



BRIZE NORTON NEIGHBOURHOOD PLAN

APPENDIX 04

Version 5 - October 2022

HOUSING ERA AND DESITIES

*“our village
our community
our future”*

Brize Norton Housing Era & Densities

There are 382 dwellings within the Parish of Brize Norton of which 359 are within the village settlement area.

This document contains charts and maps indicating the build era and densities of dwellings within the village settlement area.

There are six maps indicating the various areas of the village as follows: -

Page 2: HD01 – Station Road

Page 3: HD02 – Carterton Road

Page 4: HD03 – Manor Road

Page 5: HD04 – Chapel Hill/Elm Grove/Minster Road

Page 6: HD05 – Burford Road (east of Monahan Way)

Page 7: HD06 – Burford Road (west of Monahan Way)

Each map indicates the density of either 'individual' or 'groups of houses' according to their location and how they are set out within each area.

The maps also identifies every house with the relevant colour code to indicate the era in which they were built as follows: -

Blue	Pre 1926
Orange	1926 to 1971
Green	1972 to present

The maps also indicates Village Assets and Commercial Properties which are highlighted in yellow.

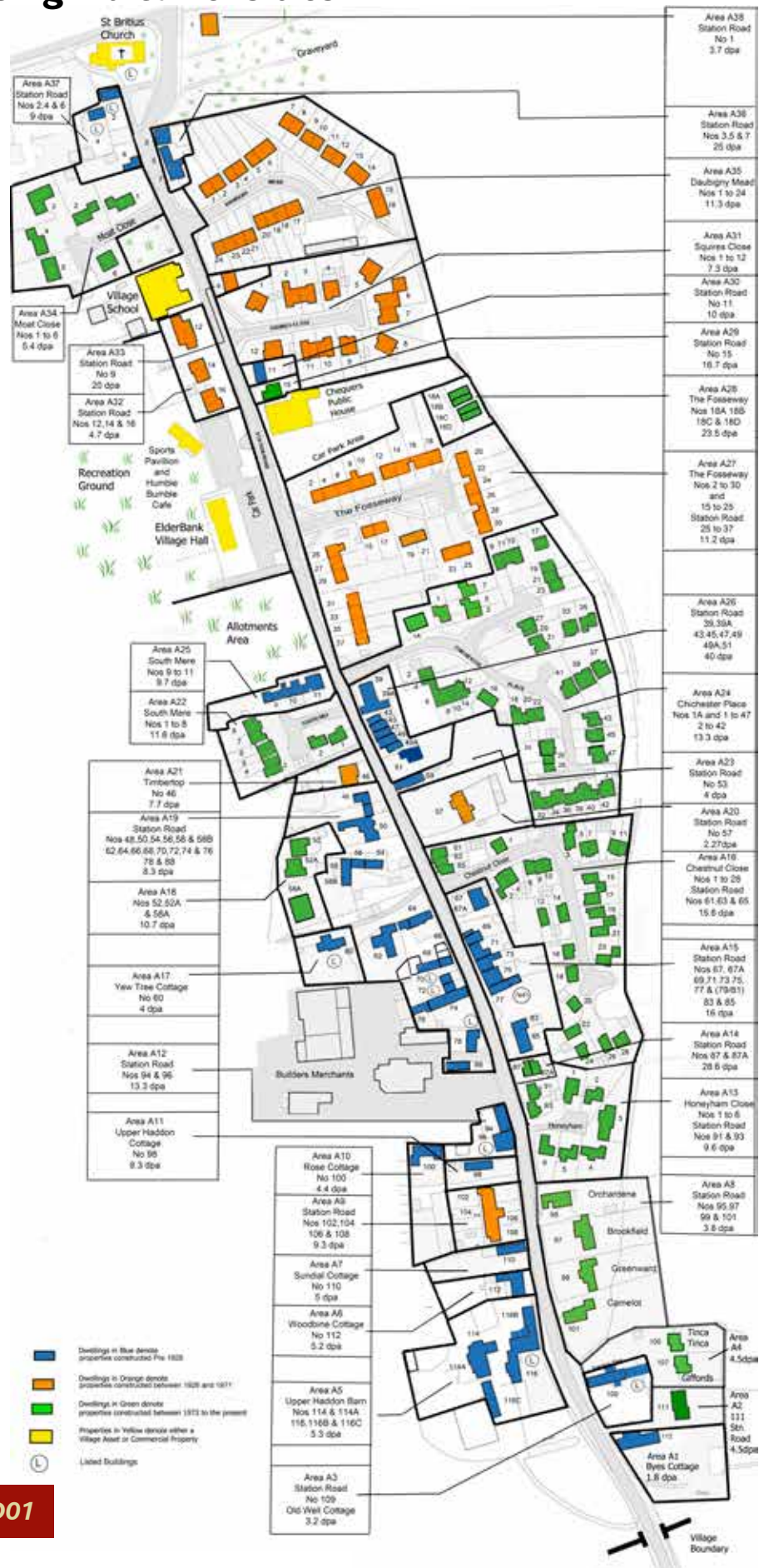
A housing density summary is provided on page 8 which also contains a cross reference to housing densities in other locations in West Oxfordshire.

An overview of the housing density analysis is provided on pages 9 and 11.

The data and analysis of all the housing era's and densities are contained in pages 12 to 23 inclusive.

Brize Norton Housing Era & Densities

HOUSING DENSITIES Station Road



Station Road map ref: HD01

Brize Norton Housing Era & Densities

HOUSING DENSITIES Carterton Road



Carterton Road map ref: HD02

Brize Norton Housing Era & Densities

HOUSING DENSITIES Manor Road



Manor Road map ref: HD03

Brize Norton Housing Era & Densities

HOUSING DENSITIES

Chapel Hill

Elm Grove

Minster Road

Burford Road (part)

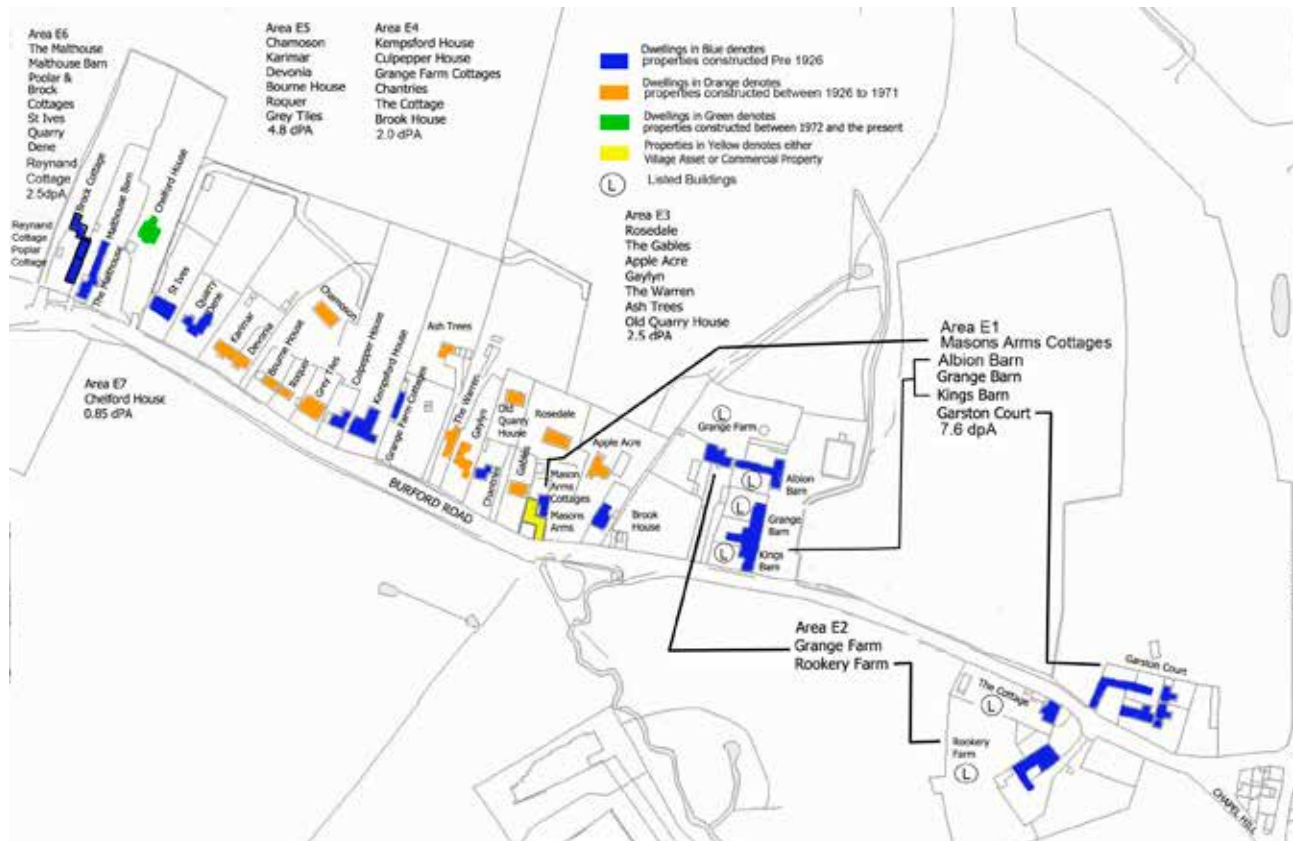


Chapel Hill area map ref: HD04

Brize Norton Housing Era & Densities

HOUSING DENSITIES

Burford Road - East of Monahan Way

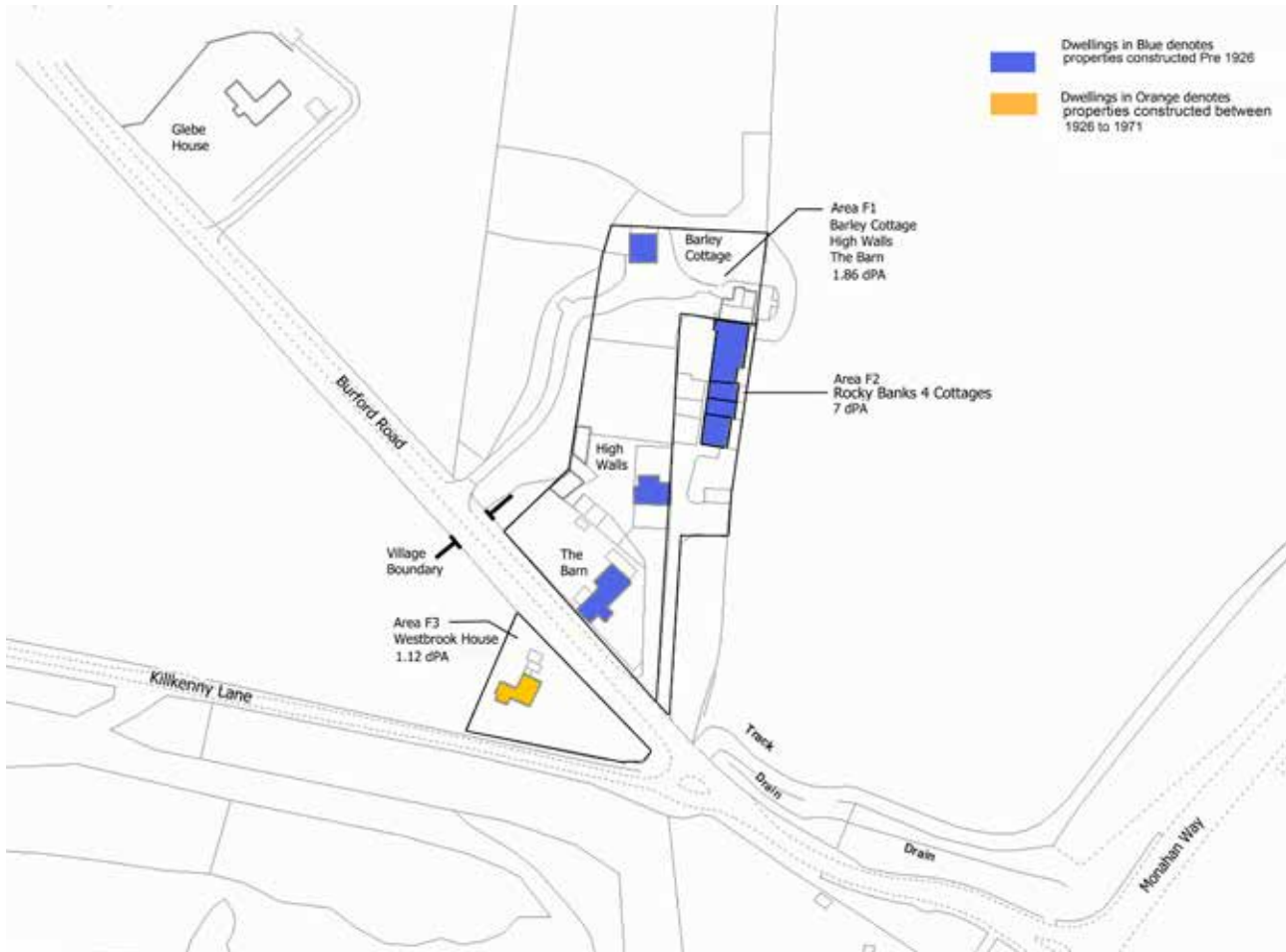


Burford Road - east map ref: HD05

Brize Norton Housing Era & Densities

HOUSING DENSITIES

Burford Road - West of Monahan Way



Burford Road - west map ref: HD06

Brize Norton Housing Era & Densities

SUMMARY

Dwellings per Acre (dpa) and Dwellings per Hectare (dph)

PRE – 1926 HOUSING DENSITIES

Smaller Dwellings (90) Range: 7 to 15 dpa (17 to 37 dph)

Detached Dwellings (38) Range: 2 to 6 dpa (5 to 15 dph)

1926 TO 1971 HOUSING DENSITIES

Smaller and Semi-detached Dwellings (89) Range: 7 to 10 dpa (17 to 25 dph)

Detached Dwellings (26) Range: 1 to 7 dpa (2 to 17 dph)

1972 TO PRESENT HOUSING DENSITIES

Smaller Dwellings (87) Range: 19 to 22 dpa (47 to 54 dph)

Detached Dwellings (27) Range: 1 to 8 dpa (2 to 20 dph)

N.B. This summary excludes Rookery Farm and Grange Farm (Map HD05) as they each sit in over two acres of land and are therefore not representative of the village housing densities.
This summary excludes dwellings that are outside the village settlement area.

EXAMPLES OF HOUSING DENSITIES FROM OTHER LOCATIONS:

Brize Meadow:	Lowest:	25 to 30 dpa
	Lower Quartile:	30 to 35 dpa
	Upper Quartile:	35 to 40 dpa
	Greenway:	30 to 40 dpa

Garden Village, Eynsham:	35 to 50 dpa
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Lagan Homes Proposal	
Brize Norton:	20 dpa

Brize Norton Housing Era & Densities

OVERVIEW

Dwellings per Acre (dpa) and Dwellings per Hectare (dph)

HOUSING GROUP ERA: PRE 1926 BLUE DWELLINGS ON MAPS HD01/2/3/4/5/6

Area A Station Road - Smaller Dwellings

Group Average = 15 dpa (37 dph)

Area B Carterton Road - Smaller Dwellings

Average = 8 dpa (20 dph)

Area C Manor Road - Smaller Dwellings

Average = 10 dpa (25 dph)

Area D Chapel Hill, Elm Grove & Minster Road – Smaller Dwellings

Average = 11 dpa (27 dph)

Area E Burford Road (East of Monahan Way) - Smaller Dwellings

Average = 8 dpa (20 dph)

Area F Burford Road (West of Monahan Way) - Smaller Dwellings

Average = 7 dpa (17 dph)

Area A Station Road - Detached Dwellings

Average = 5 dpa (12 dph)

Area B Carterton Road - Detached Dwellings

Average = 6 dpa (15 dph)

Area C Manor Road - Detached Dwellings

Average = 5 dpa (12 dph)

Area E Burford Road (East of Monahan Way) - Detached Dwellings

Average = 2 dpa (5 dph)

Area F Burford Road (West of Monahan Way) - Detached Dwellings

Average = 2 dpa (5 dph)

N.B. This overview excludes Rookery Farm and Grange Farm (Map HD05) as they each sit in over two acres of land and are therefore not representative of the village housing densities. This overview excludes dwellings that are outside the village settlement area.

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1926 TO 1971 ORANGE DWELLINGS ON MAPS HD01/2/3/4/5/6

Area A Station Road - Smaller Dwellings

Average = 10 dpa (25 dph)

Area B Carterton Road - Semi-Detached Dwellings

Average = 9 dpa (22 dph)

Area D Chapel Hill, Elm Grove, Minster Road - Semi-Detached Dwellings

Average = 7 dpa (17 dph)

Area A Station Road - Detached Dwellings

Average = 8 dpa (20 dph)

Area B Carterton Road - Detached Dwellings

Average = 4 dpa (10 dph)

Area C Manor Road - Detached Dwellings

Average = 7 dpa (17 dph)

Area D Chapel Hill, Elm Grove & Minster Road - Detached Dwellings

Average = 3 dpa (7 dph)

Area E Burford Road (East of Monahan Way) - Detached Dwellings

Average = 4 dpa (10dph)

Area F Burford Road (West of Monahan Way) - Detached Dwellings

Average = 1 dpa (2 dph)

HOUSING GROUP ERA: 1972 TO PRESENT GREEN DWELLINGS ON MAPS HD01/2/3/5

Smaller and Semi-detached Dwellings – Area A Station Road:

Average = 19 dpa (47 dph)

Detached Dwellings – Area A Station Road:

Average = 8 dpa (20 dph)

Detached Dwellings – Area B Carterton Road:

Average = 4 dpa (10 dph)

Detached Dwellings – Area C Manor Road:

Average = 22 dpa (54 dph)

Detached Dwellings – Area E Burford Road (East of Monahan Way):

Average = 1 dpa (2 dph)

Brize Norton Housing Era & Densities

BRIZE NORTON VILLAGE - HOUSING DENSITIES
MEASURED IN DWELLINGS PER ACRE (DPA)
 (Densities rounded up or down to nearest full number)

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD01) AREA A STATION ROAD - SMALLER DWELLINGS				
Housing: Smaller Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area A5</i> Nos 114, 114A, 116, 116B & 116C	5	3806	0.94	5
<i>Area A11</i> No 98	1	468	0.12	8
<i>Area A12</i> 94 & 96	2	618	0.15	13
<i>Area A15</i> Nos 67, 67A, 69, 71,73,75,77, 79/81, 83 & 85	10	2495	0.62	16
<i>Area A19</i> 48, 50, 54, 56, 58, 58B, 62, 64, 66, 68, 70, 72, 74, 76, 78 & 88	16	7774	1.93	8
<i>Area A25</i> South Mere Nos 9, 10 & 11	3	1272	0.31	10
<i>Area A26</i> Nos 39, 39A, 43, 45, 47, 49, 49A & 51	8	819	0.2	40
<i>Area A36</i> Nos 3, 5 & 7	3	483	0.12	25
<i>Area A37</i> Nos 2, 4 & 6	3	1377	0.33	9

Group Average = 15dpa

Brize Norton Housing Era & Densities

BRIZE NORTON VILLAGE - HOUSING DENSITIES
MEASURED IN DWELLINGS PER ACRE (DPA)
 (Densities rounded up or down to nearest full number)

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD01)
AREA A STATION ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area A1</i> No 113	1	2247	0.56	2
<i>Area A3</i> No 109	1	1312	0.32	3
<i>Area A6</i> No 112	1	765	0.19	5
<i>Area A7</i> No 110	1	798	0.2	5
<i>Area A10</i> Rose Cottage	1	916	0.23	4
<i>Area A17</i> No 60	1	1013	0.25	4
<i>Area A23</i> No 53	1	1057	0.26	4
<i>Area A30</i> No 11	1	389	0.1	10

Group Average = 5dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD02)
AREA B CARTERTON ROAD - SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area B2</i> Homestead 18, 20, 22, 24 & 26	5	2560	0.63	8

Group Average = 8 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD02) AREA B CARTERTON ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area B1</i> Corner House & Poplars Cottage Carterton Road	2	703	0.17	12
<i>Area B3</i> Church Farm Complex Carterton Road	3	2399	0.59	5
<i>Area B4</i> The Vicarage Carterton Road	1	3400	0.84	1

Group Average = 6 dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD03) AREA C MANOR ROAD - SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area C3</i> 1 to 3 West View St Martins	5	1956	0.48	10
<i>Area C6</i> Farm Workers Cottages on Manor Road	2	910	0.22	9

Group Average = 10 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD03) AREA C MANOR ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area C2</i> Montrose & The Barn	2	803	0.2	10
<i>Area C5</i> Poplars Barn	1	1225	0.3	3
<i>Area C7</i> The Manor House Barnstable House Rams Head Greenwood Manor Farm	5	10512	2.6	2

Group Average = 5 dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD04) AREA D CHAPEL HILL - SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area D1</i> The Cottage Ford Cottage Pilgrim Cottage Chapel Hill Cottage	4	2661	0.66	6
<i>Area D2</i> The Chapel Triangle Complex Chapel Hill	5	1254	0.31	16

Group Average = 11 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD05) AREA E BURFORD ROAD (EAST OF MONAHAN WAY) - SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area E1</i> Garston Court Grange Barn Kings Barn Albion Barn Mason Arms Cottages	14	7437	1.84	8

Group Average = 8 dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD05) AREA E BURFORD ROAD (EAST OF MONAHAN WAY) - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area E4</i> Kempsford House Culpepper House Grange Farm Cottage Chuntries The Cottage Brook House	6	10918	2.72	2
<i>Area E6</i> The Malthouse Malthouse Barn Poplar Cottage Brock & Reynard Cottages St Ives & Quarry Dean	7	11224	2.77	2.5

Group Average = 2 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD05) AREA E BURFORD ROAD (EAST OF MONAHAN WAY) - LARGE DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area E2 Rookery Farm Grange Farm	2	19606	4.85	0.5

Group Average = 0.5 dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD06) AREA F BURFORD ROAD (WEST OF MONAHAN WAY) - SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area F2 Rocky Banks Cottages	4	2298	0.57	7

Group Average = 7 dpa

HOUSING GROUP ERA: PRE 1926 (BLUE DWELLINGS ON MAP HD06) AREA F BURFORD ROAD (WEST OF MONAHAN WAY) - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area F1 Barley Cottage High Walls The Barn	3	6518	1.61	2

Group Average = 2 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD01) AREA A STATION ROAD - SMALLER DWELLINGS

Housing: Smaller Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area A9 Station Road Nos 102 to 108	4	1735	0.43	10
Area A27 Fosseway Nos. 2 to 30 & 15 to 25, Station Road Nos 25 to 37	28	10097	2.5	11
Area A31 Squires Close Nos 1 to 12	12	6634	1.64	7
Area A34 Daubigny Mead Nos 1 to 24	24	8625	2.13	11

Group Average = 10 dpa

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD01) AREA A STATION ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area A20 No 57	1	1798	0.44	2
Area A21 No 46	1	518	0.13	8
Area A32 Nos 12 to 16	3	2446	0.64	5
Area A33 No 9	1	1083	0.27	4
Area A37 No 1	1	1083	0.27	4

Group Average = 8 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD02) AREA B CARTERTON ROAD - SEMI-DETACHED DWELLINGS

Housing: Semi Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area B7</i> Nos 1 & 2	2	939	0.23	9

Group Average = 9 dpa

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD02) AREA B CARTERTON ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area B5</i> Painswick House	1	1051	0.26	4

Group Average = 4 dpa

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD03) AREA C MANOR ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area C1</i> The Granary	1	584	0.14	7

Group Average = 7 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD04) AREA D ELM GROVE & MINSTER ROAD - SEMI-DETACHED DWELLINGS

Housing: Semi Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area D4</i> Elm Grove	10	5467	1.35	7
<i>Area D5</i> Minster Road	9	5503	1.38	7

Group Average = 7 dpa

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD04) AREA D ELM GROVE & MINSTER ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area D3</i> Mijeshe Four Winds Clumber	3	4070	1	3

Group Average = 3 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD05) AREA E BURFORD ROAD (EAST OF MONAHAN WAY) - DETACHED DWELLINGS

Housing: Semi Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area E3</i> Rosedale The Gables Old Quarry House Ash Trees The Warren Gaylyn Apple Acre	7	11365	2.81	3
<i>Area E5</i> Karimar Devonia Chamoson Bourne House Roquer Grey Tiles	6	5112	1.26	5

Group Average = 4 dpa

HOUSING GROUP ERA: 1926 TO 1971 (ORANGE DWELLINGS ON MAP HD06) AREA F BURFORD ROAD (WEST OF MONAHAN WAY) - DETACHED DWELLING

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area F3</i> Westbrook House	1	3609	0.89	1

Group Average = 1 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1972 TO PRESENT (GREEN DWELLINGS ON MAP HD01) AREA A STATION ROAD – SMALL AND SEMI-DETACHED DWELLINGS				
Housing: Smaller Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area A14 Station Road 87 & 87A	2	288	0.07	29
Area A16 CheStationut Close Nos 1 to 23 and 2 to 28	28	7278	1.8	16
Area A22 South Mere Nos 1 to 8	8	2797	0.69	12
Area A24 Chichester Place Nos 1 to 47 and 2 to 42	43	13128	3.24	13
Area A28 The Fosseway 18A to 18D	4	702	0.17	25

Group Average = 19 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1972 TO PRESENT (GREEN DWELLINGS ON MAP HD01) AREA A STATION ROAD - DETACHED DWELLINGS				
Housing: Smaller Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
Area A2 111 Station Road	1	900	0.22	5
Area A4 Station Road Nos 105 & 107	2	1788	0.44	5
Area A8 Station Road Nos 95, 97, 99, 101	4	4210	1.04	4
Area A13 Honeyham Close Nos 1 to 6 Station Road Nos 91 & 93	8	3375	0.83	10
Area A18 Station Road Nos 52, 52A & 52B	3	1144	0.28	11
Area A29 15 Station Road	1	245	0.06	17
Area A33 Moat Close Nos 1 to 6	6	4514	1.12	5

Group Average = 8 dpa

Brize Norton Housing Era & Densities

HOUSING GROUP ERA: 1972 TO PRESENT (GREEN DWELLINGS ON MAP HD02) AREA B CARTERTON ROAD - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area B6</i> Meadow View	1	983	0.24	4

Group Average = 4 dpa

HOUSING GROUP ERA: 1972 TO PRESENT (GREEN DWELLINGS ON MAP HD03) AREA C MANOR ROAD – SMALLER DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area C4</i> The Old Bakery	2	365	0.09	22

Group Average = 22 dpa

HOUSING GROUP ERA: 1972 TO PRESENT (GREEN DWELLINGS ON MAP HD05) AREA E BURFORD ROAD (EAST OF MONAHAN WAY) - DETACHED DWELLINGS

Housing: Detached Dwellings	No of Dwellings	Boundary Area in sq. metres	Boundary Area in Acres	Housing Density (dpa)
<i>Area E7</i> Chelford House	1	4763	1.18	1

Group Average = 1 dpa