



BRIZE NORTON NEIGHBOURHOOD PLAN

APPENDIX 28
March 2024

REGULATION 14 CONSULTATION DOCUMENT

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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GLOSSARY OF TERMS

AHLV	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 (<i>Landscape Character Assessment APPENDIX 08</i>).
Development Plan	A ' Development Plan ' consists of the objectives of the WODC 2031 Local Plan and the Oxfordshire Minerals and Waste Development Plan.
Green Corridor	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 mates, but also in helping people to access the countryside and to experience wildlife first-hand (<i>TVERC green corridors Report APPENDIX 11</i>).
Local Green Space	Local Green Space designation allows communities to identify and protect green areas of particular importance to them.
Local Plan	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.
NEAP	Neighbourhood Equipped Area for Play (west side of Brize Meadow. This is funded by Bloor Homes through the S106 Agreement).
Neighbourhood Plan	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"> • Where new housing or employment might be located in the area • Types of development including materials to be used for a new development • Opportunities for green infrastructure. E.g., open spaces, pedestrian paths Brize Norton Neighbourhood Plan , once adopted, will remain in place until 2031, when it will be re-assessed.
NPPF	National Planning Policy Framework . This sets out the Government's Planning policies for England and how these are expected to be applied.
Public Art	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 this is funded by Bloor Homes through the S106 Agreement.
Strategic Buffer Zones (SBZ)	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.

Brize Meadow Development

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.

1. INTRODUCTION

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 councillors 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 is the pre-submission (Regulation 14) version of the BNNP. The BNPC is submitting this document for comment to the District Council, statutory consultees, the community, and other interested stakeholders for a statutory six-week consultation.

Following the pre-submission consultation process, comments will be analysed and used to refine the document. The BNPC will then submit the final (Regulation 16) version of the BNNP to WODC, 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.

WODC will then re-consult on the regulation 16 version of the BNNP, before the plan is subjected to an examination by an Independent Examiner. Once any further amendments have been made, the plan will be subject to local referendum. If the plan is supported by a majority vote at the referendum, the BNNP will be ‘made’ and adopted by WODC. This means that the policies of the BNNP will have full material weight, just as the policies of WODC do, when they determine planning applications in the Neighbourhood Plan area.

2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

2.1. How the BNNP fits in to the Planning System

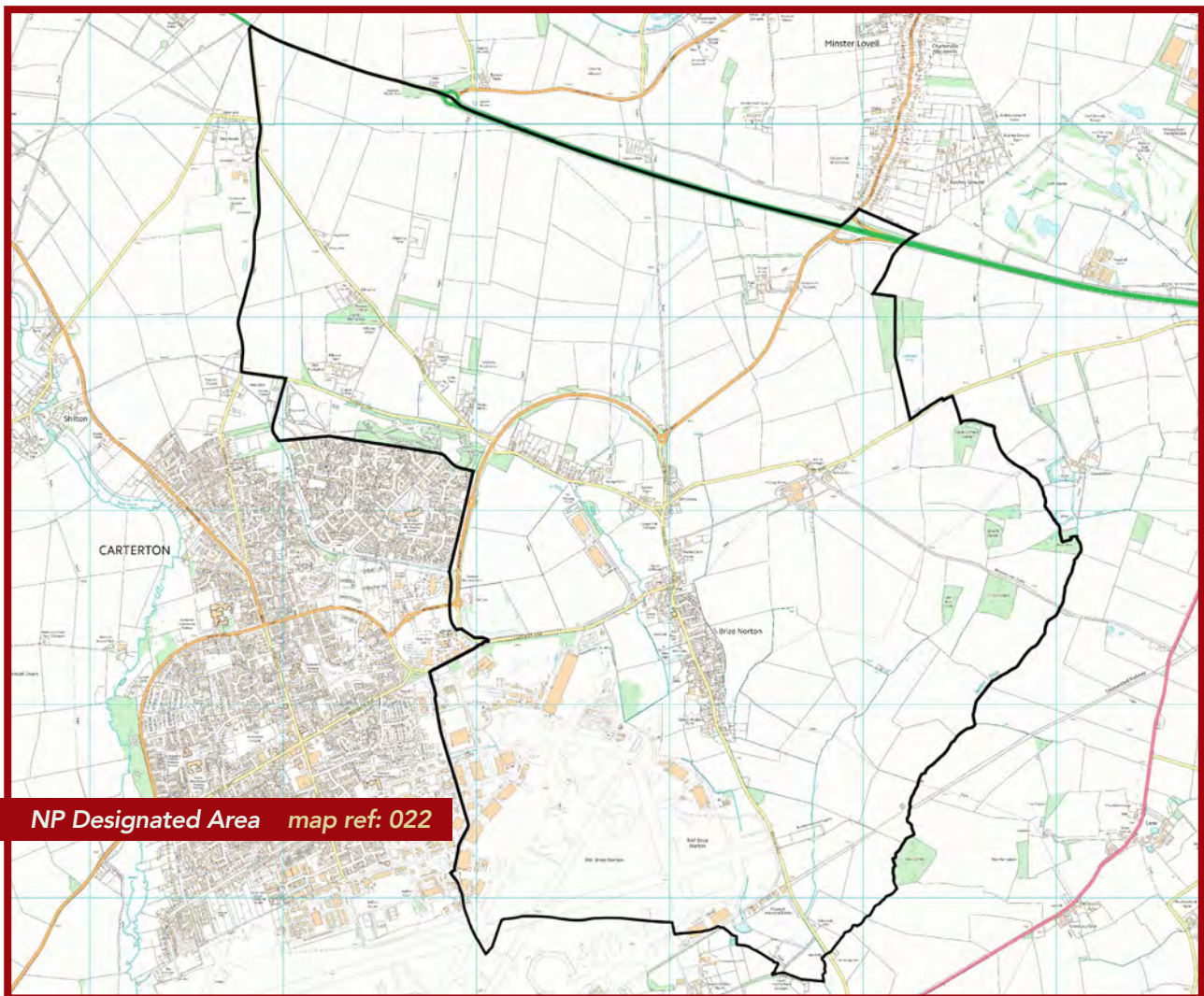
Neighbourhood planning was introduced through the Localism Act 2011 and allows local people a say in how development is shaped within their local areas. Neighbourhood Plans must have regard to the National Planning Policy Framework (NPPF), National Guidance and the development plan for the West Oxfordshire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

- The West Oxfordshire Local Plan 2031
- The Oxfordshire Minerals and Waste Plan

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

2.2. Designation

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



2. THE BRIZE NORTON NEIGHBOURHOOD PLAN

2.3. Community engagement

From April 2017, when the community was first consulted about the BNNP, until this pre-submission stage, the Steering Group followed a community consultation strategy and encouraged community involvement through open meetings, via newsletters, the website, and a comprehensive community survey report (APPENDIX13), which assessed housing needs and other key issues for the village.

At each stage in the plan process, elements such as the plan objectives, vision and draft policies have been refined in response to feedback from residents.

The extensive community consultation process is comprehensively documented in the Consultation Statement which will be submitted with the final Regulation16 version of the BNNP.

2.4. 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 refined presentation was presented to the public on 28th May 2022. Feedback was received and the policies subsequently refined. The planning justification and evidence and local support underpinning each of the BNNP policies is set out in this document.

2.5. Relationship between plan objectives and Strategic Environmental Assessment Objectives/ Sustainability Appraisal

BNNP has not yet been screened for Strategic Environmental Assessment. WODC has advised that this determination will take place 'either before or after BNPC has run the Regulation 14 consultation'.



Southern entrance to the village

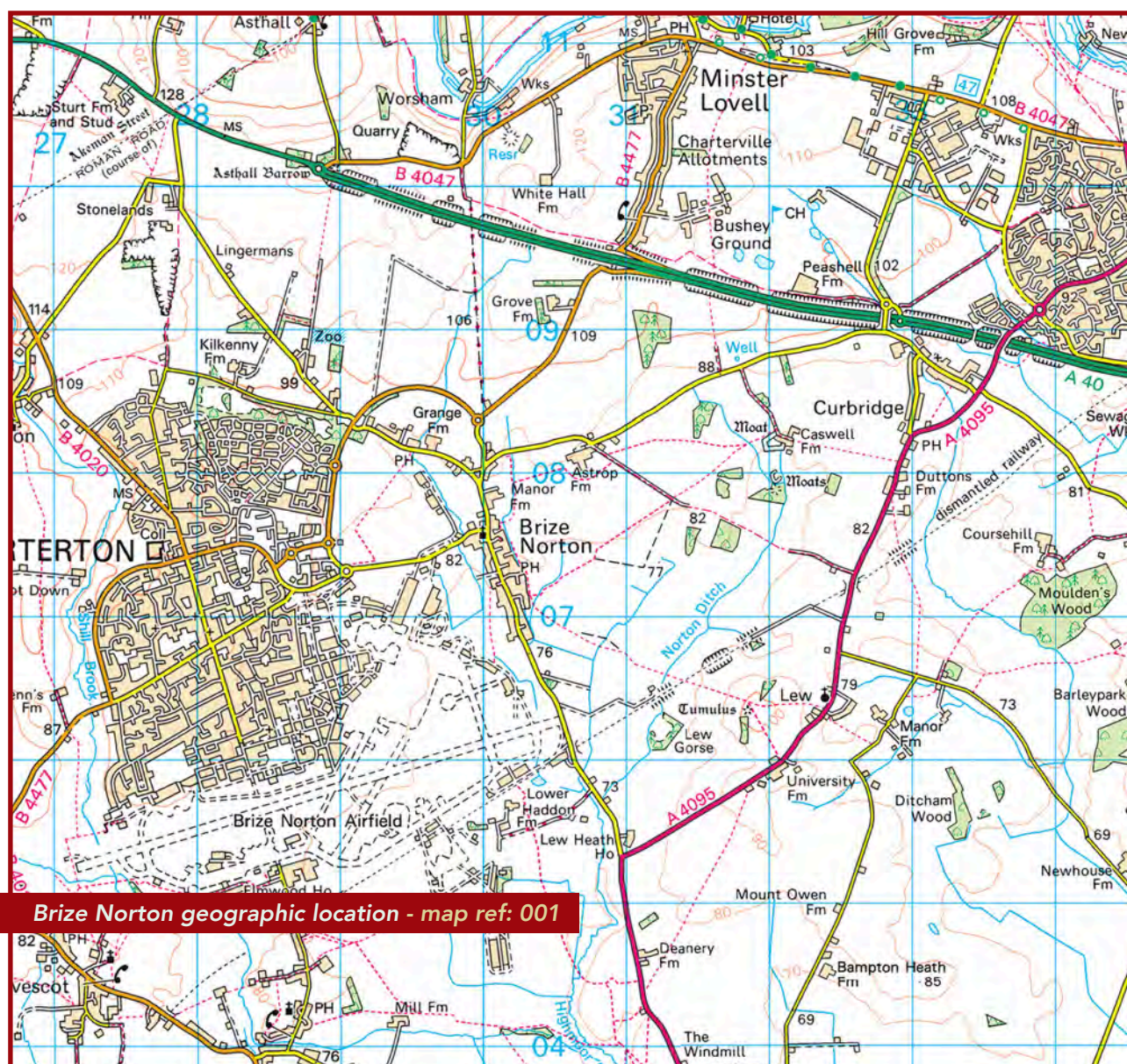
3. THE PARISH OF BRIZE NORTON

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.

Brize Norton is classified by WODC 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

The village is listed in the local plan as a village within the hierarchy of settlements and sits within the Carterton sub-area of the WODC Local Plan 2031.

Statutory designations within the Parish include 38 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).

3.2. Brief History and Built Environment



3. THE PARISH OF BRIZE NORTON

A summary of village history and character is presented here, however the Character Assessment (APPENDIX 05) 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'

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 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.

3. THE PARISH OF BRIZE NORTON

In 1921, a village hut was built on a parcel of land, just north of The Chequers. The hut was ex-army and cost £100.00 to purchase and was known as Victory Hut to commemorate the end of WWI.

Of the houses built up to 1926, 115 are still in use today as domestic dwellings.

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 WWII including the launching of Horsa Gliders as part of the D-Day landings.

After WWII 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)

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 £2550.

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.

3. THE PARISH OF BRIZE NORTON

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.

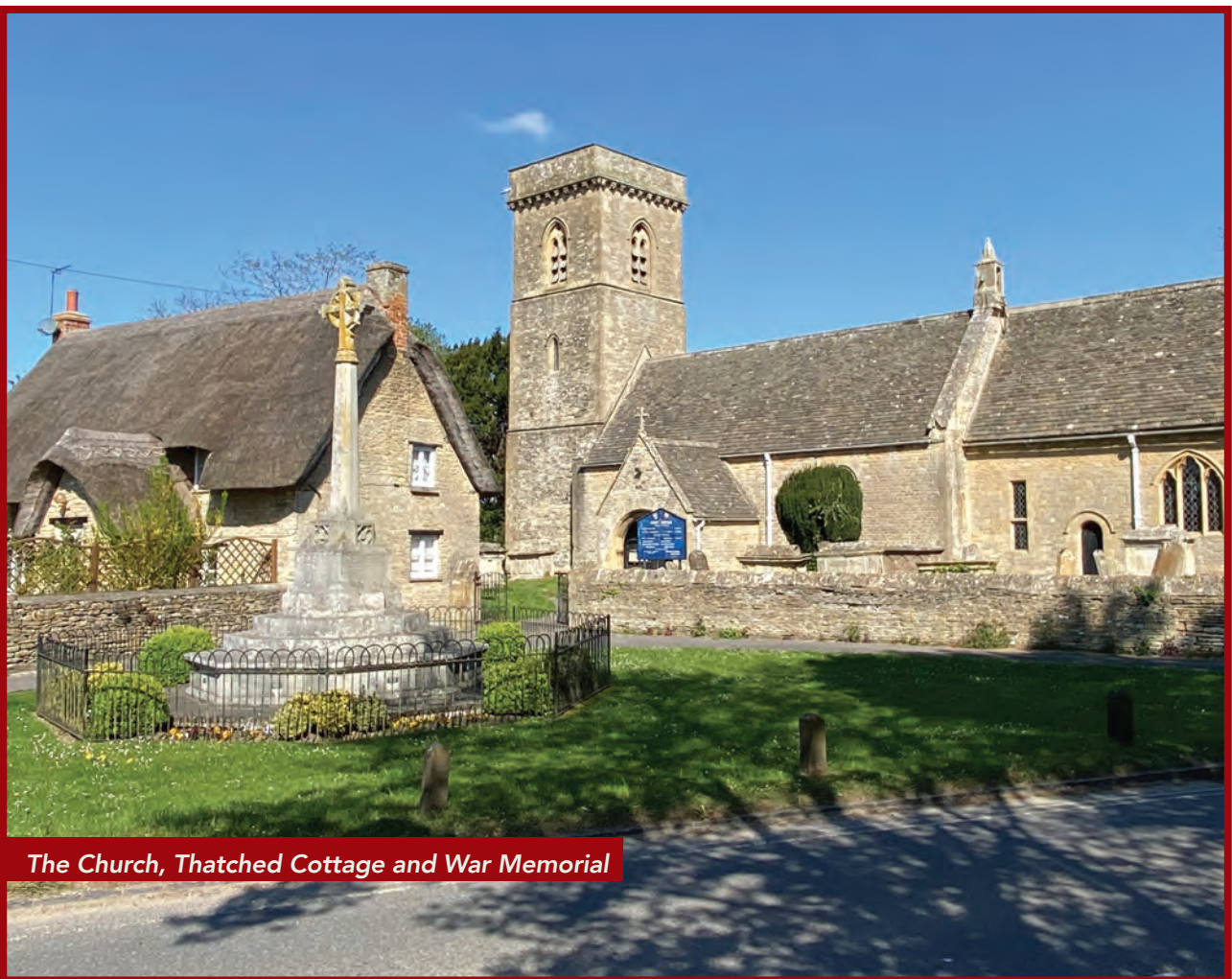
In 1980, the Victory Hut closed, and a new village facility called Elder Bank Hall opened which was built on the land previously used as the Victory Hut car park.

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 north west of the Parish became a 'Fields in Trust'.

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

Within the Parish, there are 38 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. THE PARISH OF BRIZE NORTON

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 north west of the village to the fields and footpaths in the south.

The major change to the village today, is the building of Brize Meadow, a 700-home development 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 WW1 and WWII. This was granted Grade II Listed Building status in March 2021.

There are also 18 trees planted along the north side of the recreation ground, one for each person that made the ultimate sacrifice during WW1.

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



Southern entrance to Brize Norton - c2020



The Brize Norton Village 'Bash'



18 Memorial Trees

3. THE PARISH OF BRIZE NORTON



The Pavilion and 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 also a village café in the Pavilion on Station Road called Humble Bumble Café.

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. For reference, a defibrillator is attached to the north wall of the hall.

The Pavilion is home to the Sports & Social Club, Brize Norton Football Club, and Minster Lovell CC cricket team.

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 pitch 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 the potential of a further sports pitch 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.

3. THE PARISH OF BRIZE NORTON

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 north east 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 have to walk half a mile from village centre to bus stops outside of the village. BNPC are liaising with OCC and Stagecoach to resolve this situation.



Western entrance to Brize Norton

4. PLANNING AND DEVELOPMENT CONTEXT

4.1. Planning context

Oxfordshire Minerals and Waste Plan

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.

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

Part 2 is being prepared – it will provide a policy framework for identifying sites for new minerals and waste developments, including the site allocations document, and for making decisions on related planning applications.

West Oxfordshire Local Plan 2031

In the 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:**
The focus of new housing, supporting facilities and additional employment opportunities will be Carterton. New development in the rest of the sub-area will be limited to meeting local community and business needs and will be steered towards the rural service centre and larger villages. The sub-area strategy includes delivery of around 2,680 new homes to be focused on Carterton and to include affordable housing and homes designed to meet a range of different needs including older people.

A 700-unit housing development at land east of Carterton, in the Parish of Brize Norton, on which building has commenced and is included in the delivery figure of 2,680 new homes.

- **Policy E1 - Land for employment:**
Non-employment uses on employment sites will be refused except in the following circumstances:

where it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or

where the site or premises are considered unsuitable on amenity, environmental or highway safety grounds for employment uses; or

where the proposed use includes community, leisure, or retail uses which are complementary and compatible to the functioning of the employment site and the local community, and conform with Policy E6: Town Centres; or

where substantial community benefits would be achieved by allowing alternative forms of development.

4. PLANNING AND DEVELOPMENT CONTEXT

- **Policy E2 – Supporting the Rural Economy:**
New small employment sites in or adjacent to Service Centres and the Villages [as listed] will be supported where they are commensurate with the scale of the settlement and the character of the area.
- **Policy E4 - Sustainable Tourism:**
Tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities will be supported.
- **Policy E5 - Local Services and Community Facilities:**
The Council will support the development and retention of local services and community facilities to meet local needs and to promote social wellbeing, interests, interaction, and healthy inclusive communities.
- **Policy EH2 - Landscape Character:**
The quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.
- **Policy EH4 - Public realm and green infrastructure:**
The existing areas of public space and green infrastructure will be protected and enhanced for their multi-functional role, including their biodiversity, recreational, accessibility, health and landscape value and for the contribution they make towards combating climate change. Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development. New development should avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment, etc.
- **Policy EH9 - Historic Environment:**
Development proposals shall conserve and enhance the special character and distinctiveness of West Oxfordshire's historic environment, also taking into account the setting of those assets.
- **Policy EH11 - Listed Buildings:**
This policy recognises the particular special architectural or historic features of the listed buildings and supports the proposal that any additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, be respectful of the architectural or historic interest of the building's fabric, detailed features, appearance or character and setting.
- **Policy EH12 - Traditional Buildings:**
This policy provides protection for the traditional buildings within West Oxfordshire and will generally not allow proposals for additions or alterations to such buildings where they would extensively alter the existing structure or remove features of interest or compromise the form or character of the original building.

4. PLANNING AND DEVELOPMENT CONTEXT

- **Policy EH13 - Historic Landscape Character:**

This policy says that the assessment of developments will take into consideration the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics; the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated; the degree to which the form and layout of the development will respect and build on the pre-existing historic character (e.g. street and building layouts); and the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.

- **Policy EH16 - Non-designated Heritage Assets:**

When considering proposals that would affect, directly or indirectly, non-listed buildings, non-scheduled, non-nationally important archaeological remains or non-Registered Historic Parks and Gardens, as such assets are also irreplaceable, the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the same principles set out for Listed Buildings (EH11).

- **Policy H1 - Amount and distribution of housing:**

Provision will be made for at least 15,958 homes in the period 2011 – 2031. The anticipated contribution from the Carterton sub-area (which includes Brize Norton) is 2,680 homes.

- **Policy H2 - Delivery of New Homes:**

New dwellings will be permitted at the main service centres, rural service centres and villages in the following circumstances:

- On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan.
- On previously developed land within or adjoining the built-up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan.
- On undeveloped land within the built-up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2.
- On undeveloped land adjoining the built-up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan in particular the general principles in Policy OS2.

- **Policy OS2 - Locating Development in the Right Places:**

The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.

- **Policy OS4 - High Quality Design:**

New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.

4. PLANNING AND DEVELOPMENT CONTEXT

- **Policy OS5 - Supporting Infrastructure:**

New development will be required to deliver, or contribute towards, the timely provision of essential supporting infrastructure either directly as part of the development, or through an appropriate financial contribution.

- **Policy T4 - Parking Provision:**

The Council will work with partners to provide, maintain, and manage an appropriate amount of off-street public car parking, particularly to support our town and village centres and to address issues of congestion and air quality.

- **West Oxfordshire Design Guide**

West Oxfordshire District Council 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.

The introduction states:

‘The central theme linking all parts of the Design Guide is the belief that good design can only result from a comprehensive understanding of, and meaningful response to, local context in all its forms; that each context is unique and merits an individually tailored design response.’

4.2. Development Context

Brize Norton currently has 383 existing dwellings, of which 360 are within the village boundary (APPENDIX 05 & APPENDIX 06 Doc 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 development. Unfortunately, the western boundary of this development causes coalescence with Carterton.

N.B. In 2023, the developer received planning permission for an additional 99 dwellings. Because this number is not in WODC’s local plan housing numbers (APPENDIX 06 Document D Section3) the NPSG have included them into the windfall site numbers (APPENDIX 22).

At the completion of the eight-year development period, the number of dwellings in the parish will triple to 1181.

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, north-east 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 north east 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.

4. PLANNING AND DEVELOPMENT CONTEXT

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 spatial planning scenario outlined in 4.2, BNNP does not identify or allocate potential sites for future development.

The ongoing 799 home development, 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 infill 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

Noting and reflecting on key themes from the background evidence noted above, 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.

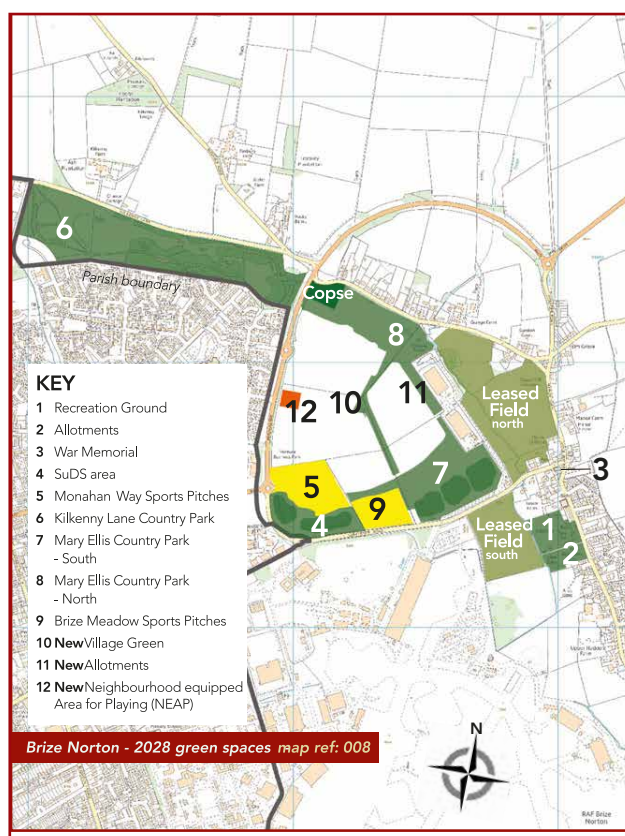
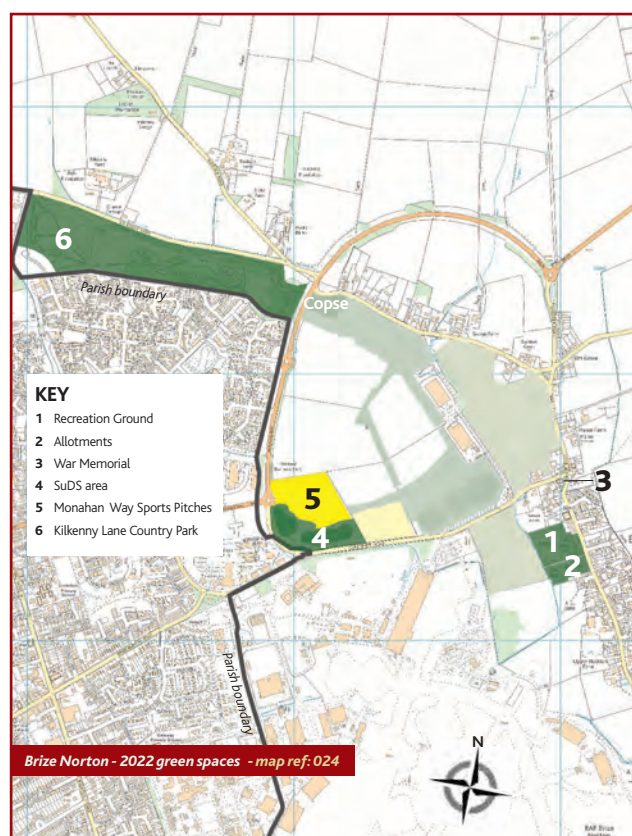
Community consultation in this regard included:

- 1 A SWOT analysis, which was written in April 2017 was updated with the Community in August 2017 and further updated by the NPSG in 2022 (APPENDIX18).
Responses were collated under four broad themes:
ENVIRONMENTAL, SOCIAL, ECONOMIC AND HERITAGE
- 2 BNNP Community Survey 2017 (APPENDIX12) and Young People's Survey 2017 (APPENDIX14), explored residents opinions on multiple themes (community, environment, character and heritage, housing needs, new housing, transport, and movement, you and your household, housing needs and employment land).

In addition, detailed research has been undertaken on a range of sustainability indicators, which is presented in APPENDICES 08, 09, 10, 11

The totality of research and consultation suggested several key areas facing the village, which BNPC is seeking to address through Neighbourhood Plan Policies or by being taken forward as community-led projects. These key areas are summarised below.

5.1. ENVIRONMENT



5. OUR SUSTAINABILITY CHALLENGES

As a result of the Community Survey the following was highlighted:

5.1.1 GREEN SPACE AND BIODIVERSITY

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

- 1) Rural landscape with long open views to the North and East.
- 2) Recreation ground (area 1)
- 3) New country park which is now designated as Mary Ellis Country Park (areas 7 and 8)
- 4) Kilkenny Lane Country Park (area 6)
- 5) The fields between Manor Road and the RAF Tactical Medical Wing (leased field north)

The top 3 ways to encourage wildlife and biodiversity are:

- 1) The new Mary Ellis Country Park (areas 7 and 8)
- 2) Planting more trees
- 3) Creating a nature trail (leased field north)

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.



Recreation Ground



The 'Horses' - Kilkenny Lane Country Park



The 'Gasson' - Leased field north

5. OUR SUSTAINABILITY CHALLENGES

5.1.2 CONNECTIVITY:

Connectivity is achieved through green corridors, foot-ways and highways.

The SWOT analysis identified the Public Right 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 country side.

The newly created 'Greenways' and foot-ways 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 05 map ref 014 and 006) and are over-arched in the TVERC Green Corridors map (APPENDIX 05 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 RIGHTS OF WAY, 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 05)

- 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 (APPENDIX18).

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. (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

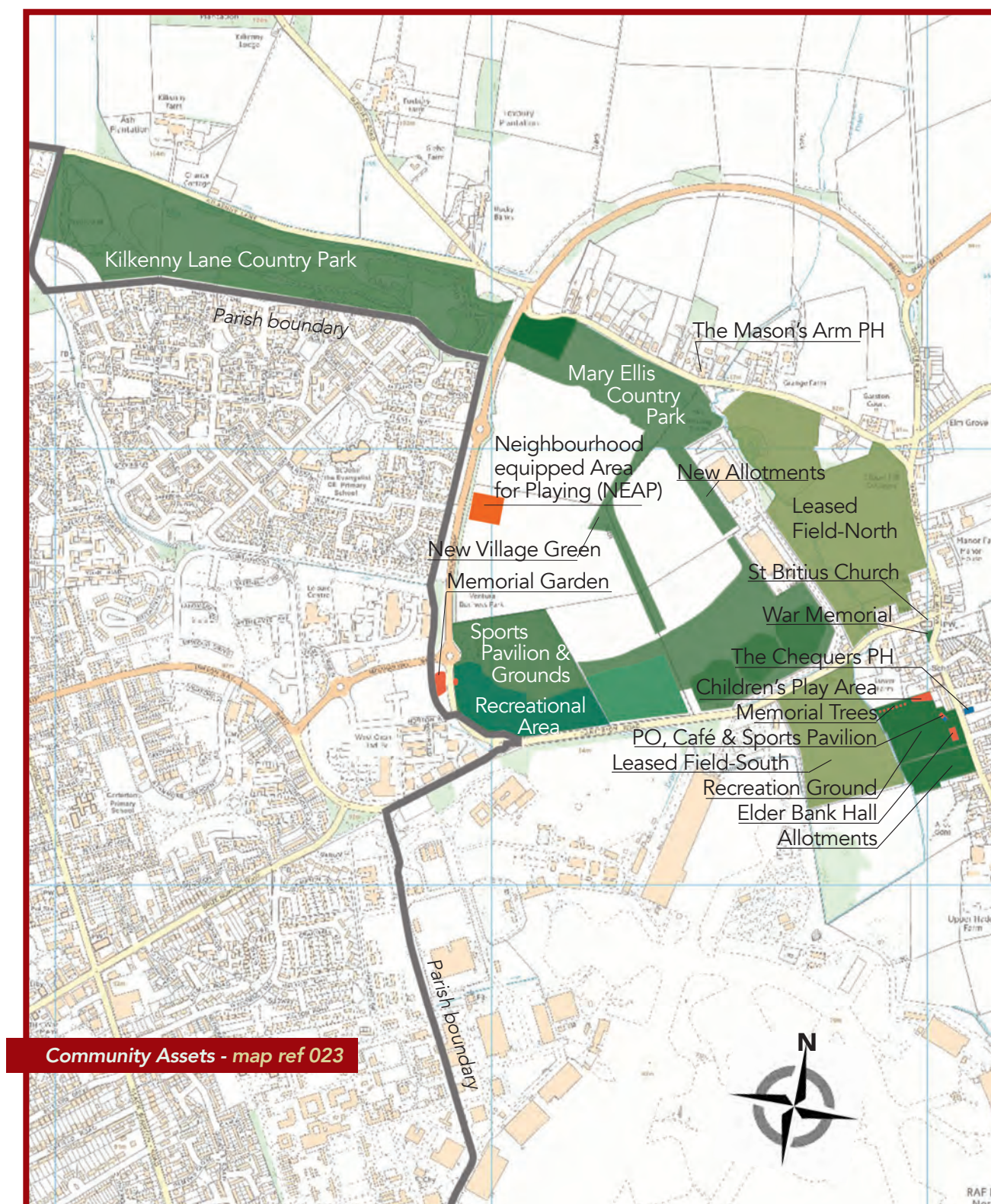


The Cafe

5. OUR SUSTAINABILITY CHALLENGES

5.2.1 Community Assets

The community assets are indicated on map ref 023. Referring to APPENDIX19 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

POPULATION GROWTH

The population of Brize Norton has risen proportionately with the number of houses built in the village since records started in 1086 when the population stood at 48 people. This number increased and decreased slowly over time to 940 in 2013.

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.

In more modern times, the population was reduced again when a boundary change caused land to be given over to Carterton in 1971 and when personnel, based at RAF Brize Norton, were transferred to Carterton in 2011.

THE CHANGE FROM AN AGRICULTURAL TO A RESIDENTIAL VILLAGE



Agricultural Workers - c1900

With no daily means for commuting, it is logical to see that the data provided by the 1931 census showed a village of 618 people whose employment was based almost entirely on agriculture, along with the associated tradespeople and artisans to support the local community. There were 13 farms in the Parish during this period.

Moving forward 86 years to 2017, the community survey found that, out of a population of 940, 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 (NP Community Survey).

The Neighbour Plan Business Survey (APPENDIX17) shown 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.

5. OUR SUSTAINABILITY CHALLENGES

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.

Also, since carrying out our community surveys in 2017, Gigaclear has installed fibre optic cabling to all properties throughout the Parish (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 Fibre to the Property (FTTP) is now a more practicable solution, there is a recognition that home workers are missing personal interaction with their colleagues. BNPC will support the availability of a shared workspace 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.

5.4. HERITAGE

**History without a future is just that – history.
However, history with a future is heritage.**

5.4.1 Past Heritage

The first recorded details of the village is in the Domesday Book dated 1086, which states that Brize Norton was a 'stable and settled village'. 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 06 Document 9.

Today, 38 of the original structures in the Parish are Grade II listed. These include the church, tombs, war memorial, houses, and numerous unique buildings. (APPENDIX 05 Section 2)

5.4.2 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 WWI and WWII, 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 yet to be installed. APPENDIX 25 It is with great pride that the BNPC has named the open green spaces which surround Brize Meadow as the 'Mary Ellis Country Park'.

5. OUR SUSTAINABILITY CHALLENGES

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 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.

5.4.3 Coalescence

The two most important 'character and heritage' village characteristics identified in the Community Survey was the setting in a rural landscape and separation from Carterton. Coalescence was also detailed as an environmental threat in the SWOT analysis (APPENDIX18).

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.

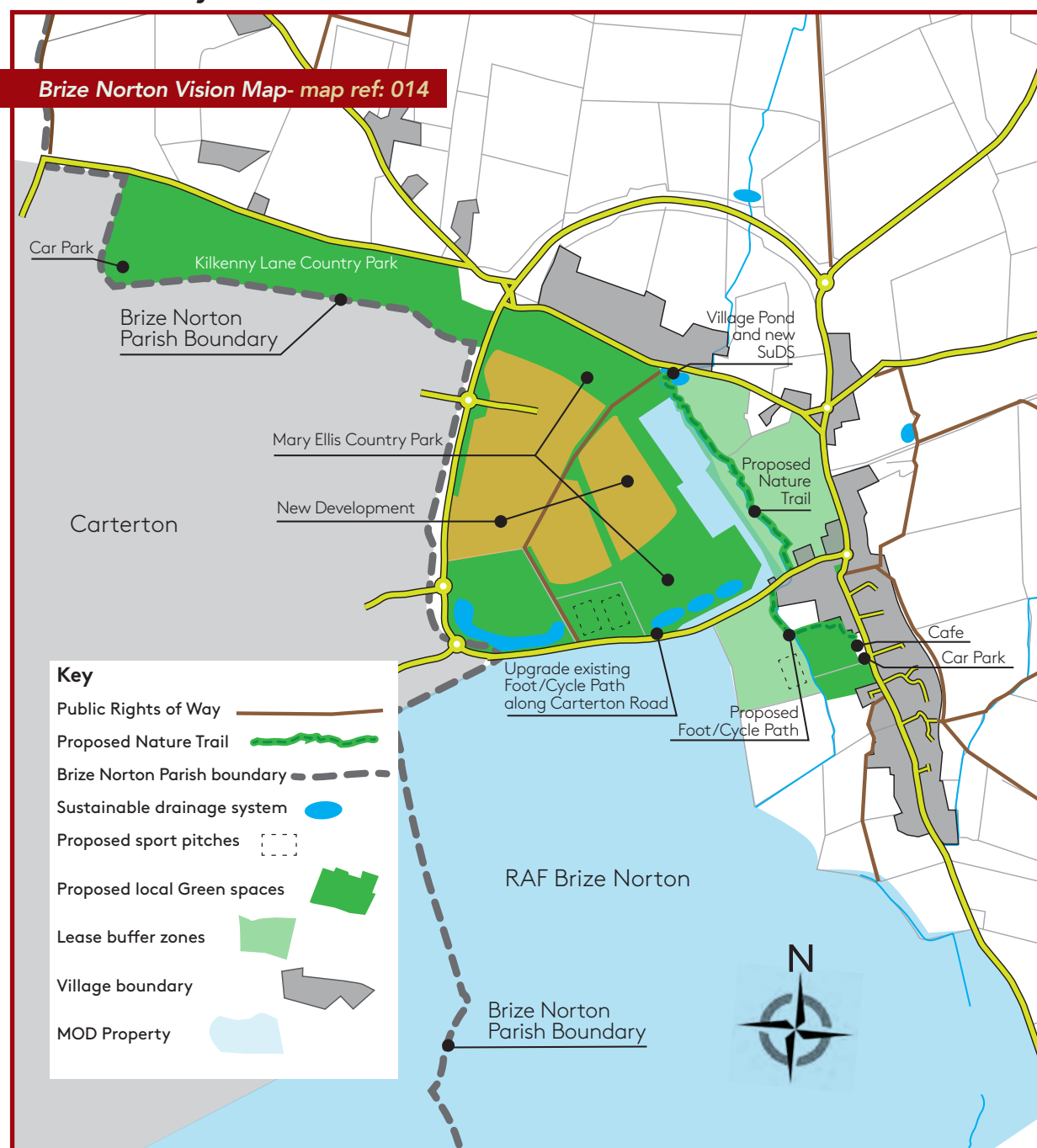


6. THE NEIGHBOURHOOD PLAN VISION, OBJECTIVES AND POLICIES

The BNNP Vision, Objectives and Policies 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. THE NEIGHBOURHOOD PLAN VISION, OBJECTIVES AND POLICIES

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

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



Kilkenny Lane Country Park - Horses looking north

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

To preserve the high-quality and accessible countryside setting of the village, open landscapes and key views

To avoid coalescence with RAF Brize Norton and Carterton. To protect the green spaces in the gaps between the three sub-areas.

To conserve and, where possible, enhance the intrinsic character of Brize Norton

POLICY

CLH1 - LANDSCAPE CHARACTER

CLH2 - KEY LOCAL VIEWS

CLH3 - STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS

CLH4 - VILLAGE CHARACTER AND DESIGN

7.1.1. POLICY CLH1 - LANDSCAPE CHARACTER - RATIONALE

To conserve and, where possible, enhance the intrinsic character of the Parish of Brize Norton the views within the village (as indicated for example in the photos A,B,C,D,E,F) which contribute significantly to its character and identity merit protection. View F for instance highlights the dry stone wall of local stone, a material feature that predominates in the north of the parish and in the village itself, as indicated in the Brize Norton Design Code. Any new development should reflect these character features.

In addition 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. These areas of open land also add to the setting of the village on its western side and are even more important as they have come under pressure from development and from the expansion of the RAF base. They are also a distinct area of higher quality agricultural land suitable for local food growing, and also providing a screening function for the village. In this residual corridor 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.

The character of the structural vegetation in 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 maintains the open character of views, but in contrast comprise of juxtapose-posed 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; this 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.

The Landscape Character Assessment (APPENDIX 08) highlights key features that contribute to the character of this part of West Oxfordshire, notably the rolling arable landscape with hedgerows and woodlands and the key views (APPENDIX 09) that merit protection. Already residential development from Carterton has undermined the sense of place and impacted parts of Brize Norton and it is possible that development pressures might arise to the north west, north and north east of the settlement in the future.

7. POLICIES

Incursions into the landscape in these areas would be highly detrimental to the landscape character in and around Brize Norton. New housing in these locations outside the settlement boundary will be resisted and if development were able to get a foothold in locations beyond the settlement boundary the design parameters would need to be tightly defined to ensure landscape character was not impacted adversely to the detriment of the village and the wider parish.

Brize Norton has 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 and 115 windfall sites, as detailed in APPENDIX 22). Larger schemes outside the settlement boundary should generally not be supported, but where these come forward, they must demonstrate that they provide a high proportion of green spaces to protect the important landscape and ecologically aspects of the area. These green spaces would need to be subject to long term stewardship arrangement ie freehold transfer to an appropriate body with an endowment. This body should be named in the Section 106 Obligation. Details of this process are set out in policy CF1 and require establishment to be set up under S106 Planning Obligation before any planning permissions are granted.

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 images 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, what makes it important, is that all the surrounding man-made landscape that has been created by Bloor Homes for the new Mary Ellis Country Park is very homogeneous with not a great amount of variation whereas the land in question retains a completely different and less homogeneous character. Although the work Bloor Homes has carried out is commendable, it is currently not particularly diverse. Retaining this piece of land, with very little improvement, would result in increasing the diversity of the whole country park, which is a positive outcome for conservation.

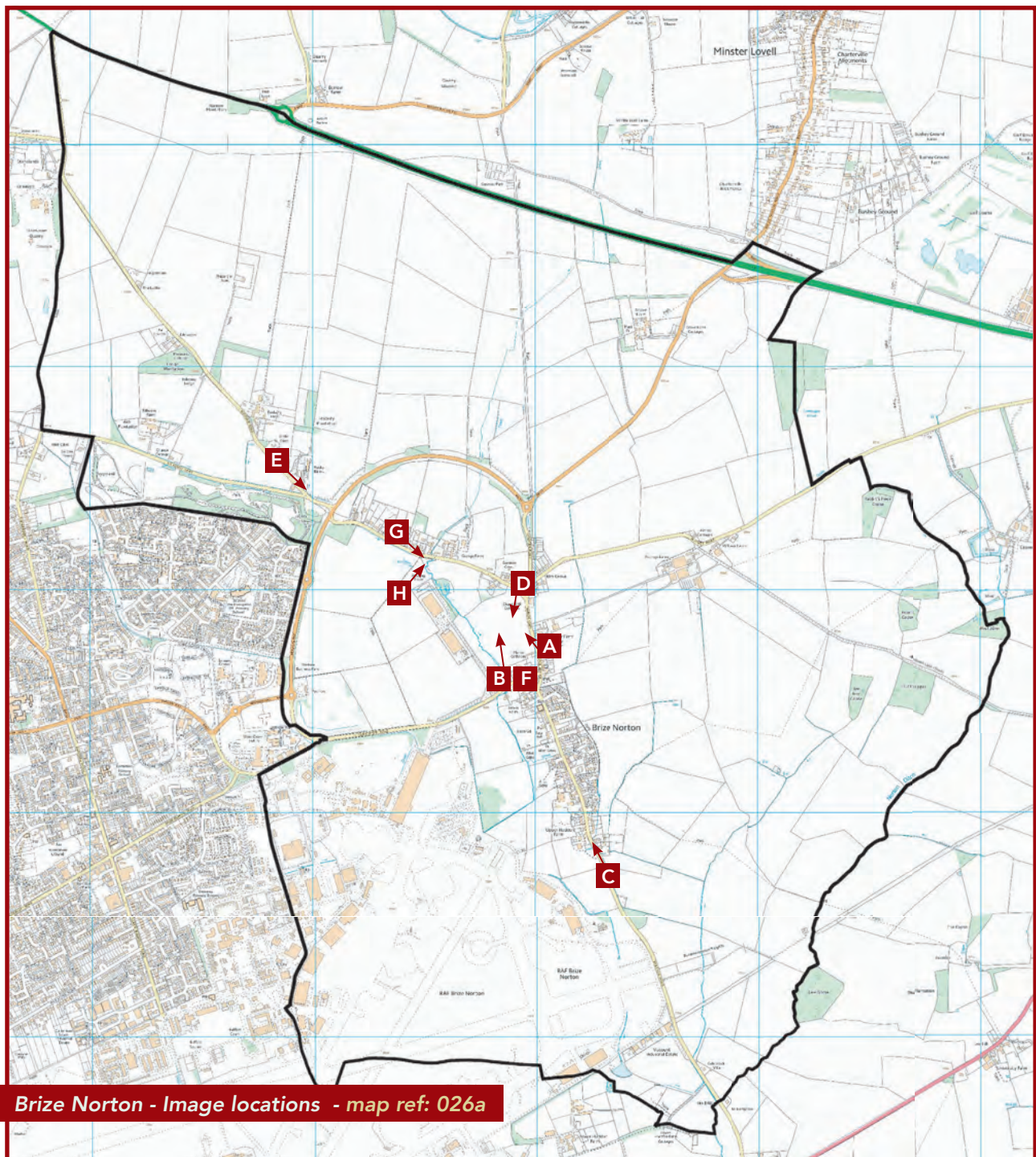
Brize Norton Parish Council has taken on the responsibility for the stewardship of all the public green spaces such as Mary Ellis Country Park as well as NEAP areas within the Brize Meadow development and therefore, BNPC would be an appropriate body for further stewardship opportunities.



7. POLICIES



7. POLICIES



Map showing locations and directions of images

7. POLICIES

POLICY CLH1- LANDSCAPE CHARACTER POLICY

In addition to the other policies of the development plan, proposals for new residential development that relates well and seeks to enhance the distinctive character and identity of the village will be supported provided that:

- Development proposals should retain and respect where practicable the views within the village, as well as to and from the village and of the wider parish (as detailed in APPENDIX 08/09). Any new development beyond the settlement boundary should not adversely impact the character of the village and should minimise light pollution in line with the Brize Norton Design Code, especially to the east and north of the village.
- Development should retain and enhance the key components of the rural landscape character in the parish, making particular reference to the Landscape Character Assessment. These include: the agricultural land use; 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.
- Natural assets such as hedgerows, ponds, and streams and Vintage and Ancient trees should be protected where possible in accordance with the Brize Norton Design Code.
- Stewardship of future green spaces should be secured via a suitable mechanism for long term maintenance and management provided for via Section 106 Planning Obligation. This is set out in more detail in policy CF1.

7. POLICIES

7.1.2. POLICY CLH2 – KEY LOCAL VIEWS - RATIONALE

Views over the wider landscape to and from the village, are shown as examples in the images within this policy rationale.

The rural identity of the settlement within its agricultural hinterland is particularly evident when viewed from the higher ground towards 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.

There are also views looking north of Monahan Way which indicate areas of open farmland that complement and form part of the setting of the new Kilkenny Country Park. 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. 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.

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 characterised 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 eg 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.

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 Q and R look south to the completed development inside Carterton, the buffer provided by the Kilkenny Country Park provides screening. View Q also shows the extensive open farming country that could potentially provide a stronger buffer between Carterton's new housing and Brize Norton.

7. POLICIES

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 24 and 25 in the Landscape Assessment Key Views document (APPENDIX 09) showed the commencement of the development in Brize Meadow in the far distance, as seen from Burford Road. The more recent view 'S' now shows that this development has moved much closer to Burford Road.

It is vital to note that other views to the west from Brize Norton show the proximity of Brize Meadow spreading eastwards from the Carterton boundary which has already caused coalescence. One of these views is shown in view T which shows the extent of the new development and therefore the retention of remaining gaps are even more important to prevent further despoliation and coalescence between the settlement and Carterton.

Views I, J, K, L, M and N convey the intervisibility but looking to the southern and eastern boundaries of the parish demonstrates how more nature recovery could be successfully integrated in this locale, 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 Astrop Farm and 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, 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 embrace 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.



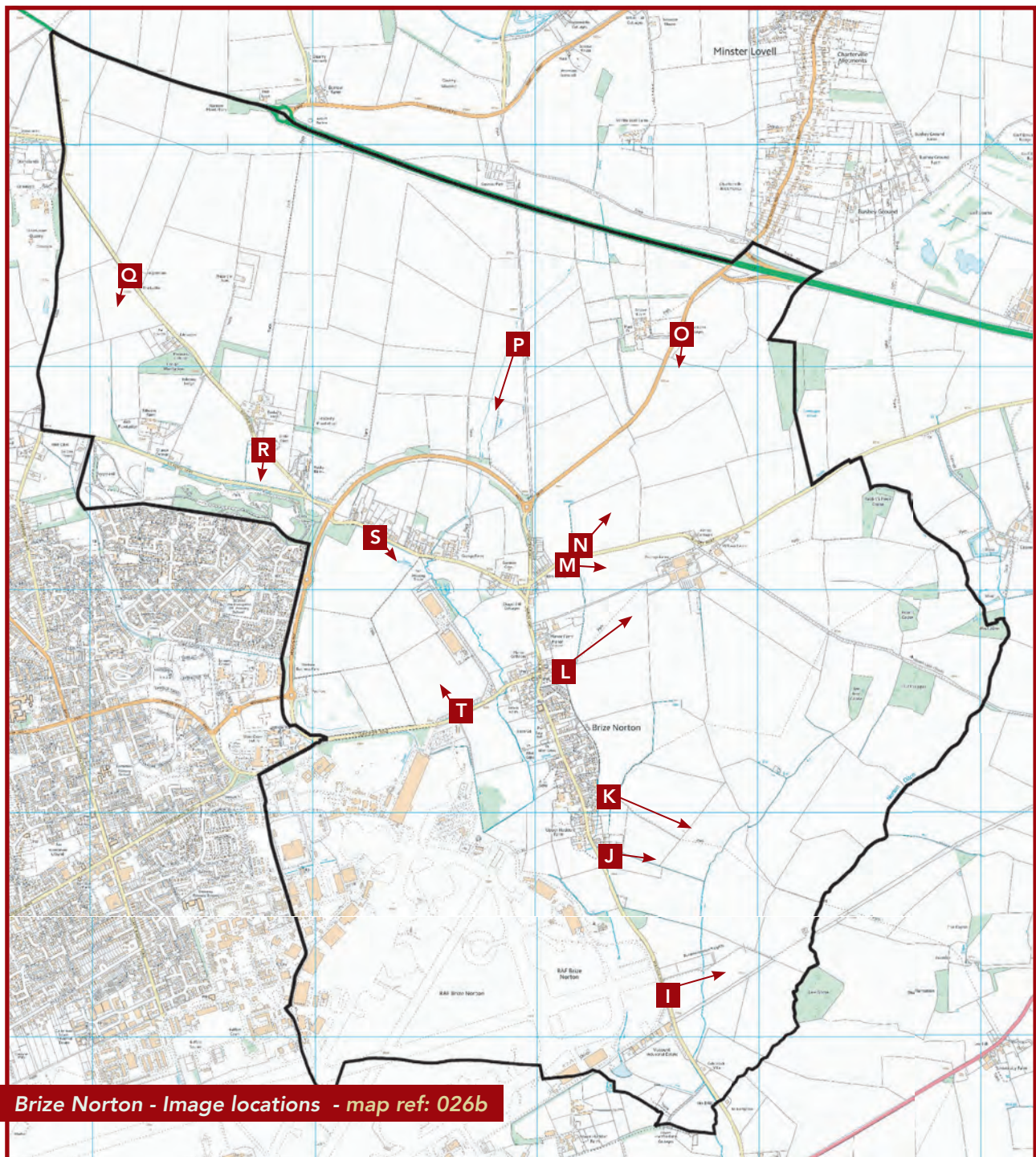
7. POLICIES



7. POLICIES



7. POLICIES



Map showing locations and directions of images

7. POLICIES

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

POLICY CLH2 - KEY LOCAL VIEWS POLICY

This policy aims to maintain and enhance specific key local views listed below:

- **View I** Station Road (opposite Britannia Gate) looking east out of village
- **View J** Station Road (at southern entrance to the village) looking east out of village.
- **View K** PROW 143/5 looking south east out of village towards Lew Hill.
- **View L** PROW 143/7a looking north east towards Astrop Farm
- **View M** Elm Grove looking west out of village.
- **View N** Elm Grove looking north east out of village.
- **View O** B4477 looking south towards village
- **View P** Ting Tang Lane looking south west towards village
- **View Q** Burford Road looking south east towards Carterton.
- **View R** Burford Road looking south east towards Kilkenny Lane Country Park

Proposals that undermine character and identity by failing to protect these key views over the Area of High Landscape Value, over agricultural fields which have long established boundaries, hedgerows, tracks and walls will not generally be permitted especially where these proposals are also contrary to other policies in this plan, (evidence : Brize Norton Landscape Character Assessment - APPENDIX 08), also in accordance with the Brize Norton Design Code which emphasises protection of key views and routes through the countryside. (Evidence: Brize Norton Brize Norton Design Code - APPENDIX 26).

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

STRATEGIC BUFFER ZONES BETWEEN BRIZE NORTON, RAF BRIZE NORTON, AND CARTERTON.

As detailed on map ref 025 (Page 43), Zone 'A' consists of the precious last remnants of the farmland hinterland that once characterised Brize Norton western setting. It forms the interface between the historic village of Brize Norton and the RAF base.

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)

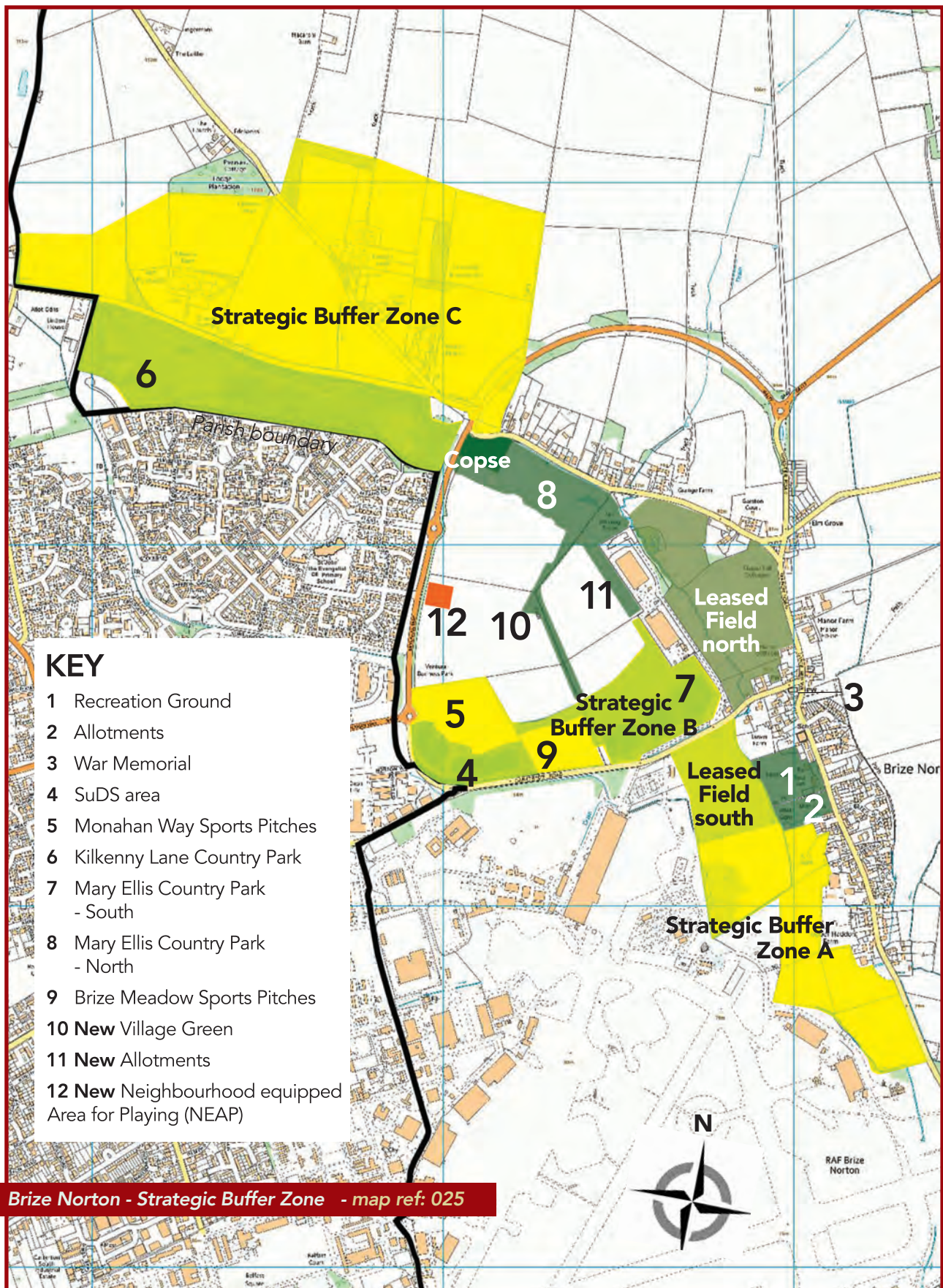
Zone 'C' includes Kilkenny Lane Country Park (area 6), which forms the strategic buffer zone between Brize Norton and the northern urban boundary of Carterton. It also includes the 'setting' of the Country Park which sustains the views to the rural hinterland beyond to the north. As well as protecting the setting of heritage assets, it will also provide strong accessibility and protection of wildlife habitat. The TVERC assessment recommended new corridors to the west side of the village connecting to the existing corridors.

As detailed on map ref: 008 (page 51), Kilkenny Lane Country Park, Mary Ellis Country Park and the two leased fields, which are maintained by the tenant farmer, form the basis of the green corridor network.

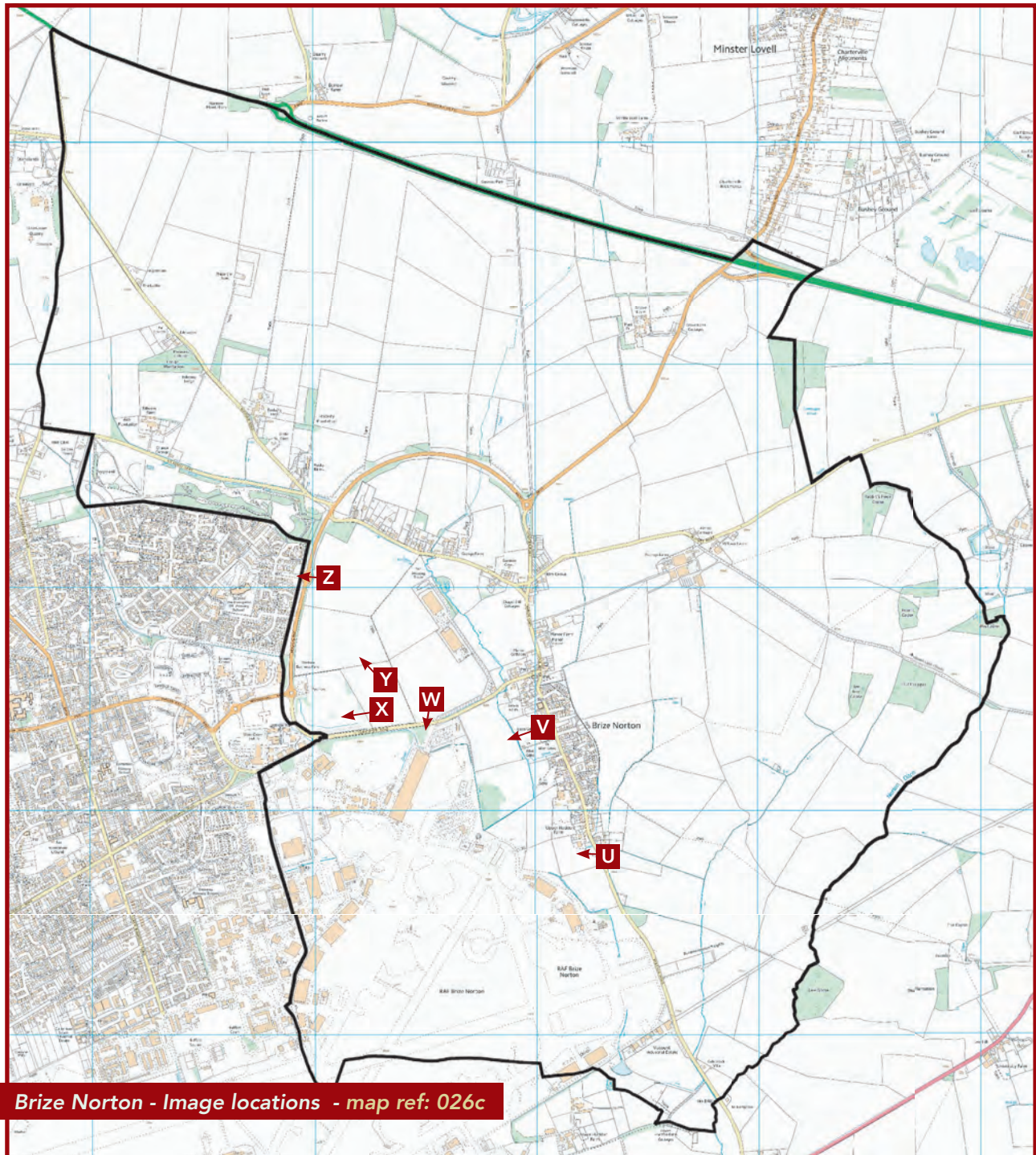
7. POLICIES



7. POLICIES



7. POLICIES



Map showing locations and directions of images

7. POLICIES

However, Kilkenny Lane Country Park, the southern area of Mary Ellis Country Park and the leased field on the south side of Carterton Road also forms part of the Strategic Buffer Zone which is essential for the protection of the village identity.

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.

POLICY CLH3: STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS POLICY

Any proposals for development within the Strategic Buffer Zone between Brize Norton, RAF Brize Norton, and Carterton, (as shown in map ref: 025) should not, either individually or cumulatively, unacceptably detract from the character and/ or the scale of the remaining gap between Brize Norton and Carterton and the RAF base and should conserve the open and tranquil character of the landscape and its views. Development proposals on land designated as local green spaces within the Green Corridor/Strategic Buffer Zone will be determined in accordance with the provisions of Policy CLH2 of this Plan..

Outside the local green space designations within this Strategic Buffer Zone (as shown on map ref: 025), any proposals for development within the Green Corridor/Strategic Buffer Zone should maintain the soft transition between Brize Norton, RAF Brize Norton, and Carterton, and should preserve the setting of the village in its wider rural landscape. .

Within the Strategic Buffer Zone area as identified on map ref: 025, features associated with the village character such as heritage assets and other assets such as dry stone walls, hedgerows, verges, trees will be retained and incorporated.

Development proposals should seek to maintain and enhance the connectivity of all green corridors where possible. Proposals for development on or adjacent to primary green spaces, as defined by map ref: 008, should maintain and, if possible, enhance the function of the green spaces.

Planning applications for new dwellings must clearly demonstrate how they have incorporated appropriate measures to secure the connectivity of the green corridor and the freedom of movement for species on and through the site.

Green spaces in the gaps between the three sub areas should have regard to the Brize Norton Design Code (APPENDIX 24) and should be protected from development to maintain both the village and landscape character.

7. POLICIES

7.1.4.POLICY CLH4 - VILLAGE CHARACTER AND DESIGN RATIONALE

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 this should also be respected. Its only since the Second World War that housing has increased on the eastern side of the settlement and here there is now a firm boundary with the countryside. The Brize Norton Design Code identifies three sub-areas of the settlement based on the character assessment.

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 04 (example HD01 page 47) 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 existing character of the village to be maintained and not damaged further.

Area 8 (map ref 008, page 51) shows the planned green buffer between the Brize Meadow scheme and the existing old housing on Burford Road. Here the tranquillity 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.

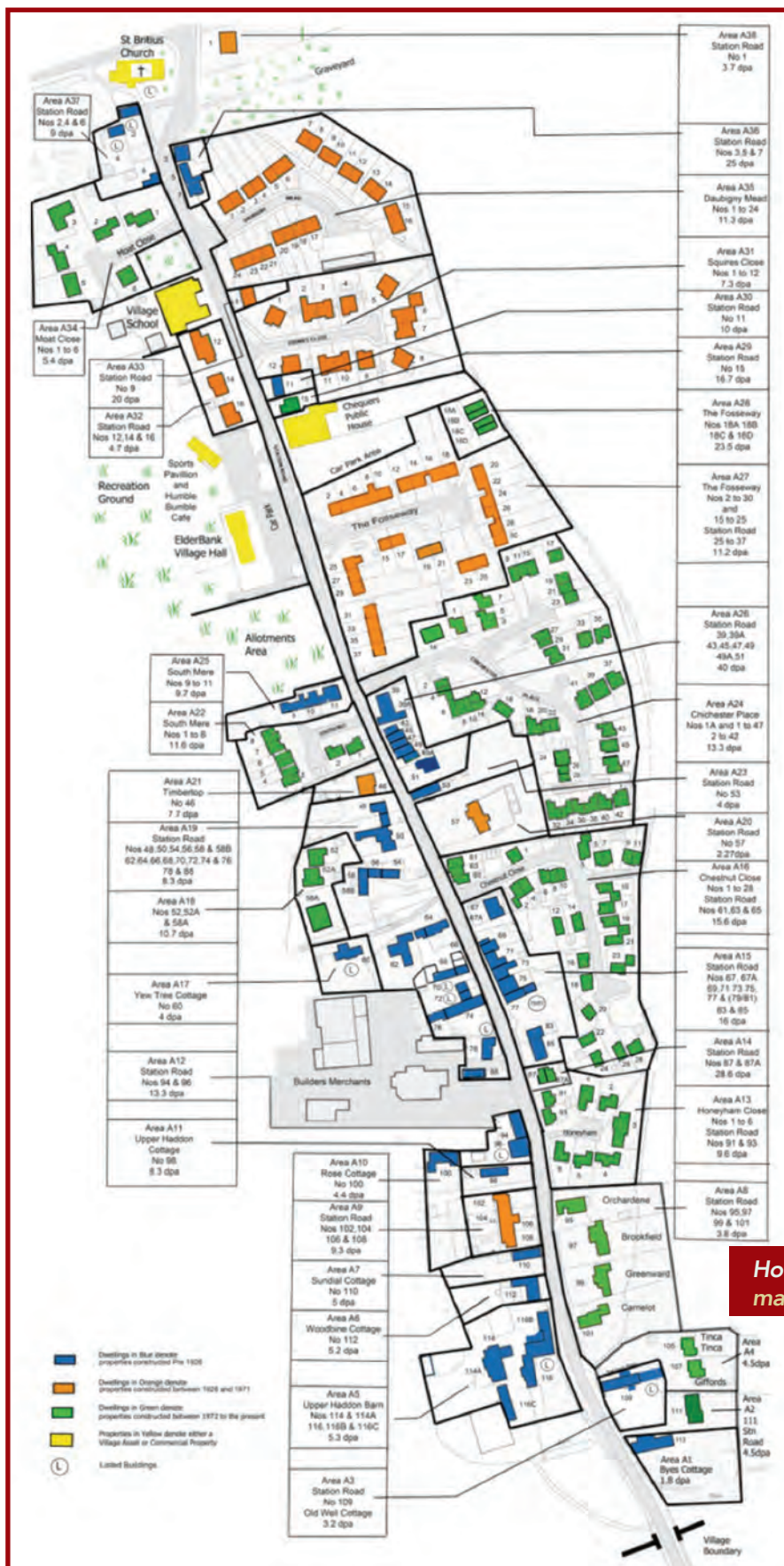


Original buildings built up to 1926

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 38, 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.

7. POLICIES



EXAMPLE OF HOUSING DENSITY MAP AS DETAILED IN APPENDIX 04

Housing densities - Station Road map ref: HD01

7. POLICIES



Buildings 1927 to 1971



Buildings 1972 to present

POLICY CLH4 - VILLAGE CHARACTER AND DESIGN POLICY

In addition to the other policies of the development plan, and in accordance with provisions in the Brize Norton Design Code, proposals for new residential development (including extensions) that relate well and seek to enhance the distinctive character and identity of the village notably its linear form will be supported provided that:

- They preserve or enhance local character by way of their scale, density, height, landscape design, layout and use of materials, making particular reference to the Brize Norton Character Assessment, the West Oxfordshire Design Guide, and the Brize Norton Design Code.
- They preserve or enhance the distinctive character and identity of the village which is created by its linear built form and its setting in the wider rural landscape, protecting the settlement boundary (including on its eastern build line edges) and especially avoiding coalescence with Carterton including retention of the green spaces and buffers on the western side of the settlement.
- The setting of individual and groups of heritage assets are protected including features such as walls, verges, windows, roofscapes, hedgerows, et al that significantly define the character of the area. NB High quality design is achieved when it reflects specific localised conditions including notable suitable density.
- They provide a net contribution to biodiversity; where possible nature recovery measures including re-wilding will be encouraged and supported.
- They do not result in a loss of trees that have high amenity value and are important to the character of Brize Norton and are valuable assets in terms of their natural capital and contribution to wellbeing, and that;
- They take care to prevent significant harm to and retain the heritage value of both designated and non-designated heritage assets; and that they do not result in adverse impacts on noise, odour, air pollution and light pollution; and they provide sufficient outdoor storage space for refuse, recycling and parking of cars and bicycles.

7. POLICIES

7.2. ENVIRONMENT

OBJECTIVE

To protect important green spaces from development

POLICY

ENV1 – LOCAL GREEN SPACES

7.2.1. POLICY ENV1 – LOCAL GREEN SPACES RATIONALE

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 are based upon criteria set out in NPPF 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) tranquillity or richness of its wildlife;
- c) local in character and is not an extensive tract of land.

The policies for managing development within a Local Green Space should be consistent with those for Green Belt. (para 99-101). Though the NPPF (para 145) lists a number of exceptions to this, generally 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt'.

There are currently six green space areas in the parish of Brize Norton. However, when Brize Meadow is completed (estimated to be 2028) this will increase to eleven. Brize Norton Parish Council wishes to promote five areas as local green spaces namely, 2, 3, 4, 5, and 6. These areas are identified on map ref 008, on page 51. Some of these local green spaces includes the Strategic Buffer Zone areas between Brize Norton, RAF Brize Norton and Carterton.

Brize Norton Parish Council is not promoting areas 1, 7, 8, 9, 10 and 11 for 'Local Green Space' allocation because areas 1, 7, 8, 10 and 11 are, or will be, owned by the Parish Council.

Although area 9 will be owned by West Oxfordshire District Council, it has a twenty-year covenant placed on it stating that the land area cannot be used for any purpose other than public recreation or amenity open space.

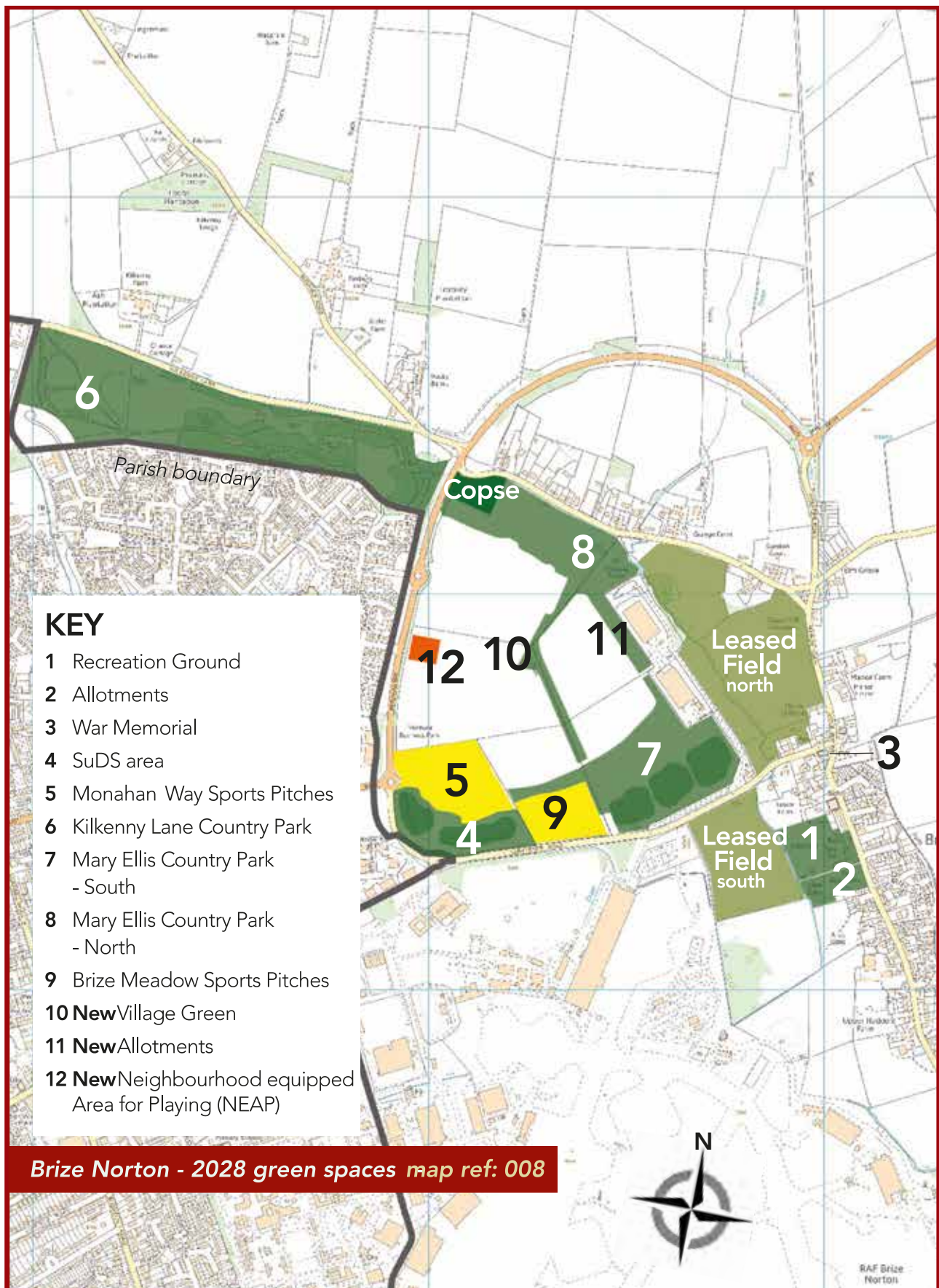
Detailed supporting evidence for these five local green space allocations can be found at APPENDIX 27



7. POLICIES



7. POLICIES



7. POLICIES

7.2.1. POLICY ENV1 – LOCAL GREEN SPACES POLICY

The Brize Norton Neighbourhood Plan designates the following locations as Local Green Space, as indicated on map ref 008 (page 51):

Area 2 - Allotments

Area 3 - War Memorial

Area 4 - Thames Water SuDS area

Area 5 - Monahan Way Sports Pitches and pavilion

Area 6 - Kilkenny Lane Country Park

New development will not be supported on land designated as Local Green Space except in very special circumstances.

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 RATIONALE

Community facilities include structures and spaces and these may be of considerable age and heritage value such as St Britius Church and its setting as well as more modern facilities such as the Elder Bank Hall.



St Britius Church, War memorial and thatched cottage (all Grade II listed)

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 as a working public house. Weight will be given to a decision where a body has been constituted and is able to deliver this, has a cogent business plan and finance in place. Where a case is made to sub divide a plot the viability of the residual asset operating as a public house will need to be demonstrated by the applicant.

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 possible 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 will be via a S106 Planning Obligation as has happened with the Bloor Homes housing development.

7. POLICIES

Residential development proposals should not only provide for capital items of community infrastructure but also make proportionate provision to improve and enhance existing community facilities/infrastructure to ensure that they can meet the increased demands put upon them by that new development. The Community facilities (Community Assets Report, APPENDIX 19) and Infrastructure (Character Assessment, APPENDIX 05 and associated APPENDICES 06) lists those local facilities and infrastructure that needs to be protected. Developers and decision makers are expected to pay due regards to the priorities set out in this report. The community facilities and infrastructure are key to community cohesion and sustaining the village. They also mean that people working from home will be able to access more services and the scope for enhancement of some services may be improved as a result. 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.

A number of projects have been identified through the Neighbourhood Plan preparation process and which would significantly benefit Brize Norton. These projects relate to community infrastructure, facilities, highways, recreation and amenities and will contribute to meeting all of the Neighbourhood Plan objectives for community facilities, active community, traffic, and village character. The Parish Council is keen to ensure that, where appropriate, development contributes to village infrastructure.



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 Projects List (APPENDIX 20),

Whilst funding may come from S106 or potentially from Community Infrastructure Levy (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

POLICY CF1 – COMMUNITY FACILITIES AND INFRASTRUCTURE POLICY

Residential development proposals should not only provide for capital items of community infrastructure, but also should make proportionate provision to improve and enhance existing community facilities/infrastructure to ensure that they can meet the increased demands put upon them by that new development. This includes any new access arrangements linking Carterton Road to service infrastructure in sub-area 1 as identified in the Brize Norton Brize Norton Design Code.

Where development is being proposed, the mechanism to secure long term maintenance and management should be agreed and a contribution from applicants should take account of the impact of the development on both existing amenities/facilities as well as newly required assets such as green spaces.

The terms of the long term stewardship of the asset will be set out under the S106 Planning Obligation but as a minimum should include:

- The party taking responsibility for the long term stewardship and the details of how this will be funded, ideally under some form of endowment/commuted payment to be paid before planning permission is granted; this will include not only annual running costs but also renewals of capital items such as playground equipment;
- The covenants to be applied by legal agreement in perpetuity.

It is possible that CIL monies may be released to cover some of the expenditure in the establishment stage.

7.4. SUSTAINABLE DEVELOPMENT

OBJECTIVES

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

POLICY

SD1 – SUSTAINABLE DEVELOPMENT

7.4.1. POLICY SD1 – SUSTAINABLE DEVELOPMENT RATIONALE

The Neighbourhood Plan has indicated that there are already a number of sustainability challenges facing the settlement. Whilst the policy is focussed upon future impacts of possible residential development there are issues identified currently by the community in the NP which need to be considered even where no specific applications are proposed. 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 eg 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 including 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



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.

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 CO₂e (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 tCO₂e 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 could productively host market gardens, 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 CO₂e ie 124ha at a factor of 15 generates 1872tonnes. 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).

The Oxfordshire Treescapes Report identifies areas of natural flood management ie 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.

7. POLICIES

Areas of public benefit provided by eco system services might come under stewardship arrangements. Development related to specific schemes can be funded through S106 Planning Obligations whilst others may be of more general benefit and could be funded under Community Infrastructure Levy. The latter will be based on a list of items being proposed by the Parish Council and agreed with the District Council. These contributions might also support or be co invested with other stewardship monies.

POLICY - SD1 SUSTAINABLE DEVELOPMENT POLICY

In determining the acceptability of planning applications, the following matters should be used to guide the delivery of sustainable residential development. Where appropriate, residential development proposals should demonstrate how they will achieve sustainability in design, build and operation with reference to the following matters, and with regard to other policies in the Neighbourhood Plan and the Brize Norton Design Code:

- **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;**
- **achieve best practice in water efficiency such as water efficient fittings and appliances, water harvesting and storage features and green roofs;**
- **conserve and enhance the historic environment and complement the local vernacular and character of the village and its rural setting by use of an appropriate design with reference to the Brize Norton Design Code;**
- **conserve and enhance the landscape to achieve 20% biodiversity net gain and habitat connectivity, paying special attention to green and blue infrastructure networks, landscape and biodiversity designations, priority habitats and protected species;**
- **make development accessible by sustainable modes of transport to all local and Carterton facilities and further to Witney and Oxford.**
- **Provide necessary infrastructure and ducting to enable communications services including high speed broadband to be delivered to new homes and**
- **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.**
- **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.**

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
CLH1 - Landscape Character	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"> • BNPC • WODC 	Assessment of applications either rejected or supported
CLH2 - Key Local Views	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"> • BNPC • WODC 	Assessment of applications either rejected or supported
CLH3 - Strategic Buffer Zone between Brize Norton, RAF Brize Norton and Carterton	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"> • BNPC • WODC 	Assessment of applications either rejected or supported
CLH4 - Village Character and Design	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"> • BNPC • WODC 	Assessment of applications either rejected or supported
ENV1 – Local Green Spaces	To protect important green spaces from development	BNPC to review each planning proposal to assess conformity with policy	<ul style="list-style-type: none"> • BNPC • WODC • Landowners and land managers • Members of the community, incl. any wildlife monitoring groups? • Local health organisations 	Assessment of applications either rejected or supported

8. IMPLEMENTATION AND MONITORING

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
CF1 - Community Facilities and Infrastructure	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"> • BNPC • WODC 	Assessment of applications either rejected or supported
SD1 - Sustainable Development	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"> • BNPC • WODC 	Assessment of applications either rejected or supported

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. REFERENCE APPENDICIES REFERRED TO IN THIS PRE-SUBMISSION DOCUMENT

9.1 APPENDIX 03 Oxfordshire Treescape Report

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

9.2 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

9.3. APPENDIX 05 Character Assessment

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

9.4. APPENDIX 06 Character Assessment Documents

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

9.5. 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

9.6. APPENDIX 09 LCA Key Views

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

9.7. APPENDIX 10 TVERC Biodiversity Report

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

9.8. 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

9.9. APPENDIX 12 Community Survey Questionnaire

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

9.10. APPENDIX 13 Community Survey Report

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

9.11 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. REFERENCE APPENDICIES REFERRED TO IN THIS PRE-SUBMISSION DOCUMENT

9.12 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

9.13 APPENDIX 17 Business Survey Report

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

9.14 APPENDIX 18 SWOT Analysis

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

9.15 APPENDIX 19 Community Assets Report

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

9.16 APPENDIX 20 Community Projects

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

9.17 APPENDIX 22 Housing Windfall Sites

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

9.18 APPENDIX 24 Settlement Areas

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

9.19 APPENDIX 25 Mary Ellis

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

9.20 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

9.21 APPENDIX 27 Local Green Spaces

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