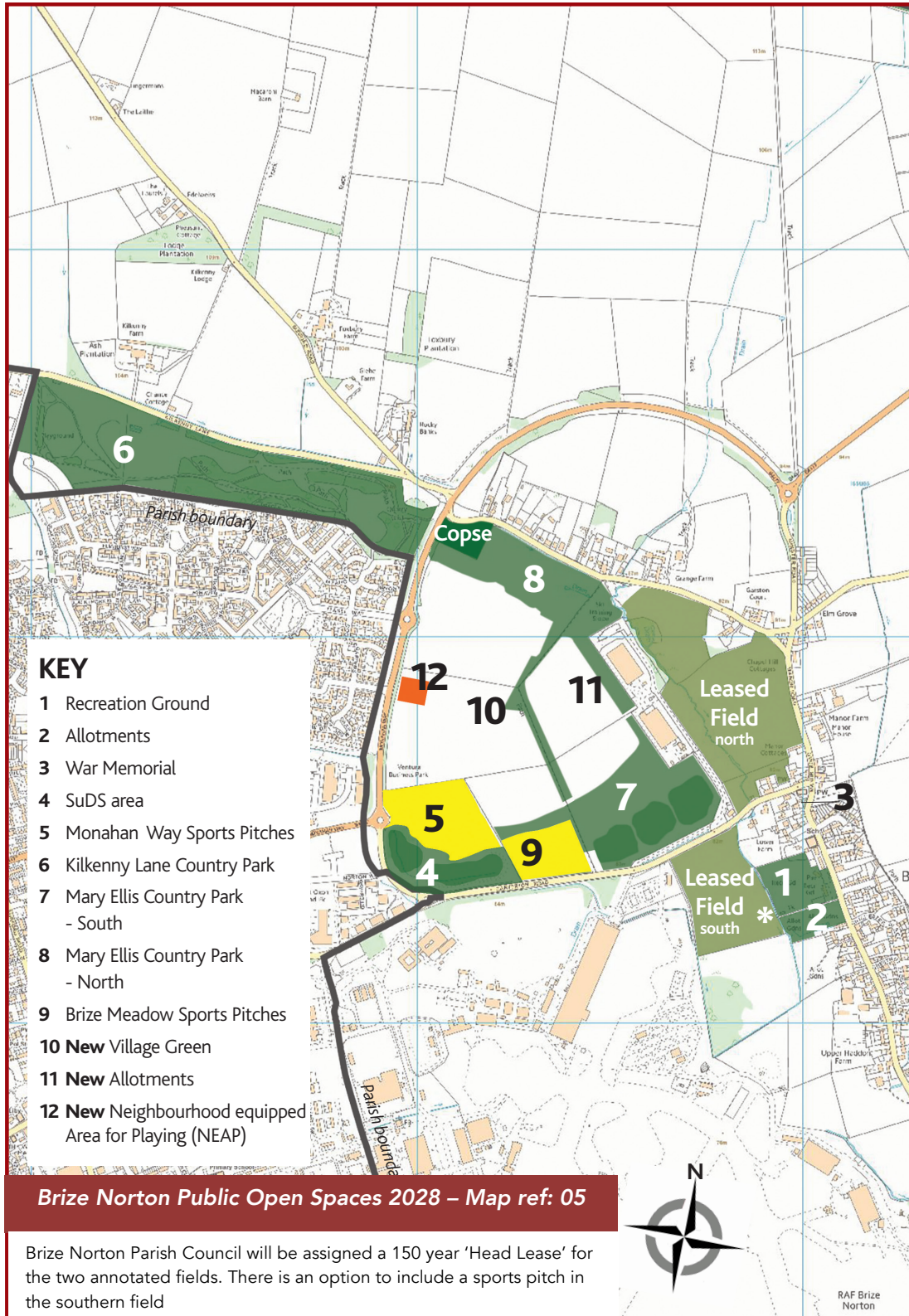
NOTE: This area also forms part of the Strategic Buffer Zone B as detailed in policy CLH3 to avoid the coalescence between Brize Norton and Carterton.

**Area 6.** This area is owned by WODC and is the existing country park in the northwest of the Parish. It is known as Kilkenny Lane Country Park, and it separates the built-up northern edge of Carterton (Shilton Park) and the open gently rising fields in the northwest of the Parish. This is an important, essential green space which has been landscaped to create a tranquil atmosphere that is accessible to the public. It has numerous green areas, 2.5km of footpaths, and a bridleway forming meandering interlinked areas to explore as well as a children's playpark. Although this park is rich in biodiversity, it is continuously being improved by a local 'working group'. The park is owned by WODC and is designated as a 'Field in Trust', However, BNPC considers that it is essential that further protection should be added to this area and therefore requires Local Green Space allocation as detailed in Policy ENV1 (LGS4).

NOTE: the land to the north of this Country Park is proposed to be designated as an 'Area of Sensitivity to Change' as detailed in Policy CLH 3.

It can be seen that although these areas individually have an important function, they are quite separate from each other and do not form a cohesive green corridor or Strategic Buffer Zone network across the Parish.

## 5. OUR SUSTAINABILITY CHALLENGES



## 5. OUR SUSTAINABILITY CHALLENGES

Referring to map 05 on the previous page, it can be seen that by the year 2028, there will be five additional green spaces and one Neighbourhood Equipped Area for Play (NEAP), which are accessible to the general public. They are numbered 7 to 12.

**Area 7.-** This area is the southern section of the Mary Ellis Country Park. Although this area is predominately 'man-made' and therefore very homogeneous with not a great amount of variation, it has been well landscaped to provide wild flower meadows, grassed walking areas, native hedges, and areas of trees. However, there are three attenuation ponds incorporated into this area which although classified as 'dry' ponds', because of their design and function, will provide a higher ecological value and diversity than the surrounding country park. Because area 7 will be owned by BNPC (estimated 2027), it is not considered essential to apply for Local Green Space designation.

NOTE: – this area also forms part of the Strategic Buffer Zone B as detailed in policy CLH3 to avoid the coalescence between Brize Norton and RAF Brize Norton

**Area 8.** – This area is the northern section of the Mary Ellis Country Park. Although this area is predominately 'man-made' and therefore very homogeneous with not a great amount of variation, it has been well landscaped to provide wild flower meadows, grassed walking areas, native hedges, and areas of trees.

However, there is an area in the north east corner of this area which is known as Brook Furlong and is the last remnant of land in Brize Meadow that is not man made and therefore remains in its natural state which has remained unchanged for many decades. It has a high ecological value because it incorporates a 'wet area' and therefore has a greater diversity than the adjoining country park. This area is referred to in Policy CLH1. Because area 8 will be owned by BNPC (estimated 2026), it is not considered essential to apply for Local Green Space designation.

**Area 9.** – This area is allocated for two sports pitches (see area 5 above) and will be owned by WODC. It will have a lower level of biodiversity than the country park areas but there is an existing native hedge along the west and south sides and a new native hedge planted along the east side. There is a raised area along the northern edge, which is planted with trees, to separate the pitches from the new houses. Although area 9 will be owned by WODC (estimated 2025), it will have a fifteen-year covenant placed on it that it is for sports use only. Therefore, BNPC do not consider it is essential to apply for Local Green Space designation at this stage.

NOTE: this area also forms part of the Strategic Buffer Zone B as detailed in policy CLH3 to avoid the coalescence between Brize Norton and RAF Brize Norton.

**Area 10–** This area will be known as the 'Village Green' and is situated in the centre of the Brize Meadow development and is accessed by the 'Green Way' which runs from Carterton Road in the south, through the development and onto Burford Road in the north. Due to its location in the centre of the housing development, it will have a lower biodiversity than the surrounding country park, but it will be an essential area for the enjoyment and betterment of the community. Because area 10 will be owned by BNPC (estimated 2028), it is not considered essential to apply for Local Green Space designation.

**Area 11 –** This area consists of 26 new allotments, predominantly for the residents of Brize Meadow, in which to grow their own produce. This activity leads to the wellbeing and betterment of the allotment holders. This area will have a high level of biodiversity, especially as it sits between the areas of higher ecological value in the southern and northern areas of the country park as described in 7 and 8 above. Because area 11 will be owned by BNPC (estimated 2028), it is not considered essential to apply for Local Green Space designation.

**Area 12 –** This area will be used for the provision of a Neighbourhood Equipped Area for Play (NEAP) which will be constructed in 2024. Although this fixed asset will have minimal landscaping along its northern side, it is adjacent to a mature native hedge on the eastern side which separates it from Monahan Way so will have some biodiversity gain. Because area 11 will be owned by BNPC (estimated 2024) and is not classified as a 'green space', BNPC considers that no additional designation is required.

## 5. OUR SUSTAINABILITY CHALLENGES

It can now be seen that by 2028, there will be a cohesive and integrated network of green corridors and strategic buffer zones in the Parish. When the nature trail and link footpath are added to the network (Section 6 map ref: 014), there will be green corridors which links the northwest area of the Parish (Kilkenny Country Park), through the centre of the Parish (Mary Ellis Country Park and nature trail), down to the recreation ground in the south of the Parish, and onto the PROWs to the east and south east of the Parish. This network replicates the green corridor network as identified by TVERC (appendix 11, page 13, map 3).

When the new foot/cycle path is constructed along Carterton Road (estimate 2024) (Section 6, map ref: 07), there will also be a 'fit for purpose' foot/cycle path linking Brize Norton and Carterton with access into Brize Meadow.

### 5.1.1 Green Space and Biodiversity

The community survey noted that the top 5 most important green spaces to the community are:

**1) Rural landscape with long open views to the North and East.**

NPSG comment - The Community considers that the key views from the village are essential to maintain the identity and character of Brize Norton and is therefore reflected in Policy CLH2.

**2) Recreation ground (area 1, above)**

NPSG comment - This public open green space sits at the heart of the village and is used for both community and sporting events. As this land is owned by Brize Norton Parish Council, it is not considered essential to apply for Local Green Space designation.

**3) New country park which is now designated as Mary Ellis Country Park (areas 7 and 8, above)**

NPSG comment - This new country park surrounds the new Brize Meadow development and provides essential open green space which the Parish Council, working with Bloor Homes, is ensuring that it provides not only recreational space, but provide a high level of biodiversity. These areas also form part of the 'Green Corridor' network as identified by TVERC in appendix 05. Because these areas will be owned by Brize Norton Parish Council, it is not considered essential to apply for Local Green Space designation. Area 7 also forms part of the Strategic Buffer Zone B and is referred to in Policy CLH3.

**4) Kilkenny Lane Country Park (area 6, above)**

NPSG comment - This area is the existing country park which forms part of the green corridors in Brize Norton and separates the built-up northern edge of Carterton (Shilton Park) and the open gently rising fields in the northwest of the Parish. Although this park is owned by WODC and is designated as a 'Field in Trust', BNPC considers that additional LGS protection should be added to this area and is referred to in Policy ENV1. This country park has been landscaped to create a tranquil atmosphere which is accessible to the public and is rich in biodiversity.

**5) The fields between Manor Road and the RAF Tactical Medical Wing (leased field north)**

NPSG comment - This area is known locally as the 'Gasson's' and is on a gently sloping incline north to south and offers a significant 'green area' between the southern built-up area of the village which includes the church, the northern linear strip of housing along Burford Road and the RAF Tactical Medical Wing (TMW) to the west.

It is identified in Policy CLH1, viewpoints B and D. This area is rich in biodiversity and is used as a grazing land by the local farmer. The west side of this field has a stream running through it and a large copse known as 'The Sallies'. BNPC is in the process of entering a joint lease arrangement with the landowner (Christchurch College Oxford) and the tenant farmer and has an aspiration to form a nature trail between the Mary Ellis Country Park to the north and Carterton Road to the south. As this area is not currently accessible to the community, it is rich in biodiversity and will offer an unspoilt tranquil area when the trail is constructed.



## 5. OUR SUSTAINABILITY CHALLENGES

The survey also noted the **top 3 ways to encourage wildlife and biodiversity**:

### 1) The new Mary Ellis Country Park (areas 7 and 8, above)

NPSG comment - The Country Park areas 7 and 8 are predominately 'man-made' and are therefore very homogeneous with not a great amount of variation although they have been well landscaped to provide wild flower meadows and grassed walking areas. However, there is an area in the north east corner of area 8 which is known as Brook Furlong and is the last remnant of land in Brize Meadow that is not man made and remains in its natural state which has remained unchanged for many decades. It has a high ecological value because it incorporates a 'wet area' and therefore has a greater diversity than the adjoining country park. This area is referred to in Policy CLH 1.

Likewise, there are three attenuation ponds incorporated into area 7 which although classified as 'dry' ponds, because of their design and function, will provide a higher ecological value and diversity than the surrounding country park.

### 2) Planting more trees

NPSG comment - BNPC have planted eighteen trees on the north side of the recreation ground, each one being dedicated to a Brize Norton man or boy who gave their life in World War 1. BNPC also own the trees around the recreation ground and in front of the Elder Bank Hall. Unfortunately, there is currently very limited additional space for any more tree planting on PC owned land. However, once the ownership of the Mary Ellis Country Park is transferred to BNPC, there will be a far greater opportunity to plant more trees. It should be noted that Bloor Homes will plant 762 trees and numerous tracts of native hedging in the country park and residential areas.

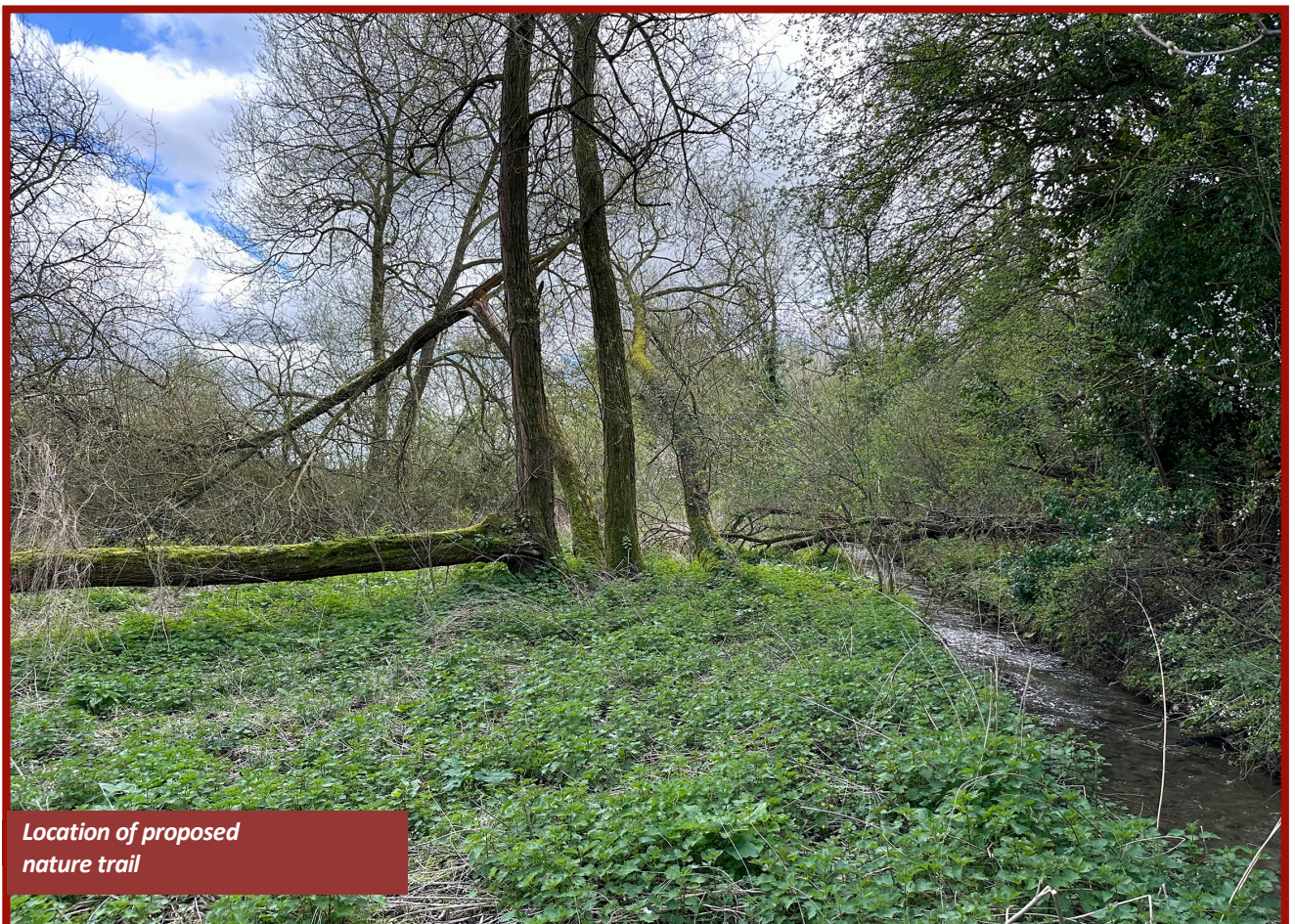
### 3) Creating a nature trail (leased field north)

NPSG comment - as detailed above, BNPC is in the process of entering a joint lease arrangement for the 'leased field north' with the landowner (Christchurch College Oxford) and the tenant farmer. BNPC has an aspiration to form a nature trail between the north east corner of the Mary Ellis Country Park and Carterton Road to the south. As this land area is not currently accessible to the community, it is rich in biodiversity and will offer an unspoilt tranquil area when the trail is constructed. The trail will run adjacent to the existing stream which runs through a copse area known as the Sallies. This trail forms part of the Green Corridor network as detailed in appendix 11.

The SWOT analysis also identified that protection of green spaces, establishment of a nature trail, and biodiversity initiatives, all offered good opportunities for environmental improvement.

Among identified threats were future housing developments and climate change, contributing to an increase in flooding risk. BNPC has regular meetings with the housing developer of Brize Meadow and Thames Water to mitigate these issues and will do so with any future developers.

## 5. OUR SUSTAINABILITY CHALLENGES



## 5. OUR SUSTAINABILITY CHALLENGES

### 5.1.2 Connectivity

Connectivity is achieved through green and blue corridors, public right of way, and highways.

The SWOT analysis identified the Public Rights of Way (PRoW) network as a significant strength of the infrastructure of Brize Norton. The network of green corridors is also integral to the character of the village and accessibility to the open countryside.

The newly created 'Greenways' and footways are to connect Kilkenny Lane Country Park, Mary Ellis Country Park, and the existing PRoW network to the east of the village. All of these Greenways and PRoWs are indicated in the Brize Norton Vision Map (appendix 5, map ref 014 and 006) and are over-arched in the TVERC Green Corridors map (appendix 5, map ref 007).

The community also identified that the maintenance and improvements of footpaths and PRoWs are important for public health and wellbeing and, with this in mind, BNPC is in constant liaison with local authorities and landowners.



## 5. OUR SUSTAINABILITY CHALLENGES

### 5.1.3 Roads, Public Right of Ways, and Cycle Paths

The Community Survey highlighted a number of questions about traffic, road use, and parking. The high number of responses indicated that these were issues of significant concern to the village community.

There are five main challenges that the community faces with the roads and the combined foot/cycle paths in Brize Norton (These are explained in more detail in appendix 5):

- 1) Speeding
- 2) Traffic volumes
- 3) On road parking
- 4) Footpaths
- 5) Sustainable transport

The Community Survey also highlighted the following additional concerns:

- 1) Ineffective traffic calming
- 2) Lack of pedestrian crossing
- 3) HGV's driving through village
- 4) Lack of cycle routes

There are ongoing mitigation measures being carried out in the village, i.e. build- outs at the village entrances, flashing amber lights at the school and the application of a 20mph speed limit.

Traffic volumes, on-road parking, and narrow footpaths are ongoing issues that cannot be directly addressed through the Neighbourhood Plan.

Increased traffic volumes were also identified as an environmental threat in the SWOT Analysis (appendix 18).

BNPC is liaising with the Local Authority and the housing developer to make the combined foot/cycle path linking Brize Norton and Carterton fit for purpose.



*Tanker travelling south on Station Road*

## 5. OUR SUSTAINABILITY CHALLENGES

### 5.2 Social

Respondents to the 2017 Community Survey showed strong support for the idea for a village shop/cafe, plus the improvement of recreational facilities to the village, with an emphasis on facilities for young people and children.

Following feedback from the survey, the village now has its own café which has contributed to the wellbeing of the community and created additional employment

In support of these aspirations, S106 money has been designated to enhance, build, and create various projects which will benefit the whole community (see appendix 20). These include:

- Mary Ellis Country Park
- Neighbourhood Equipped Area for Play (NEAP)
- Village green
- Allotments
- Additional sports pitches
- Public Art fund
- Extension to village hall
- New pavilion



*The Recreation Ground*



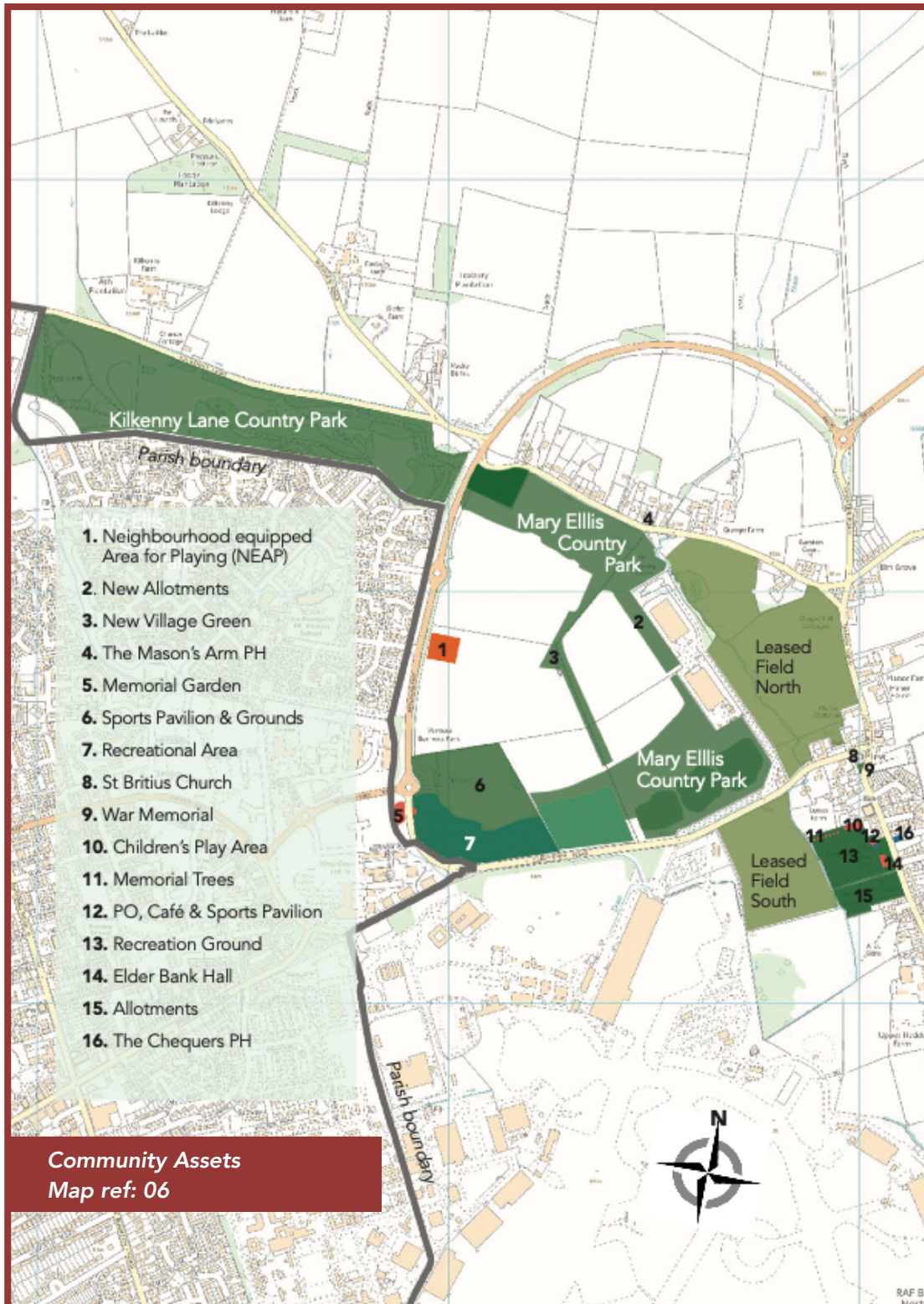
*The Cafe*

## 5. OUR SUSTAINABILITY CHALLENGES

### 5.2.1 Community Assets

Community Assets are indicated on map ref 06 below.

In appendix 19 – Community Assets Report - current assets are written in black and future assets written in red. Future assets are being funded via the S106 agreement with Bloor Homes Limited.



## 5. OUR SUSTAINABILITY CHALLENGES

### 5.2.2 Coalescence

The two most important 'character and heritage' village characteristics identified in the Community Survey were the setting in a rural landscape and separation from Carterton. Coalescence was also detailed as an environmental threat in the SWOT analysis (appendix 18).

It is the highest priority for the Parish to establish and maintain a landscape gap to prevent further coalescence and erosion of the rural landscape of Brize Norton. It is imperative that any future development does not encroach into the landscape gap and does not detract from the character and scale of the landscape gap.

To meet this sustainability challenge, it is proposed to create a Strategic Buffer Zone (SBZ) which will form a landscape gap between Brize Norton and RAF Brize Norton, and Brize Norton and the northern edge of the urban area of Carterton. Although there is now coalescence between the western edge of Brize Norton and Carterton, this proposal will prevent any further coalescence. Policy CLH3 addresses these matters.



## 5. OUR SUSTAINABILITY CHALLENGES

### 5.2.3 Heritage

*'History without a future is just that – history.  
However, history with a future is heritage.'*  
(Dr U Bez, CEO Aston Martin Lagonda Ltd)

#### Past Heritage

The first recorded details of the village are in the Domesday Book dated 1086, which states that Brize Norton was a 'stable and settled village'.

However, prior to the commencement of the Brize Meadow development, during a 2013 geophysical survey of the land, a pre-historic ring ditch was uncovered which contained pottery shards, provisionally dated to the middle Bronze Age, and a central cremation burial. A line of a possible Roman road was previously identified by a desk-top assessment. These areas are now being preserved under land to be used for the country park and playing fields.

There were also two deserted medieval villages within Brize Norton. One was located at Marsh Haddon Farm in the south of the village, which dated from around 1066 to 1539 and was depopulated probably between 1450 and 1700. The other medieval village was located at Astrop Farm in the east of the village, which was also dated from around 1066 to 1539 and was depopulated most likely between 1530 and 1450. This could have been as a result of the Black Death plague that ravaged the entire country during the summer of 1349.

The original village slowly evolved in the ongoing period up to the early twentieth century. A full history of the village can be found in appendix 6, document I. Today, 40 of the original structures in the Parish are Grade II listed. These include the church, tombs, war memorial, houses, and numerous unique buildings. There are also heritage assets described in appendix 6, document B, which includes Roman roads, ancient woods, Poor's plot, primitive methodist chapel, and village pond.

#### Future Heritage

BNPC was asked to name the new development in the west of the parish and after community engagement, it was agreed with the developer to name it Brize Meadow after the many meadows on which it is being built. BNPC were also asked to name the roads in Brize Meadow and after discussions with the families of the fallen boys and men from World Wars 1 and 2, it was agreed to use their names to identify many of the roads.

It was whilst researching the road names that it was discovered that one of the most inspirational women of our time, Mary Ellis – also known as the 'Spitfire Girl', lived in Brize Norton between 1928 and 1948. A paper was written for the application of a Blue Plaque, which has been awarded but has yet to be installed. It is with great pride that the BNPC has named the open green spaces which surround Brize Meadow as the 'Mary Ellis Country Park'.

However, BNPC is very aware that our heritage should be carefully preserved along with the additional assets coming into our village through the S106 agreements. Special care must be taken to ensure that speculative and strategic developments do not overwhelm the parish's character and heritage. Whilst Brize Norton has many heritage assets, there is no Conservation Area designation, and it is the aspiration of this neighbourhood plan that the village should have a designated Conservation Area in the future.

The community assets are indicated on map ref 06. Referring to appendix 19, current assets are indicated in black and future assets indicated in red. These future assets are being funded by the S106 agreement with Bloor Homes Limited.



## 5. OUR SUSTAINABILITY CHALLENGES

### 5.3 Economic

The community survey found that, out of a population of 938, there were 620 working age adults of which just 50 worked in the Parish of whom only 28 walked/cycled to work. It can therefore be assumed that 580 people left the Parish to reach their place of work, of which a maximum of just 18 used the bus service (Community Survey).

The Neighbourhood Plan Business Survey (appendix 17) shows that 260 jobs were sustained by 22 employers in Brize Norton. Of these, 50 are fulfilled by villagers and therefore 210 by people driving into the Parish. This imbalance of people commuting out of the Parish for their employment (582) compared to people commuting into the Parish for their employment (210) implies up to 762 car movements twice a day.

This shift in employment status has considerably changed the social-economic structure of the population. Many people now have a much higher disposable income, which has changed the character of the village from being primarily an 'agricultural centre' to a residential village.

There is limited opportunity to expand the number of retail outlets in the village which currently comprises of two public houses and a builder's merchants. However, since carrying out our community surveys, a village café has now opened up, which provides 2 full-time and 16 part-time jobs. The number of sittings has increased fivefold in just two years.



**Agricultural Workers - c1900**

Also, since carrying out our community surveys in 2017, Gigaclear has installed fibre optic cabling to all properties throughout the Parish (Fibre to the Property - FTTP), which has enhanced the opportunity for residents to work from home.

There is further scope for additional employment within the village because the Brize Meadow development includes 1.5 hectares of employment land. Approximately 0.5 hectare of this land has been taken up with a '66 Bedroom Extra Care Home' for which Planning Permission has been granted.

There is also approximately 1.0 hectare of land which has been allocated for retail use. A Co-op, three retail shops, and a 'Drive-Through' food outlet, have all received planning permission. However, the majority of the vacant land in the Parish, predominately to the north and east, is currently all farmland, but is held by just two landowners.

Although 'home working' is on the increase, and with the introduction of FTTP is now a more practicable solution, there is recognition that home workers are missing personal interaction with their colleagues. BNPC will support the availability of shared workspaces by the use of 'hot desks' both in the Elder Bank Hall extension and the new Pavilion. Using this protocol, residents can still work within the village environment whilst having social contact with other members of our community.

## 6. THE NEIGHBOURHOOD PLAN VISION AND OBJECTIVES

The BNNP Vision and Objectives have evolved and been refined throughout the NP process through extensive community consultation. The totality of the consultation process is documented in detail in the Consultation Statement.

### 6.1 Vision

To support sustainable development that meets the needs of residents now and in the future, while retaining Brize Norton's separate identity as a rural parish adjacent to, but separate from, the town of Carterton. To protect and where possible enhance our rural environment whilst also acknowledging that RAF Brize Norton will have an ongoing influence over certain elements of our lifestyle.

### 6.2 Objectives

Objectives have been grouped under four themes:

#### CHARACTER, HERITAGE, AND LANDSCAPE

- To conserve and, where possible, enhance the intrinsic character of the Parish of Brize Norton.
- To avoid coalescence with RAF Brize Norton and Carterton
- To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views
- To conserve designated historic assets both above and below ground for their historic significance and their contribution to local distinctiveness character and sense of place.

#### ENVIRONMENT

- To protect important green spaces from development

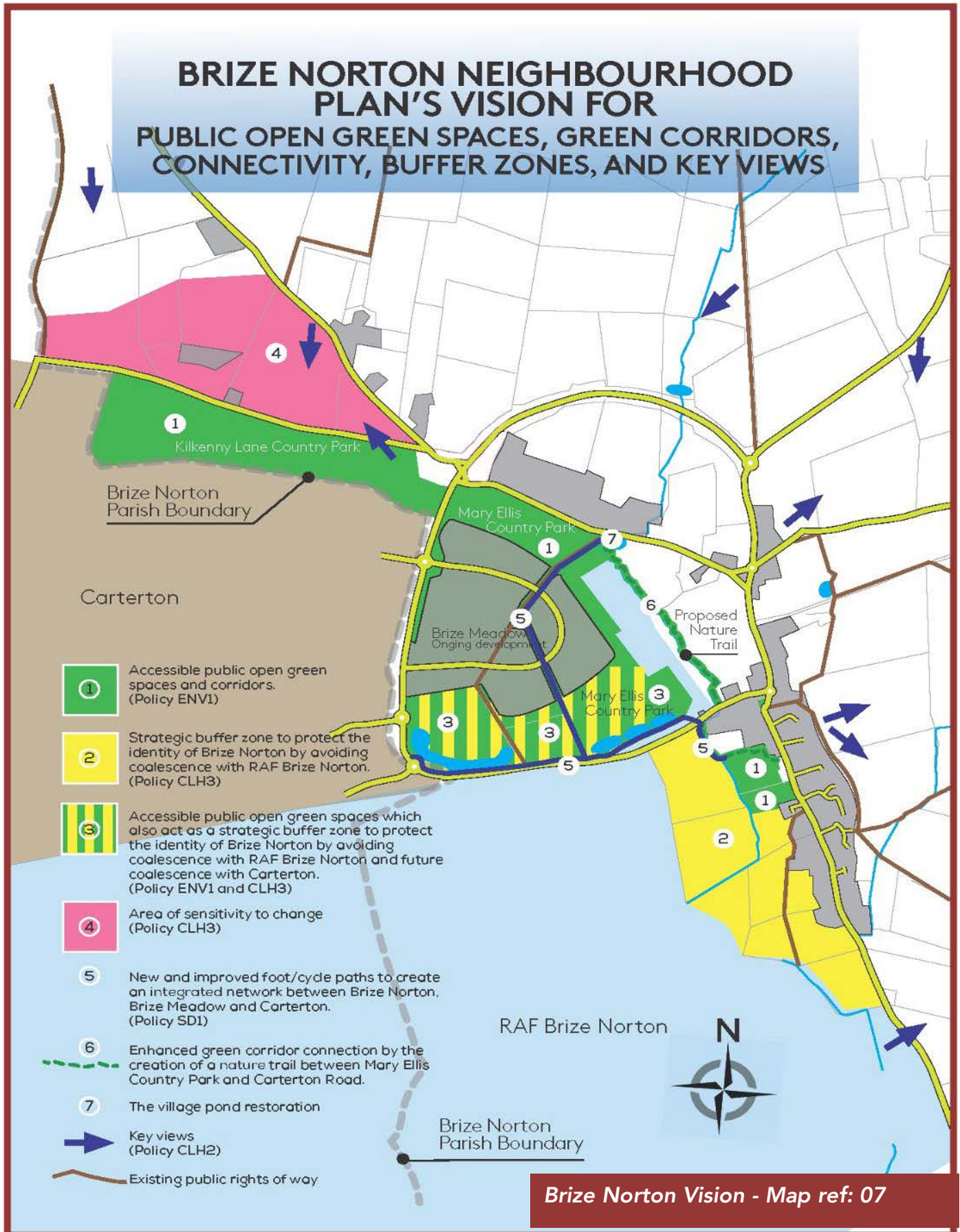
#### FACILITIES AND INFRASTRUCTURE

- To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability

#### SUSTAINABLE DEVELOPMENT

- To support sustainable development that meets the needs of residents now and in the future
- To respond to the climate emergency and help mitigate potential local impacts, including flooding
- To protect and enhance biodiversity and respond to the ecological emergency
- To reduce or mitigate the effects of traffic, and associated air pollution

## 6. THE NEIGHBOURHOOD PLAN VISION AND OBJECTIVES



## 7. POLICIES

In this section, policies which support each objective are presented. Policies are set out with supporting evidence.

### 7.1 CHARACTER, HERITAGE AND LANDSCAPE

OBJECTIVES	POLICY
To maintain and enhance the distinctive character and identity of the village in particular relation to the surrounding landscape and rural setting.	CLH1 - LANDSCAPE CHARACTER
To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views.	CLH2 - KEY LOCAL VIEWS
To avoid coalescence with RAF Brize Norton Carterton. To protect the green spaces in the gaps between the three sub-areas.	CLH3 - STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS
To conserve and, where possible, enhance the intrinsic character of Brize Norton	CLH4 - VILLAGE CHARACTER AND DESIGN
To conserve designated historic assets both above and below ground for their historic significance and their contribution to local distinctiveness, character, and sense of place.	CLH5 – HERITAGE ASSETS

#### 7.1.1. POLICY CLH1 - LANDSCAPE CHARACTER

##### POLICY RATIONALE

The intent of this policy is to maintain and enhance the distinctive character and identity of the village in particular relation to the surrounding landscape and rural setting.

To understand the intrinsic character of the Parish of Brize Norton, including notably its landscape character, regard should be had to the landscape views set out in **appendix 9 – Landscape Character Assessment Views**. These views exemplify the locations and features that contribute to landscape character and the setting of the village.

**For clarity, this Plan does not seek to protect all the views listed in Appendix 9. A limited number of Key Views that are specifically required to be protected are set out in Policy CLH2.**

The Brize Norton Design Code also considers matters of context and identity in setting out more locally specific guidance as to what is important and how these considerations should be applied to new development.

## 7. POLICIES

The character of the structural vegetation in the proximity of the village has been weakened in places by recent introductions associated with the development of Monahan Way and Shilton Park. These do not follow the typical narrow linear arrangements of hedgerows or woodland copses which generally maintain the open character of views, but in contrast planted buffers aiming to screen views to and from transport links and built-up areas. The high inter-visibility within the parish, due to the general topography and characteristically sparse landscape structure, makes it difficult to integrate or absorb growth, particularly high-density residential estate developments. While it is accepted that future change within the parish is inevitable, development can positively contribute to maintaining the vitality of the community and bring about positive enhancements to the physical fabric and the experiential qualities of the village.

**Referring to Appendix 8 - Landscape Character Assessment**, it highlights key features that contribute to the character of this part of West Oxfordshire, notably the rolling arable landscape with hedgerows and woodlands. Landscape features can provide robust, defensible boundaries to both existing and new development as has been executed at Kilkenny Lane Country Park, which separates the built-up area of Shilton Park in Carterton from the open countryside in Brize Norton. Likewise, the Mary Ellis Country Park separates the existing built-up area on Burford Road from the new Brize Meadow development. These features can include topography, which can offer a sense of enclosure as well as long-distance views over the countryside.

Brize Norton Parish Council wishes to make specific reference to the land area designated as Brook Furlong (after the original field name in that area), which appears in views G and H, because it is the last remnant of land that is not 'man-made' within the Brize Meadow development area. It has remained unchanged for many decades and therefore has a good ecological value because it incorporates a 'wet' area and has a far greater diversity than the man-made land area adjacent to it.

With this in mind – and what makes it important – is that all the surrounding man-made landscape that has been created by Bloor Homes at Brize Meadow for the new Mary Ellis Country Park is very homogeneous with not a great amount of variation whereas the Brook Furlong land retains a completely different and diverse character. Although the work Bloor Homes has carried out is commendable, it is currently not particularly diverse. Retaining this latter piece of land, with very little improvement needed, would result in increasing the diversity of the whole country park, which is a positive outcome for conservation. Brize Norton Parish Council has taken on the responsibility for the stewardship of all the public green spaces which include the Mary Ellis Country Park as well as the NEAP area within the Brize Meadow development and therefore, BNPC would be an appropriate body for further stewardship opportunities.

In addition, development may introduce more urban features into the landscape such as street lighting which would undermine character. There is already considerable light pollution in and around the settlement emanating from the RAF base and the built-up areas of Carterton which are in close proximity, impacting the character and setting and extra light pollution sources in the parish will not be supported. Brize Norton has already experienced a great deal of development in recent years and no sites are proposed in this NP as a result. (Planning permission 14/0091/P/OP for 700 house plus 115 windfall sites as detailed in appendix 22). Residential development from the direction of Carterton has undermined the sense of place and impacted parts of Brize Norton and it is possible that further development pressures might arise to the northwest, north and northeast of the settlement in the future. Incursions into the open countryside impacting landscape character in these areas would be highly detrimental to the areas in and around Brize Norton.

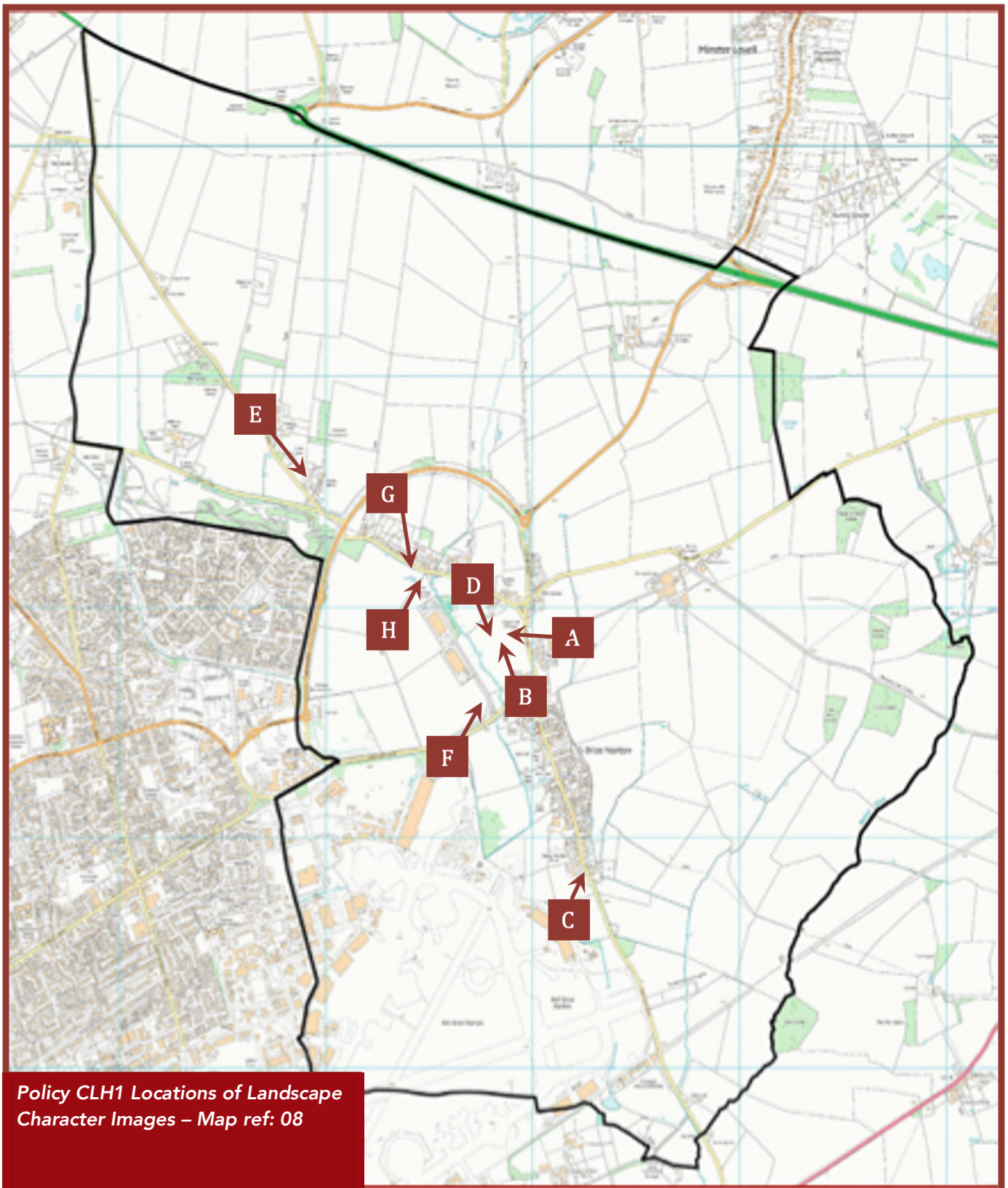
Where development schemes are brought forward, they should demonstrate that landscape character has been properly considered, with reference made to the Landscape Character Assessment, the Brize Norton Character Assessment, the Brize Norton Design Code, and other documentation including the Local Plan. In order to protect landscape character, new developments should provide a high proportion of green space to protect the important landscape and ecological assets of the area. These green spaces should be subject to long-term stewardship arrangement (see also policy CF1)

The following images on the next page help present the landscape character of Brize Norton. For example, image F highlights dry stone walling using local stone, a material feature that predominates in the north of the parish and in the village itself.

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### POLICY CLH1 - LANDSCAPE CHARACTER POLICY

In addition to the other policies of the development plan, proposals for new development that relate well and seek to enhance the distinctive character and identity of the village and surrounding landscape will be supported provided that:

- i. developments demonstrate how they will retain and enhance the key components of the rural landscape character in the parish (making particular reference to the Landscape Character Assessment and Brize Norton Design Code) where they impact the openness of views and resulting inter-visibility within the parish, the characteristic pattern of hedgerows, and limited tree cover arranged along linear or rectilinear arrangements.
- ii. where existing views encompass character as identified in appendix 09 (including existing views within the village, as well as to and from the village and of the wider parish), layout designs should show how these have been integrated and, where not possible, what mitigation can be delivered.
- iii. man-made and natural boundaries and features, including field boundaries and spaces enclosed by drystone walls, fences, hedgerows, ditches, historic tracks and paths, buildings and structures representative of the agricultural past and topographic features are considered fully in terms of minimising their loss and alteration, where these would impact adversely on character and setting.
- iv. natural assets such as ponds, streams, woodland and individual Veteran and Ancient trees are protected and enhanced in line with the West Oxfordshire Local Plan and have regard to the Brize Norton Design Code; and
- v. light pollution from new development is minimised in line with the Brize Norton Design Code (especially to the east and north of the village) and planning applications may also be subject to specific restrictions being imposed to protect sensitive areas and avoid adversely impacting the character of the settlement.



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### 7.1.2. POLICY CLH2 – KEY LOCAL VIEWS

#### POLICY RATIONALE

Brize Norton is fortunate to have a number of key views which most distinctly define local character and establish and root its identity in the surrounding landscape. The intent of this policy is to seek particular protection for the most important ones.

The key views presented here correspond to numbers 5, 1 (in opposite direction), 10, 12, 14, 15, 19, 20 and 22 respectively as set out in appendix 9, landscape character assessment views. These key views have been listed A to I in the map ref 09 below.

- View A Station Road (at south entrance to village) looking east.
- View B PROW 143/7a looking southeast out of village towards Lew Hill.
- View C PROW 143/7a looking northeast towards Astrop Farm.
- View D Elm Grove looking northeast out of village.
- View E B4477 looking south (opposite Grove Farm).
- View F Ting Tang Lane looking southwest to village.
- View G Burford Road looking southeast towards Carterton.
- View H Burford Road looking southeast towards Kilkenny Lane Country Park.
- View I Kilkenny Lane Country Park looking northwest.

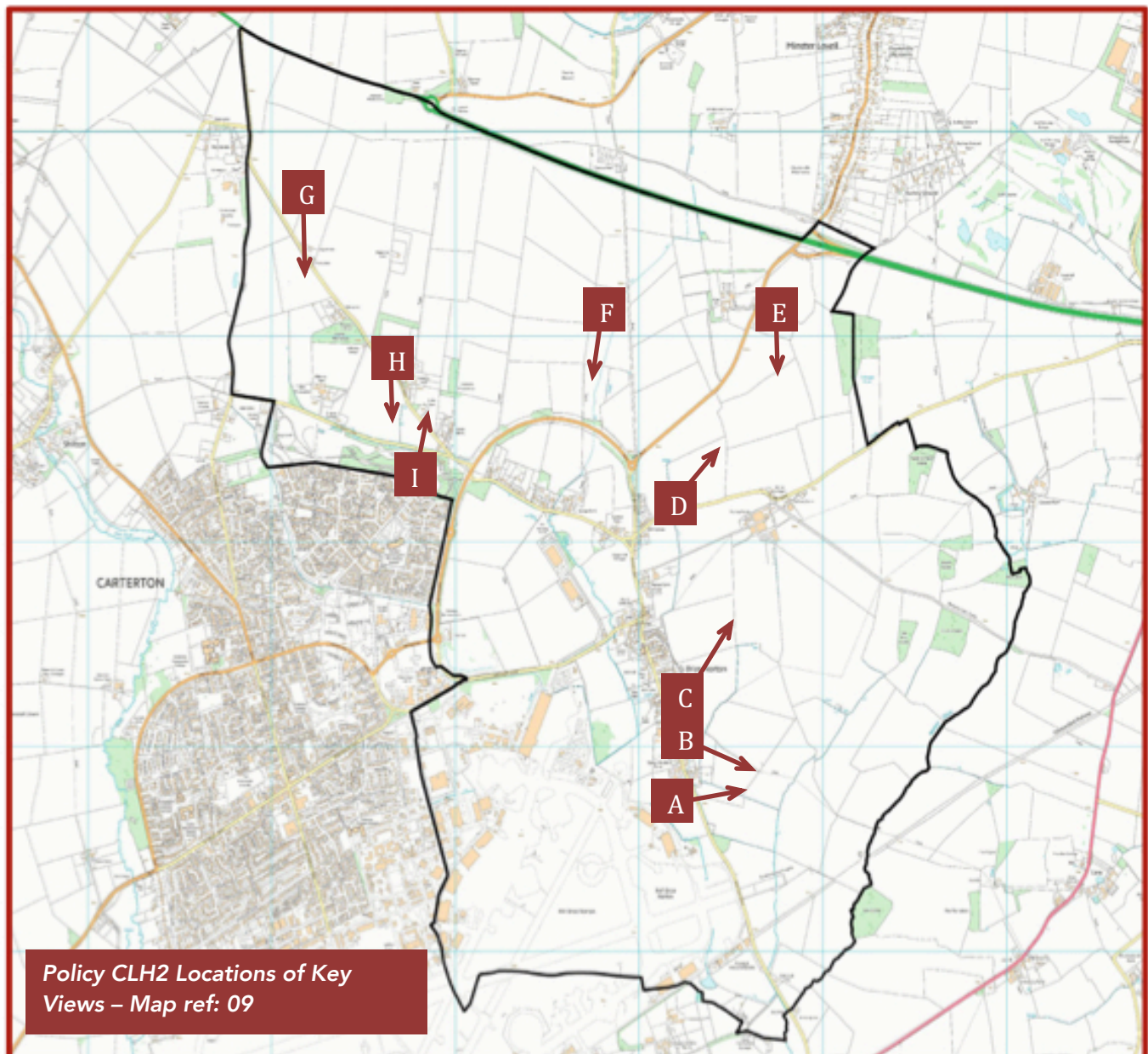
The rural identity of the settlement within its agricultural hinterland is particularly evident when viewed from the higher ground south of the A40 and with extensive views of the settlement from the eastern parts of the parish. The areas towards the east of the includes ancient woodlands and biodiversity hotspots. In areas towards the northern boundary the character is more one of dry-stone walls and hedgerows. A substantial PRoW network is also evident that allows accessibility to a tranquil attractive landscape (appendix 6, document E).

Views across the wider landscape referenced in Policy CHL1 describe the character of the landscape and are set out in appendices 08 and 09. However, those views listed do not necessarily relate to views to and from the village that should be protected from development which would undermine character and identity. The much smaller number of key local views have been identified to be protected from development are the focus of this policy.

Whilst some local views may be disturbed by proposed mineral extraction, these should only be granted planning permission for mineral extraction where a mineral restoration plan is agreed and where key local views as determined by this policy CHL2 are protected by the development and restored on completion.

There are also views looking north of Kilkenny Lane which indicate areas of open farmland that complement and form part of the setting of the new Kilkenny Country Park (view I). With adequate protection these areas will prevent future coalescence and also visually intrusive development impact on key views towards the village from the north and west. A major element in the landscape is the non-vehicular route known as Ting Tang Lane which again offers views over the rolling landscape (view F). As a historic route this should not be impaired by any development and proposals that could impact this route or views from it should be resisted.

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The topography of the parish is such that the land is more elevated in the north and drops slowly to the south. The Oxfordshire Wildlife and Landscape Study (OWLS 2004) divides the parish between north and south with the northern areas referred to as Estate Farmlands, comprising a limestone landscape of large fields enclosed by stone walls or low hedges, often with sparse vegetation cover. The southern part is rolling clay vale with a stronger landscape structure characterised by large regularly shaped fields bounded by hedgerows and trees.

There are pockets of ancient woodland. This southern area is characterized by OWLS as Lowland Village Farmlands. The settlement is situated almost at the boundary of the two landscape character areas, and it is important that the landscape gap between Brize Norton and Carterton is maintained. Planted buffers replacing fields close to the settlement could remove the visual and physical linkages.

Thus, the farming landscape plays an integral role in forming the setting of Brize Norton, especially to the east and north. It is noted there is high intervisibility across the parish which often makes it more difficult to integrate and absorb development and even to screen it. The potential for re-wilding and more nature recovery will be more successful away from the settlement where this intervisibility is not so pronounced (e.g. enhancing hedgerows and woodlands in the southern half of the parish towards its eastern boundary). The areas to the north being higher ground are more visible and would impact severely on landscape character if development were enabled here.

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The green spaces that already act as a buffer between the settlement, Carterton, and the RAF base, are more readily suited to more community-based activity such as orchards, biodiversity corridors rather than farming today. There are several key local views that have since been compromised by the new development by Bloor Homes (Brize Meadow) impacting the outlook of properties in the northern third of the settlement along Burford Road in particular. Whilst the views shown in images G and H look south to the completed development inside Carterton, the buffer provided by the Kilkenny Country Park provides screening. View I also shows the extensive open farming country that could potentially provide a stronger buffer between Carterton's new housing and Brize Norton. This area would not only benefit from the key views being retained but could link up across the boundary with an important core Nature Recovery area inside Shilton parish.

With the development of Brize Meadow, which has expanded the extent of the village to the edge of Carterton, it is now of the highest priority for the parish to establish and maintain a landscape Strategic Buffer Zone to prevent coalescence and further erosion of the rural landscape of Brize Norton.

Views A, B, C, D, and F convey the indivisibility. Looking to the southern and eastern boundaries of the parish, they demonstrate how more nature recovery could be successfully integrated in this locale with the rolling landscape having more tree cover.

The Treescapes report indicates that more woodland would make a significant positive impact on carbon reduction and on increasing biodiversity, but this would in landscape terms need to be set at some distance from the settlement. There are few buildings to the north and east of the settlement such as Grove Farm and Astrop Farm.

Any proposals to diversify or change the uses of existing structures or develop land for new buildings will need to demonstrate these are not prejudicial to key views, will not impinge on landscape character such as over the Area of High Landscape Value, and will encourage and support re-wilding and nature recovery.

These areas currently comprise a mix of larger fields near the village but smaller scale mixed landscapes with biodiversity hot spots further east and north, punctuated by woodlands and copses alongside a significant PRow network. This allows access to a tranquil landscape and embraces historic features such as Ting Tang Lane, stone walls, and hedgerows as well as areas of biodiversity value. These areas can be glimpsed from several locations within the settlement.

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### KEY VIEWS



VIEW A, Station Road (south) looking east



VIEW B, PROW 143/7a looking south east to Lew Hill



VIEW C, PROW 143/7a looking north east to Astrop Farm



VIEW D, Elm Grove looking north east



VIEW E, Opposite Grove Farm looking south



VIEW F, Ting Tang Lane looking southwest to village



VIEW G, Burford Road looking southeast



VIEW H, Burford Road looking southeast towards Kilkenny Lane Country Park

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VIEW I, Kilkenny Lane Country Park looking northwest

This policy aims to protect the local landscape character, paying special attention to long distance views including towards the AHLP (Area of Landscape Value) and key views into and out of the village of Brize Norton.

### POLICY CLH2 - KEY LOCAL VIEWS POLICY

All development proposals will be expected to have regard to the key local views listed below and should, wherever possible, seek to maintain and enhance them.

Proposals that undermine character and identity by failing to have regard to the key local views will not be supported, especially where they are also contrary to other policies in this plan and the Brize Norton Design Code.

- View A Station Road (at south entrance to village) looking east.
- View B PROW 143/5 looking southeast out of village towards Lew Hill.
- View C PROW 143/7a looking northeast towards Astrop Farm.
- View D Elm Grove looking northeast out of village.
- View E B4477 looking south (opposite Grove Farm).
- View F Ting Tang Lane looking southwest towards village.
- View G Burford Road looking southeast towards Carterton.
- View H Burford Road looking southeast towards Kilkenny Lane Country Park.
- View I Kilkenny Lane Country Park looking northwest.

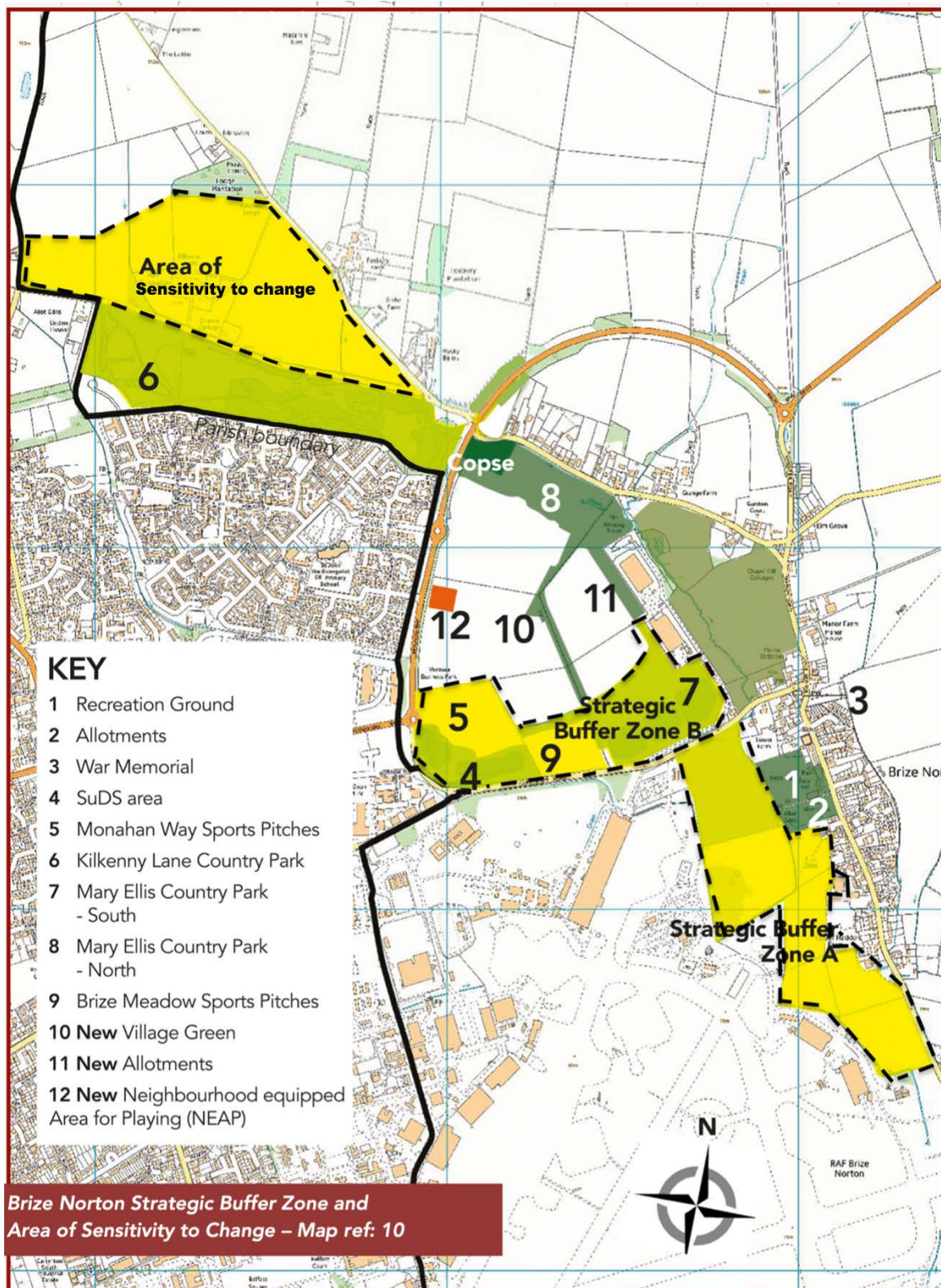
In the case of views E, F, and G, these fall within the Minerals Safeguarding Area. These views offer long- distance views but in order not to hinder or prevent minerals being worked contrary to Policy M8 of the Minerals and Waste Local Plan Part 1 - Core Strategy, this Key Views policy will not provide the same level of protection to these two views. As these views are over some distance, it should be feasible to mitigate any adverse impacts on views through screening and profiling and - in addition - once operations have ceased it will be expected that the views will be reinstated under a Restoration Plan to be agreed with the District Council in consultation with the Parish Council, which will focus on biodiversity and nature recovery.

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### 7.1.3. POLICY CLH3: STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS

#### POLICY RATIONALE

The West Oxfordshire Local Plan 2031 adopts a general approach on the question of strategic buffer zones with Policy OS2 seeking to ensure that development does not cause coalescence, avoids the loss of identity of separate settlements, and protects or enhances the local landscape and setting of settlements. This policy seeks to add local Brize Norton-specific detail to that policy OS2 by allocating two strategic buffer zones and an area of sensitivity to change:



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This policy is supported by the Hailey NP, covering an area near Witney, which sought to safeguard buffer areas between various settlements, referring to the need to maintain the setting and separate identities of settlements against the context of Witneys planned expansion. Although it identified buffer areas these did not take account of man-made or natural boundaries and as a result the Examiner recommended the policy be changed to describe the buffers more loosely without any delineation on a plan.

In Brize Norton parish, two areas were originally identified by Portus and Whitton in their Landscape Character Assessment (appendix 8) as areas where views should be protected. The first of these areas were the fields on the west side of the village from Carterton Road down to Station Road. This area was annotated as 'Strategic Airfield Buffer', and particular reference was made to 'protect the views across the fields from within the village'. This area is identified as **Strategic Buffer Zone A** in map ref. 10 above.

The second of these areas was the Country Parks and their settings comprising Kilkenny Lane Country Park and Mary Ellis Country Park. The southern area of the Mary Ellis Country Park, along with the proposed sports pitches, Thames Water SuDS area and Monahan Way Sports Pitches is annotated as **Strategic Buffer Zone B** in map ref. 10 above.

With regards to Kilkenny Lane Country Park, particular reference was made to 'protect the views from the country park to the agricultural hinterland'. The area northwards from Kilkenny Lane Country Park is therefore annotated as an **area of sensitivity to change** in map ref. 10 above.

The two buffer zones A and B, attempt to control further and unreasonable coalescence between Brize Norton and Carterton. Zone B is expanding, and the situation risks coalescence if further protection is not put in place. Development in these two areas could cause a harmful impact on the character and rural setting of Brize Norton village and should not therefore be supported.

### **Strategic Buffer Zone A**

As detailed on map ref 10 above, Zone A consists of the precious last remnants of the farmland hinterland that once characterised Brize Norton's western setting. It forms the interface between the historic village of Brize Norton and the RAF base. Since the 1930's, the extent of agricultural fields to the west of the village has seen a progressive reduction as these have been eroded by the ongoing expansion of Carterton and RAF Brize Norton. This currently open land forms part of the setting of the village and as an area of higher quality agricultural land contributes to landscape character. The area is also in flood zone 3, making it unsuitable for development. This area of land also provides an important screening function for the village, meaning the dominating features of the RAF base in the wider landscape can be mitigated at the local level of village setting.

In this residual small corridor of land between RAF Base and the village, there may be space to accommodate access improvements to service the village and community infrastructure, enabling reduced traffic flows through the village, whilst protecting the openness of the corridor. It is unlikely therefore that Zone A will be suitable for future built development due to the proximity of the village to the RAF base and the need to maintain the openness of this precious remaining buffer to avoid coalescence and impact on the setting of the village.

### **Strategic Buffer Zone B**

Zone B includes the southern area of the Mary Ellis Country Park (area 7), the land designated for two sports pitches (area 9), the land containing the SuDS (area 4) and the land containing the sports fields and pavilion (area 5). This buffer zone also guards against further coalescence.

### **Area of Sensitivity to Change**

In addition to these two proposed buffer zones in the NP, an Area of Sensitivity to Change is proposed to the north of Kilkenny Country Park. This lies between Brize Norton and the northern urban boundary of Carterton. It should be noted that the WODC Local Plan states that land to the north of Carterton which falls within Brize Norton Parish is considered to be poorly related to the town, relatively remote from the town centre and segregated [from Carterton] by the Kilkenny Lane Country Park. It is poorly served by public transport and development in this location would require significant improvements to Burford Road (part of the village). The latter is very much part of the existing setting and character of Brize Norton, comprising a tranquil area with

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historic buildings and views over open countryside.

It is difficult to define a set boundary to this Area, which stretches out into open countryside, in that it protects the character and setting of the settlement and the Country Park rather than addressing coalescence with Carterton. Coalescence has already happened between Brize Meadow in Brize Norton and Shilton Park in Carterton which are only separated by Monahan Way (image F). The core issue is that overall, the Kilkenny Lane Country Park is rather a narrow area of linear green space and whilst it is a buffer between Carterton and the open countryside which forms a definitive edge, its setting could be potentially at risk from development leapfrogging over the park.

This Area of Sensitivity to Change includes the 'setting' of the Kilkenny Country Park which sustains the views to the rural hinterland beyond to the north and northeast. The Character Assessment states the setting of the country park is very important and the topography of the area immediately to the north enhances this through maintaining its openness. Further housing in this location would undermine the existing Country Park which was created to make a robust northern edge to Carterton for reasons explained above.

Whilst zones A and B clearly delineate between the settlements, the Area of Sensitivity to Change is open countryside forming the setting of the village and the existing Kilkenny Lane Country Park. The Local Plan also notes that land to the northeast of Carterton, which also falls within Brize Norton Parish, is similarly poorly related to the town and more remote from the town centre and that land in this area is also very open and elevated. The Local Plan states that development in this location would represent a significant incursion into open countryside.

Where mineral extraction is proposed which impacts the areas in Brize Norton Parish, including these buffer zones, the Area of Sensitivity to Change and other green spaces, these proposals should guarantee that on completion they will be restored to an agreed Restoration Plan.

In this policy for Brize Norton, therefore, any development in this Area of Sensitivity to Change stretching north and northeast of the settlement should be limited to recreation, biodiversity, and other uses appropriate for a countryside location. In addition, conversion of existing buildings or for agricultural development that cannot be accommodated within an existing farm holding might also be acceptable. Furthermore, the topography of this area helps to maintain the appearance of openness from the Kilkenny Lane Country Park and surrounding open countryside. It is important that this rather narrow green space (i.e. the Country Park) is not undermined by development on its northern side and so any development should take into account the importance of openness to the setting of Brize Norton and the Country Park.

### **Green spaces between sub-areas**

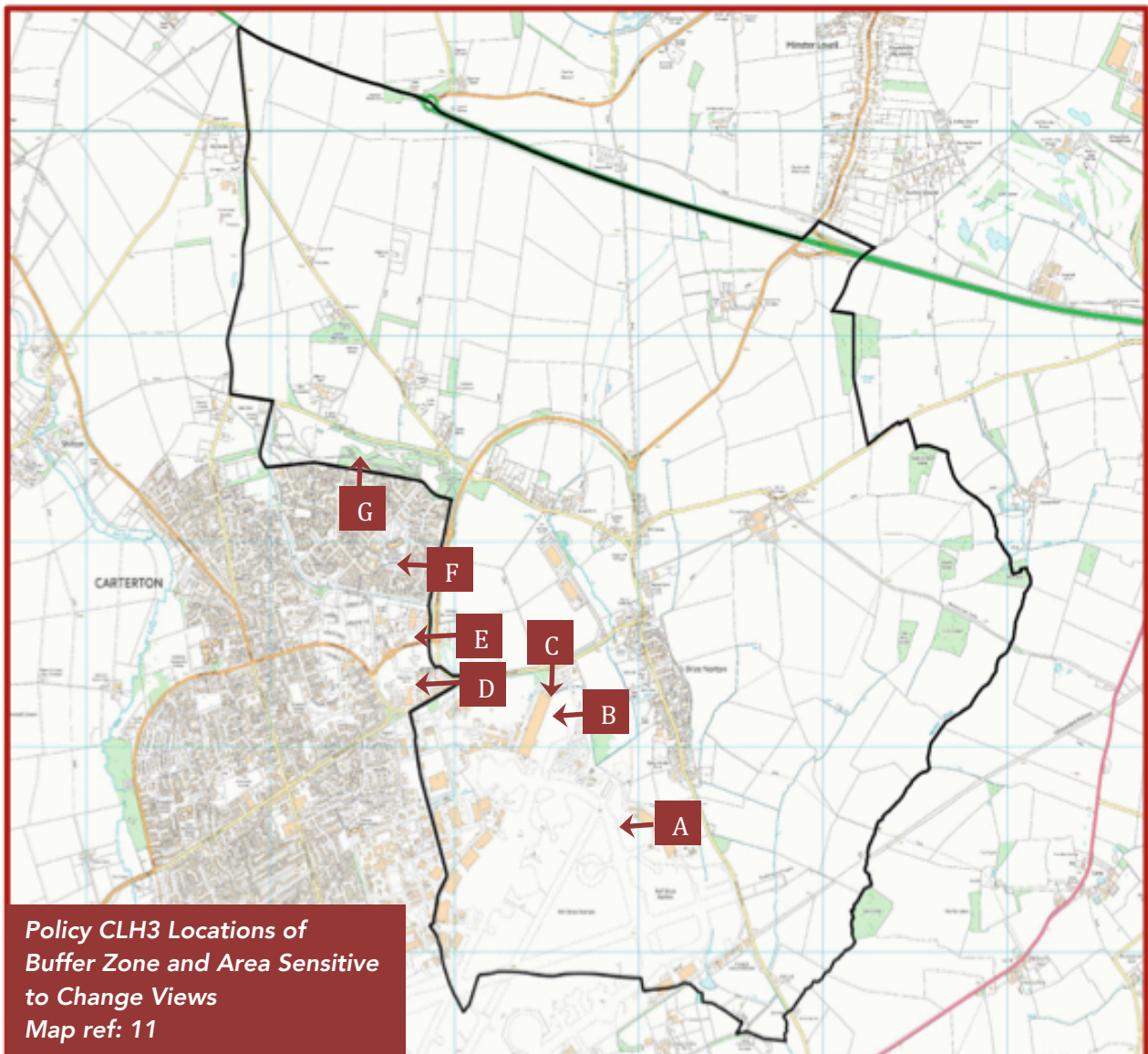
The risk and impact of coalescence does not only apply to the gaps between Brize Norton, RAF Brize Norton, and Carterton. The settlement boundary as shown in appendix 24, identifies the three sub areas of the settlement, which are separated from each other by important areas of open space, in terms inter alia of their contribution to village and landscape character, as shown also in the Brize Norton Design Code (appendix 26). Should these key locations be developed, they would aid the coalescence of the sub areas which in turn would be prejudicial to character and identity of the settlement as a whole. It is therefore essential the gaps between the sub areas are protected and maintained as a result. It is also essential that policy safeguards special qualities of open spaces intertwined within the village



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### POLICY CLH3: STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS POLICY

- i. Any proposals for development within the two proposed Strategic Buffer Zones A and B identified between Brize Norton, RAF Brize Norton, and Carterton, (as shown in map ref: 10) which, either individually or cumulatively, lead to unreasonable coalescence of Brize Norton with Carterton and which would cause a harmful impact on the character and rural setting of the village will not be accepted.
- ii. Access improvements which would not unacceptably detract from the character and/ or the scale of the remaining gap between Brize Norton and the RAF base and which could enhance the character of Brize Norton village by helping to reduce traffic through the village might be supported provided measures to conserve the open and tranquil character of the landscape and its views are maintained.
- iii. Street lighting or external floodlighting within these strategic buffer zones or within the Area of Sensitivity to Change would not be acceptable.
- iv. In the Area of Sensitivity to Change, which is not demarcated on a plan but constitutes open countryside bounded by the existing Country Park and extending beyond Brize Norton along a northerly and northeast axis, development proposals will be carefully scrutinized and significant incursions into open countryside will not be supported.
- v. Proposals which would cause demonstrable harm in terms of impact on the setting and character of the village should be limited to recreation, biodiversity, and other uses appropriate for a countryside location, conversion of existing buildings or agricultural development that cannot be accommodated within an existing farm holding. Developments that are deemed acceptable would need to maximise greenspace provision. Renewable energy uses such as solar farms will not be supported in the buffer zones or in the Area of Sensitivity to Change.
- vi. The creation of built recreational facilities in these locations will be supported provided they meet the needs of Brize Norton parish under criteria set by Brize Norton Parish Council.
- vii. Within the Strategic Buffer Zone areas A and B, and the Area of Sensitivity to Change, features associated with the village character such as heritage assets and other assets such as dry-stone walls, hedgerows, verges, trees should also be retained and incorporated to a greater extent than elsewhere in the parish.
- viii. Within the Strategic Buffer Zone areas A and B, and the Area of Sensitivity to Change, it will be important to maintain, restore or enhance the local landscape to achieve a net biodiversity gain minimum 10% and habitat connectivity using these green corridors where possible, paying special attention to biodiversity designations, priority habitats and protected species.
- ix. Development proposed within the settlement should safeguard the special qualities of the open space intertwined within the village and should be protected from development to maintain both the village and landscape character, having regard to the Brize Norton Design Code.
- x. Where there is overlap to the Strategic Buffer Zones outlined and Highway land, it is noted that OCC, as the relevant Highway Authority, have legal precedence over the rights of the sub soil owner and no works can take place without their approval.

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### 7.1.4. POLICY CLH4 - VILLAGE CHARACTER AND DESIGN

#### POLICY RATIONALE

The rationale for this policy is derived, in particular, from the **Brize Norton Character Assessment** (appendix 5) and the **Brize Norton Design Code** (appendix 26) and seeks to ensure future development is sympathetic and complementary to local character and design.

The Character Assessment explores the history and Brize Norton and the evolution of the built environment. It demonstrates the particular styles, material, and features within three core character areas which intersect with the main 'built eras' of Brize Norton: pre-1926; 1926-1971; and 1972 to the present. The Character Assessment also explores commonality in character and design across the whole parish.

#### Local character and design – core features and considerations

The village character is such that its largely linear form is fragmented with open fields or green spaces forming interruptions in the linearity. Proposals for development will need to respect the limits of the village boundary as well as its linear shape especially with regards to the rear build-line. The densities vary in the three main parts of the settlements, and these should also be respected. It is only since the World War 2 that housing has increased on the eastern side of the settlement and here there is now a firm boundary with the countryside.

New dwellings should respect the density, style, and character of the adjacent houses with reference to Map ref HD01 to HD06 as referenced in appendix 4 to maintain the three separate elements of the settlement and any infill developments should ensure that there is no risk of coalescence between the parts of the settlement parts or between the settlement and other adjoining development.

In addition, other recent developments such as Brize Meadow, should not see greater intensification through more infilling but should reflect the density in that part of the settlement that they are adjoining. Vistas from the existing village should not be changed as a result of further intensification of these developments. This will enable the existing character of the village to be maintained and not damaged further.

Area 8 (map ref 10, page 46) shows the planned green buffer between the Brize Meadow scheme and the existing old housing on Burford Road. Here the tranquility and outlook of these properties has been compromised by the new housing which is of a more modern style. The layout and materials used are not in keeping with the village and as this new development is also sited on rising ground this type of juxtaposition impacts on the landscape.

Extending the built-up boundary on the Carterton side, or carrying out new development, should be resisted as a result and especially where this is on higher ground overlooking Brize Norton parish with implications for visual intrusion and coalescence. In addition, urban intrusions into what is still a rural landscape should not be accompanied by street lighting and the Parish Council will determine what level of lighting is necessary as a bare minimum to support the character of the village.

Open spaces, gaps, and views contribute not only to village character but in many cases also form part of the settings of listed structures in the village, of which there are 40, as well as other heritage assets. Developments must ensure these assets are not impacted. Proposals that require the establishment of a new property boundary should incorporate, where possible, boundary features consisting of native or biodiversity-enhancing hedgerow species and schemes. The use of fencing and walls, where required, should reflect the traditional, rural context of the village and be of a height that preserves open views within the village.

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The Character assessment concludes that BNPC will expect any potential proposed development in the three core character areas to:

- Respect the limits of the village boundary Respect the linear shape of the village especially with regards to the rear build-line.
- Respect the density of the adjacent houses to the proposed development.
- Respect the style and character of the adjacent houses to the proposed development.
- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality.
- Form a logical complement to the existing scale and pattern of development and/or character of the area.
- Avoid coalescence and loss of identity of separate developments.

The **Brize Norton Design Code** builds on the Character Assessment.

The intention of the Design Code is to clarify what is expected from local developers, raise the quality of housing development, eliminate inappropriate development, and deliver locally distinctively development. It sets out more detail in relation to design, setting, surrounding environment etc. in relation to three sub-areas:

- The southern section of Brize Norton
- The northern section to Chapel Hill
- The Burford Road outlier

Without this policy, the design of new developments is at risk of being banal and indifferent, without features and characteristics representative of the village, which would potentially be harmful to the character of a specific area or location, contrary to the requirements of the NPPF.

Examples of village character by built era:



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### POLICY CLH4 - VILLAGE CHARACTER AND DESIGN POLICY

In addition to the other policies of the development plan, and in accordance with the Brize Norton Character Assessment and Brize Norton Design Code, proposals for new development should be well-designed, seeking to enhance the distinctive character and identity of Brize Norton, notably its linear form and historic landscape character, and will be supported, provided that:

- i. They are complementary to the local vernacular and character, and are appropriate in form, height, layout, materials, design detail and density, to the specific area in which they are located.
- ii. Where development is located on the boundary between two areas, they have taken account of the characteristics of both areas.
- iii. They maintain, and where practical, enhance the openness of the settlement and its rural landscape setting and character, including long distance views in and out of the village.
- iv. They preserve, or where practical, enhance key views, as described at Policy CLH 2 – Key Views.
- v. They do not result in adverse impacts to heritage assets (including former Roman roads and deserted villages such as Astrop and Caswell) and the general character of the area, which includes effects from noise, odour, air pollution, and light pollution.

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### 7.1.5. POLICY CLH5 - HERITAGE ASSETS

#### POLICY RATIONALE

Paragraph 190 of the National Planning Policy Framework (2023) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment.

In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. The NPPF also states that a positive strategy should include heritage assets most at risk through neglect, decay or other threats including archaeological sites.

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having ‘a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’ (NPPF 2023, Annex 2: Glossary). It also defines the historic environment as: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (NPPF 2023, Annex 2: Glossary). Not all non-designated assets are therefore buildings and therefore the plan should consider the impacts on heritage assets as set out in the NPPF.

A description of the heritage assets situated within the Parish of Brize Norton are detailed in Appendix 06, Document B – Heritage Assets.

Of particular note, due to the impact of high levels of traffic along Station Road, reference to the “Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership is a useful resource and hence is referenced in the policy below.

#### POLICY CLH5 - HERITAGE ASSETS POLICY

- i. Brize Norton’s designated historic heritage assets and their settings, both above and below ground, including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character, and sense of place (Appendix 06 Document B Heritage Assets).**
- ii. The main road through Brize Norton village, Station Road, is a busy road that has a detrimental impact on heritage assets. Proposals for further development should have regard to the “Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership as well as the Brize Norton Design Code.**
- iii. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2023) and with regard to the Brize Norton Design Code.**
- iv. Whilst this policy mainly relates to standing buildings, this policy notes the importance of other heritage assets such as archaeological sites, locally listed buildings, or areas of identified historic landscape character, notably the route of former Roman roads and deserted villages such as Astrop and Caswell and other heritage assets which need to be conserved and enhanced as set out in NPPF. (Appendix 06 Document B Heritage Assets)**

## 7. POLICIES

### 7.2 ENVIRONMENT

#### OBJECTIVES

To protect important green spaces from development

#### POLICY

ENV1 – LOCAL GREEN SPACES

#### 7.2.1 POLICY ENV1 – LOCAL GREEN SPACES

##### POLICY RATIONALE

A key contributor to the character of Brize Norton is the number of green spaces across the community. These contribute to biodiversity enhancement and are particularly highly valued by local residents and into which there is currently public access.

To protect the contribution that these spaces make to the Parish's rural setting and to the health of the community (through opportunities for exercise), and to ensure that they remain open to residents and free from any development that undermines their role, it is proposed that a number of these spaces are specifically designated as 'Local Green Spaces'.

The NPPF states the designation of land as a Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services.

Local Green Spaces designation is based upon criteria set out in NPPF paragraph 106 as follows:

- a) in reasonably close proximity to the community it serves.
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field) tranquility or richness of its wildlife.
- c) local in character and is not an extensive tract of land.

Brize Norton's Local Green Spaces are assessed in appendix 27, using the methodology set out in Cotswold District Council's Local Green Space Designation Toolkit (2014). The appendix includes a description of comments received from respective landowners and from other individuals and organisations. The assessment justifies the following Local Green Spaces for designation:

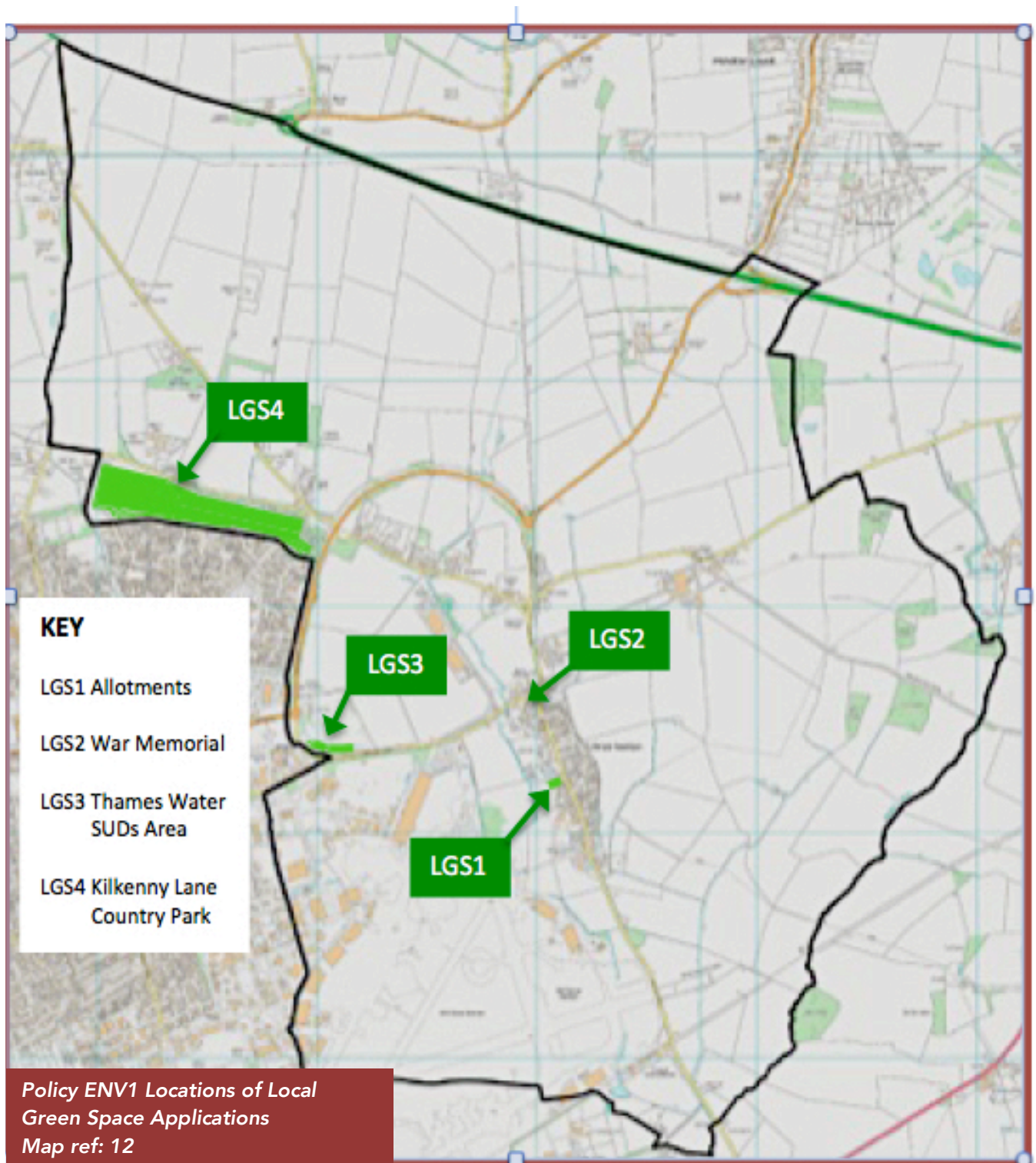
- LGS1 - Image A - Allotments
- LGS 2 - Image B - War Memorial
- LGS 3 – Image C - Thames Water SuDS area
- LGS 4 – Image D - Kilkenny Lane Country Park

With regard to LGS 2 - it is noted that OCC Highways Land takes precedent when any future highways works are required. Therefore, whilst the boundary of LGS2 could be revised to exclude highways land it should be emphasised that LGS designation will not hinder access by the public over these areas and that its status does not preclude use of highway land by public utilities



## 7. POLICIES

As requested by WODC, the Monahan Way Pavilion and Sports Pitches (Area 5, Strategic Buffer Zones map ref. 10, page 46) have not been designated as a Local Green Space because the leisure requirement may change in the future and WODC would want to have the ability to change the site in the future to respond to the needs of the community.



## 7. POLICIES



LGS 1 Image A Allotments



LGS 2 Image B War Memorial



LGS 3 Image C Thames Water SuDS Area



LGS 4 Image D Kilkenny Lane Country Park

## 7. POLICIES

### 7.2.1. POLICY ENV1 – LOCAL GREEN SPACES POLICY

i. The Brize Norton Neighbourhood Plan designates the following locations as Local Green Space, as indicated on map ref 12 (page 57)

- LGS1 Image A - Allotments
- LGS2 Image B - War Memorial
- LGS3 Image C - Thames Water SuDS area
- LGS4 Image D - Kilkenny Lane Country Park

Development proposals within the designated local green spaces will only be supported in very special circumstances.

With regards to LGS2, it is noted that OCC Highways Land takes precedent when any future highways works are required. Therefore, whilst the boundary of LGS2 could be revised, it should be emphasised that LGS designation will not hinder access by the public over this area and that its status does not preclude use of highway land by public utilities.

## 7. POLICIES

### 7.3 FACILITIES AND INFRASTRUCTURE

#### OBJECTIVE

To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability

#### POLICY

CF1 - COMMUNITY FACILITIES AND INFRASTRUCTURE

#### 7.3.1. POLICY CF1 - COMMUNITY FACILITIES AND INFRASTRUCTURE

##### POLICY RATIONALE

The intent of this policy is to help ensure that new development makes appropriate contributions to the improvements or enhancement of community infrastructure in Brize Norton to help meet the needs of new and existing residents.

The policy supports and adds detail to Local Plan policy OS5, which requires all new developments to deliver or contribute towards the timely provision of essential supporting infrastructure, either on site or through a financial contribution. In addition, West Oxfordshire District Council has a Supplementary Planning Document (SPD) on Developer Contributions which contains useful information to guide policy CF1.

##### Facilities and Infrastructure

Brize Norton's community facilities and infrastructure are key to social cohesion and sustaining the village, including those working from home. Creating safe routes for walking and cycling are important considerations to help sustain these assets and developers should be obliged to assist this aim where they propose new dwellings.

The Community Assets report (appendix 19) lists local facilities and infrastructure and sets out planned improvements and indicative costs. The Community Infrastructure Projects report (appendix 20) lists further items/ improvement projects, which may be suitable for Community Infrastructure Levy funding, should West Oxfordshire DC introduce a CiL regime. Collectively, these projects would contribute to positively addressing issues such as community facilities, active community, traffic, and village character.

Projects will be prioritised as developer funding becomes available and will be managed by the Parish Council on behalf of the community. They are based on current circumstances and priorities. These may change and the project list will be reviewed annually and updated as required. Where appropriate, developers will be expected to liaise with the Parish Council to identify potential funding for projects derived from the Community Infrastructure Projects List.

Whilst funding may come from S106 (or potentially in the future via CiL) for capital expenditure, it is important that a regime is in place to ensure these items are well maintained and subject to additional, long-term maintenance and management funding, also from the developer via S106.

## 7. POLICIES

### Stewardship

In addition, many opportunities (including green spaces, community buildings, and other assets of community value), such as public houses may emerge for some form of long-term stewardship arrangement to ensure that locally important assets can be secured and managed in the interests of the wider community.

Proposals for redevelopment or conversion of a public house along with its associated grounds, outbuildings, parking areas will need to demonstrate whether the community including any appropriate body or trust has had the opportunity to retain and operate on the premises.

Increasingly, areas of biodiversity or landscape value may come under consideration and the parish may add to its stock of land that is managed as a result. Long-term stewardship arrangements can be established to take care of existing and potential future community assets, such as via a local trust being created or by assets being transferred to a suitable body such as the Parish Council. Stewardship arrangements will be via an S106 Planning Obligation, as has happened with the Bloor Homes development.



### **POLICY CF1 – COMMUNITY FACILITIES AND INFRASTRUCTURE POLICY**

- i. All development taking place within the Parish will be expected to be supported by appropriate investment in supporting infrastructure – both on and off-site.**
- ii. The timing of provision should be carefully considered and for any major development should be clearly set out in an infrastructure delivery/phasing plan.**
- iii. Where the management and maintenance of any community assets is a relevant consideration, developers will be expected to propose appropriate long-term stewardship arrangements, the details of which will be secured through a Section 106 agreement or other suitable mechanism.**

## 7. POLICIES

### 7.4 SUSTAINABLE DEVELOPMENT

#### OBJECTIVES

To support sustainable development that meets the needs of residents now and in the future.

To protect and enhance biodiversity and respond to the ecological emergency.

To respond to the climate emergency and help mitigate potential local impacts, including flooding.

To reduce or mitigate the effects of traffic, and associated air pollution.

#### POLICY

SD1 – SUSTAINABLE DEVELOPMENT

#### 7.4.1. POLICY SD1 – SUSTAINABLE DEVELOPMENT

##### POLICY RATIONALE

OXFORDSHIRE  
TREESCAPE PROJECT



NPPF paragraph 11 states: “Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.”

This policy sets out what sustainable development means in the context of Brize Norton and focuses on the following issues: flooding and water efficiency (infrastructure), landscape, biodiversity, sustainable transport, adaptation to climate change, and traffic.

## 7. POLICIES

### Flooding and water efficiency (infrastructure)

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be coordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure.

The National Planning Policy Framework (NPPF), 2023, states in paragraph 20 that: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”

The Environment Agency has designated the Thames Water region to be “seriously water stressed” which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change. Water conservation and climate change is vitally important to the water industry as not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water.

Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the NP Policy SD1. This water efficiency standard is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations).

Limiting the opportunity for surface water entering the foul and combined sewer networks is also of critical importance and Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change. SuDS not only help to mitigate flooding, but they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

Where appropriate, planning permission for developments which result in the need for off-site upgrades will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements.

### Landscape

Threats to the agricultural use of land in the parish, including uncertainties over grants, bring pressures to convert land to other uses yet the land offers potential for nature recovery and delivery of other benefits such as for human health and other eco system services over time. Just as nearby urban areas have grown so the need for protection of more greenspace and nature is also recognised as key to a sustainable future. The RAF base may also play a role in enhancing habitat e.g., for species such as Brown Hare, and ground nesting birds such as Curlew.

Protecting landscape character is very important as an asset for the community in the Neighbourhood Plan and includes key views over open countryside. The areas to the north and east of the settlement include significant views over an open landscape and offer scope for habitat creation or enhancement and it is very important that this landscape is protected from development pressure.

## 7. POLICIES

### Climate change mitigation and sustainable transport

Sustainability issues are concerned with improving Climate Change resilience (reference wildfires and urban heat effects, air quality as well as flood risk) by using the parish assets to help in reducing tonnes of CO<sub>2</sub>e (Carbon Dioxide or equivalent gases) per annum and so increasingly Neighbourhood Plans should consider localised issues and solutions.

The Oxfordshire Treescapes report identifies the parish area of 1213ha needs to achieve a reduction of 4417 tCO<sub>2</sub>e pa on its farmland to deliver its net zero target by 2058. It is argued that using the majority of the farmed areas more carefully can enhance natural capital as well as deriving a sustainable income. This includes utilising the area between the RAF base and the settlements which could productively host market gardens and orchards whilst pockets of high biodiversity could also be expanded. Overall though the existing woodland comprises of 4% of the parish, this could be expanded to 14% to meet the target contributing some 42% of the total reduction of tonnes CO<sub>2</sub>e i.e. 124ha at a factor of 15 generates 1872 tonnes. This target should be delivered in the north and eastern areas of the parish as a minimum.

Significant woodland expansion would be ideally suited to many of these areas which could also reduce carbon to meet net zero targets (see the Oxfordshire Treescapes report – appendix 03).

### Biodiversity

The Oxfordshire Treescapes Report identifies areas of natural flood management i.e., highlighting areas which could contribute significantly to reduction of for instance surface water flooding using woodland planting, hedgerows and so forth. There are particularly suitable areas for NFM in the east and north of the parish, whereby planting and hedgerows could also provide significant biodiversity benefits. Such areas should also be considered important as having agro-forestry potential but, overall, the main consideration is that these areas should be considered as making a major contribution to NFM in the event of future proposals for development.

The opportunities to strengthen biodiversity should be considered in terms of the Nature Recovery Network highlighted in the Oxfordshire Treescapes report. One area lying just outside the parish inside Shilton is identified as being core NRN and this could be connected via the proposed expansion of the Kilkenny Country Park. The Oxfordshire Treescapes report must therefore be an important material consideration in planning decisions affecting the large areas outside the settlement boundary.

Given the critical importance of reducing carbon emissions, in a rural community such as Brize Norton where car-based travel is often the 'default option', it is especially important that future development proposals consider and make available, where appropriate, means and measures to encourage a range of sustainable and innovative transport modes.

### Traffic

Whilst HGV traffic accessing the RAF base is directed away from the village via B4477 and Carterton, there are still concerns about through traffic and lack of safe cycling routes. Other concerns which could worsen into issues directly as a result of more planned development might include impact on heritage assets and character as has been seen at Burford Road where the setting and aspect of older buildings has come under pressure from new development spreading out from Carterton.



## 7. POLICIES

### POLICY - SD1 SUSTAINABLE DEVELOPMENT POLICY

In determining planning applications, the following matters should be used to guide the delivery of sustainable development. Development proposals should, where appropriate, and having regard to other policies in the Neighbourhood Plan and the Brize Norton Design Code:

- i. avoid increased the risk of flooding from either increased run off or from building within flood risk areas and take account of the predicted impact of climate change during the lifetime of the development.
- ii. achieve best practice in water efficiency such as water efficient fittings and appliances, water harvesting and storage features and green roofs.
- iii. conserve and enhance the landscape, with particular attention to habitat connectivity, green and blue infrastructure networks, landscape and biodiversity designations, priority habitats, and protected species.
- iv. achieve at least 10% biodiversity net gain (a higher percentage of net gain, based on robust evidencing, would be supported).
- v. encourage a range of sustainable and innovative transport modes, for example, bicycle storage, safe routes for cycling and walking, car clubs, public transport enhancements to provide regular services.
- vi. provide necessary infrastructure and ducting to enable communications services, including high speed broadband to be delivered to new homes.
- vii. apply the net zero target as per the Oxfordshire Treescapes Report (appendix 03) by encouraging diversification of farmland to deliver more woodland especially in Nature Recovery areas, Natural Flood Management areas and utilising farmland in the northern and eastern parts of the parish. A higher target may be imposed to offset the effects of any development which must minimise energy use and its overall carbon impact both during construction and in occupation. In addition, renewable energy capacity will be required to be provided where appropriate, such as on rooftops for PV, and with EV charging points for parking. Development should also be able to facilitate charging off road points to enable maximum use and
- viii. assesses the impacts of and seeks to avoid increases in traffic flows, air pollution, noise, and vibration through the village, notably along Station Road, through a combination of design measures and access arrangements for any development proposals (during both construction and completion phases).

## 8. IMPLEMENTATION AND MONITORING

### 8.1 Implementation

Implementation of the Brize Norton Neighbourhood Plan will be ongoing and primarily the responsibility of Brize Norton Parish Council although ultimate responsibility for determining planning applications rests with WODC.

The manner in which each policy will be implemented in practical terms, with aims/ objectives and indicators of progress is presented in the following summary table:

NP POLICY	Related NP objective/s - what the policy is aiming to achieve	Implementing the policy- comment	Delivery partners	Measures to be used to monitor progress
<b>CLH1 Landscape Character</b>	To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported
<b>CLH2 Key Local Views</b>	To preserve the high-quality and accessible countryside setting of the village, open landscapes, and key views	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported
<b>CLH3 Strategic Buffer Zone between Brize Norton, RAF Brize Norton and Carterton</b>	To avoid coalescence with RAF Brize Norton and Carterton	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported
<b>CLH4 Village Character and Design</b>	To conserve and, where possible, enhance the intrinsic character of Brize Norton	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported
<b>ENV1 Local Green Spaces</b>	To protect important green spaces from development	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> <li>• Landowners and land managers</li> <li>• Members of the community, incl. any wildlife monitoring groups</li> <li>• Local health organisations</li> </ul>	Assessment of applications either rejected or supported
<b>F1 Community Facilities and Infrastructure</b>	To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported
<b>SD1 Sustainable Development</b>	To support sustainable development that meets the needs of residents now and in the future	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> <li>• BNPC</li> <li>• WODC</li> </ul>	Assessment of applications either rejected or supported

## **8. IMPLEMENTATION AND MONITORING**

### **8.2 Monitoring**

Brize Norton Parish Council (BNPC) will monitor the Neighbourhood Plan and the implementation and effectiveness of its policies.

#### **Twelve-month review**

BNNP will be reviewed in detail one year after its adoption. This review will be conducted by BNPC and the reconvened Neighbourhood Plan Steering Group (NPSG) or their successors.

The purpose of the review will be primarily to assess the extent to which the Neighbourhood Plan objectives have been met in practice and the contribution that each of the Policies and projects contained within the BNNP have made towards meeting those objectives.

This twelve-month review will also identify any errors and omissions that need to be rectified.

#### **Five-year review**

BNNP will be reviewed every five years thereafter. These reviews will also be led by BNPC and have the same purpose as the first twelve-month review.

#### **End of Plan review**

At least two years prior to the expiry of the BNNP, a full review will be undertaken to gauge the success of the Plan in meeting its objectives and to put in place a succession plan.

## 9. APPENDICIES, SOME OF WHICH ARE REFERRED TO IN THIS SUBMISSION DOCUMENT

### 9.1 APPENDIX 01 Index of Documents

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.2 APPENDIX 02 Vision and Objectives

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.3 APPENDIX 03 Oxfordshire Treescap Report

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.4 APPENDIX 04 Housing Era and Densities

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.5 APPENDIX 05 Character Assessment

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.6 APPENDIX 06 Character Assessment Documents

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

NOTE – There are several sub documents to Appendix 06 which are listed from Document A to Document J. Document B is referred to in this submission document and is therefore identified below.

#### 9.6.1 APPENDIX 06 Document B Heritage Assets

Click here ([HYPERLINK](#)) to link this DOCUMENT B on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.7 APPENDIX 07 Building Character Assessment (BCA)

Click here ([HYPERLINK](#)) to link this DOCUMENT B on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.8 APPENDIX 08 Landscape Character assessment (LCA)

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.9 APPENDIX 09 LCA Key Views

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### 9.10 APPENDIX 10 TVERC Biodiversity Report

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

## **9. APPENDICIES, SOME OF WHICH ARE REFERRED TO IN THIS SUBMISSION DOCUMENT**

### **9.11 APPENDIX 11 TVERC Green Corridors Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.12 APPENDIX 12 Community Survey Questionnaire**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.13 APPENDIX 13 Community Survey Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.14 APPENDIX 14 Young People Survey Questionnaire**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.15 APPENDIX 15 Young People Survey Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.16 APPENDIX 16 Business Survey Questionnaire**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.17 APPENDIX 17 Business Survey Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.18 APPENDIX 18 SWOT Analysis**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.19 APPENDIX 19 Community Assets Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.20 APPENDIX 20 Community Projects**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.21 APPENDIX 21 Summary of S106 Funding**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.22 APPENDIX 22 Housing Windfall Sites**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

## **9. APPENDICIES, SOME OF WHICH ARE REFERRED TO IN THIS SUBMISSION DOCUMENT**

### **9.23 APPENDIX 23 Primary School; Presentation**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.24 APPENDIX 24 Settlement Areas**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.25 APPENDIX 25 Mary Ellis**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.26 APPENDIX 26 Brize Norton Design Guidance and Code Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.27 APPENDIX 27 Local Green Space Applications**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.28 APPENDIX 28 REG 14 Consultation Document**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.29 APPENDIX 29 WODC Screening Report**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website

### **9.30 APPENDIX 30 Statutory Consultees Responses**

Click here ([HYPERLINK](#)) to link to this APPENDIX on the Brize Norton Parish Council Neighbourhood Plan submission documentation website