# BRIZE NORTON NEIGHBOURHOOD PLAN

**APPENDIX 06**

**DOCUMENT F**

*Version 7- SEPTEMBER 2024*

# GREEN SPACES AND MEMORIALS

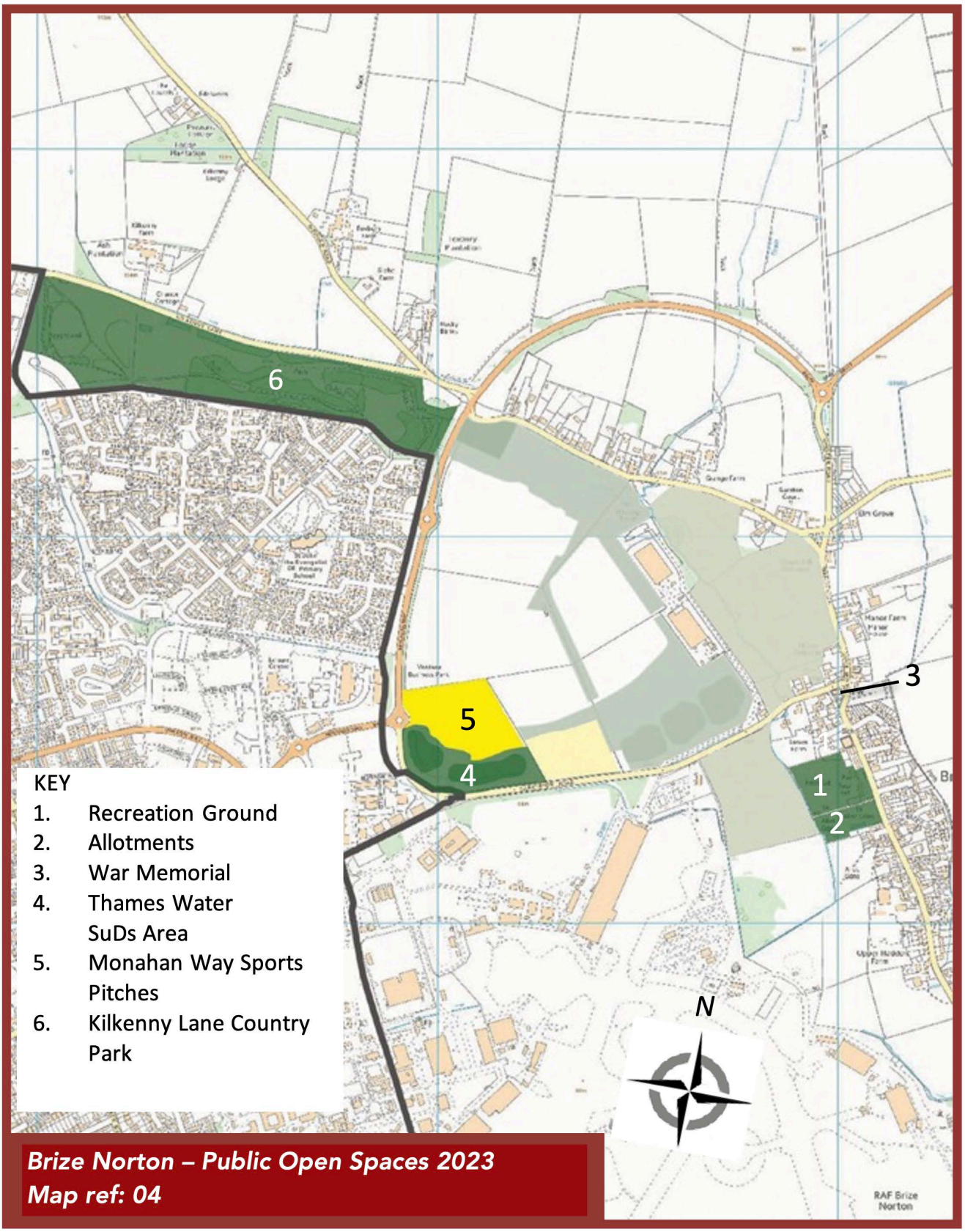
*"our village our community our future"*

# DOCUMENT F

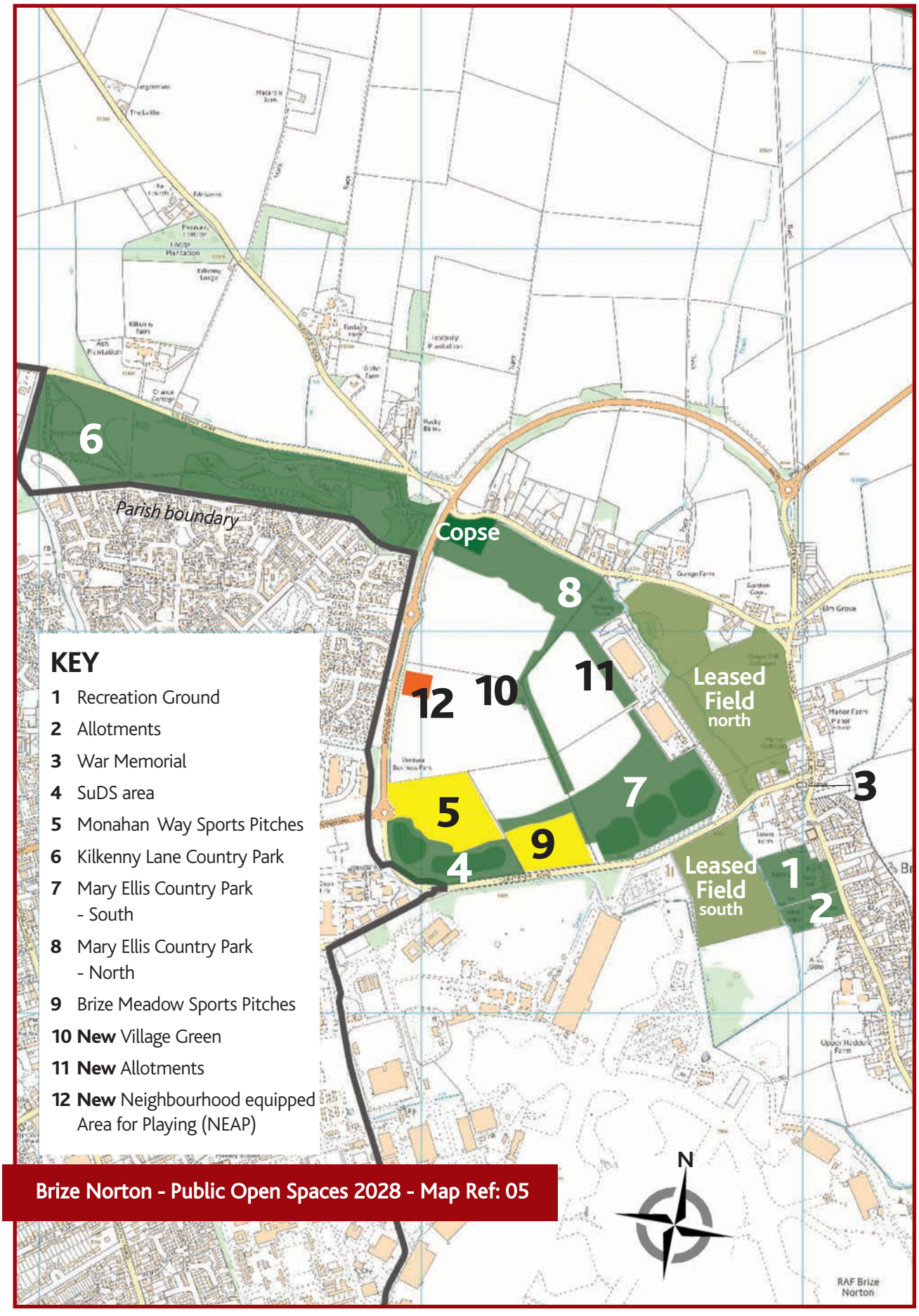
**Document F**


Section 1 *Public Green Spaces*
Section 2 *Landscape Buffer Zone*
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# **DOCUMENT F** Green Spaces and Buffer Zones



# **DOCUMENT F** Green Spaces and Buffer Zones




**Brize Norton - Public Open Spaces 2028 - Map Ref: 05**

# **DOCUMENT F** **Section 1** Public Green Spaces

There are six existing public Green Spaces in the Parish as indicated on map ref **04**.

These comprise of:

Area 1 Recreation Ground
Area 2 Allotments
Area 3 War Memorial
Area 4 Thames Water SuDS area
Area 5 Monahan Way sports pitches, pavilion and car park
Area 6 Kilkenny Lane Country Park

**Area 1 Recreation Ground**

The Recreation Ground was originally leased to BNPC by Christ Church College in 1948 (the whole area we see today less the site of Elder Bank Cottage which is approximately the car park area to the east of Elder Bank Hall).



*Brize Norton Recreation Ground*

The site of Elder Bank Cottage was purchased by BNPC from Christ Church College which comprised of an area of 100ft x 45ft (approx. 30M x 17M) in 1966 for the sum of £75.00.

Elder Bank car park was built on the above land but it required the use of an additional 100ft x 10ft strip of leased land to form a practical area. This led to a formal 'change of use' to the original lease for this strip of land which allowed the car park to be an area of 100ft x 55ft (approx. 30M x 20M). This car park was for use by visitors to the recreation ground, allotment holders and Victory Hut and was constructed at a cost of £1,185.00 and was opened in August 1968.

A tennis court was built on the recreation ground to the west side of the car park, (land still leased from Christ Church College) at a cost of £1,200.00 and was opened in July 1969.

A Sports Pavilion was built on the recreation ground (land still leased from Christchurch College) at a cost of £1,500.00 (this was less than the true cost thanks to Arthur Timms) and an additional £100.00 was donated by Christ Church College for fixtures and fittings. It was opened in July 1970.

The recreation ground was eventually purchased from Christ Church College in 1970 for the sum of £2,500.00. However, a 70 year covenant was placed over this purchase where if this land was to be used for housing/ buildings, it would revert back to Christ Church College ownership. This area includes an enclosed children's play area in the north east corner.

Elder Bank Hall was built by BNPC on part of the recreation ground which entailed moving the tennis court to the south of the hall. It opened in 1980 and cost £50,000.00 to build. Because of the covenant on the recreation ground, BNPC and Christ Church College had to gain a legal release from the covenant for the area on which the hall stands. There was an extension built in 1983, comprising of a bar area and storage room but there is no record of a change in the covenant.

**Area 2 Allotments**
This area comprises of 68 allotment plots which are rented out to the villagers. However, some are rented out to Parishioners of Carterton, Minster Lovell and Bampton. Some allotment holders rent out more than one plot when available. This area is owned by Christ Church College Oxford and is leased to BNPC who in turn, rent the plots to the villagers. This rental charge covers the cost of the lease and water rates. (Land area 0.82ha) NOTE: BNPC is applying for a local green space allocation for this area.

**Area 3 War Memorial [1]**
This is a small grassed area in front of the church which has the War Memorial placed on it. The memorial and flower beds are owned and maintained by BNPC. NOTE: BNPC is applying for a local green space allocation for this area.

**Area 4 Thames Water SuDS area**
This is a grassed area on the corner of Carterton Road and Norton Way which contains a 'two level' attenuation pond (SuDS) and is owned by Thames Water.(land area 3.5ha). NOTE: BNPC is applying for a local green space allocation for this area.

**Area 5 Monahan Way sports pitches**
This area is on the east side of Monahan Way and to the north of area 4. It contains a sports pavilion, car park and a large area for sports pitches. These pitches currently comprise of two full-size football pitches, one medium-size football pitch, one junior football pitch, one cricket pitch and cricket training nets. The two full-sized football pitches also contain a 'Five-A-Side' pitch marked out within them.
This area is owned and maintained by West Oxfordshire District Council (WODC). (Land area 3.5ha). NOTE: BNPC is applying for a local green space allocation for this area.

**Area 6 Kilkenny Lane Country Park [2]**
This area is designated as a 'Country Park' which separates the built-up northern edge of Carterton and the north west of Brize Norton. The park comprises of wooded areas, open meadows, play area, seating areas, intertwining footpaths and bridleway all of which, forms a natural buffer zone between Shilton Park in Carterton and the open rising fields in Brize Norton. This is a 'Field in Trust' which is owned and maintained by WODC. (Land area 19.7ha)

There are further small grassed areas in Daubigny Mead, Chichester Place and Chestnut Close which are used to 'soften' the impact of the adjacent housing and are therefore more aesthetic than practical. The grassed areas in Chestnut Close are owned by BNPC)

*[1] Appendix 06 Document F Section 4 Memorials*
*[2] Appendix 06 Document F Section 5 Kilkenny Lane Country Park*

# DOCUMENT F **Section 2** Landscape Buffer Zone

**BRIZE MEADOW DEVELOPMENT**
Bloor Homes Ltd, the developers of Brize Meadow, will provide 41ha of public green spaces. These areas will be owned and maintained by BNPC. It is anticipated that there will be a phased release of these areas to BNPC in accordance with the 'build rate' of the development along with the appropriate funding to maintain them as defined in the S106 agreement.

There will be three new 'Green Spaces' created by Bloor Homes as part of the Brize Meadow development. These are indicated on map ref **05** as follows:

**Area 7 Mary Ellis Country Park – South.**
This area is currently designated as part of the Brize Meadow 'Landscape Buffer Zone' but will become the southern area of the 'Country Park' which will be owned and managed by BNPC.
It comprises of land between the south of the development and Carterton Road. It will contain combined foot/cycle paths to permit connectivity between the existing village, Brize Meadow which includes 1.5ha of employment land, and onwards towards Carterton. This area also contains three attenuation ponds (SuDS) which run along the southern edge.

**Area 8 Mary Ellis Country Park – North**.
This area is currently designated as part of the Brize Meadow 'Landscape Buffer Zone' but will become the northern area of the 'Country Park' which will be owned and managed by BNPC.
It comprises of land between the north of the development and Burford Road. BNPC negotiated that the field between the northern edge of the development and Burford Road, rather than remaining as arable farmland, it forms part of the Country Park. This area will contain combined foot/cycle paths to permit connectivity between the existing village, Brize Meadow and onwards to Kilkenny Lane Country Park. It contains a 'green corridor through the centre of the development part of which, forms a 'Village Green'. There is a further green corridor down the eastern side of the development adjacent to the RAF Tactical Medical Wing, which will include an area for 26 allotments.
N.B. The number of allotments has been reduced from 48 down to 26 to allow for a wider green corridor linking north and south.

**Area 9 Brize Meadow Sports Pitches**
This area will be gifted to WODC by Bloor Homes Ltd and it will contain two football pitches. It will be owned and maintained by WODC as detailed in the S106 agreement. It is stated in this agreement that the users of these pitches will use the Sports Pavilion detailed in area 5.

**Area 12 NEAP**
Brize Meadow will also contain a Neighbourhood Equipped Area for Playing (NEAP) on the western edge of the development adjacent to the new Primary School. This NEAP will be owned and maintained by BNPC.

# DOCUMENT F **Section 3** Leased Buffer Zone Fields

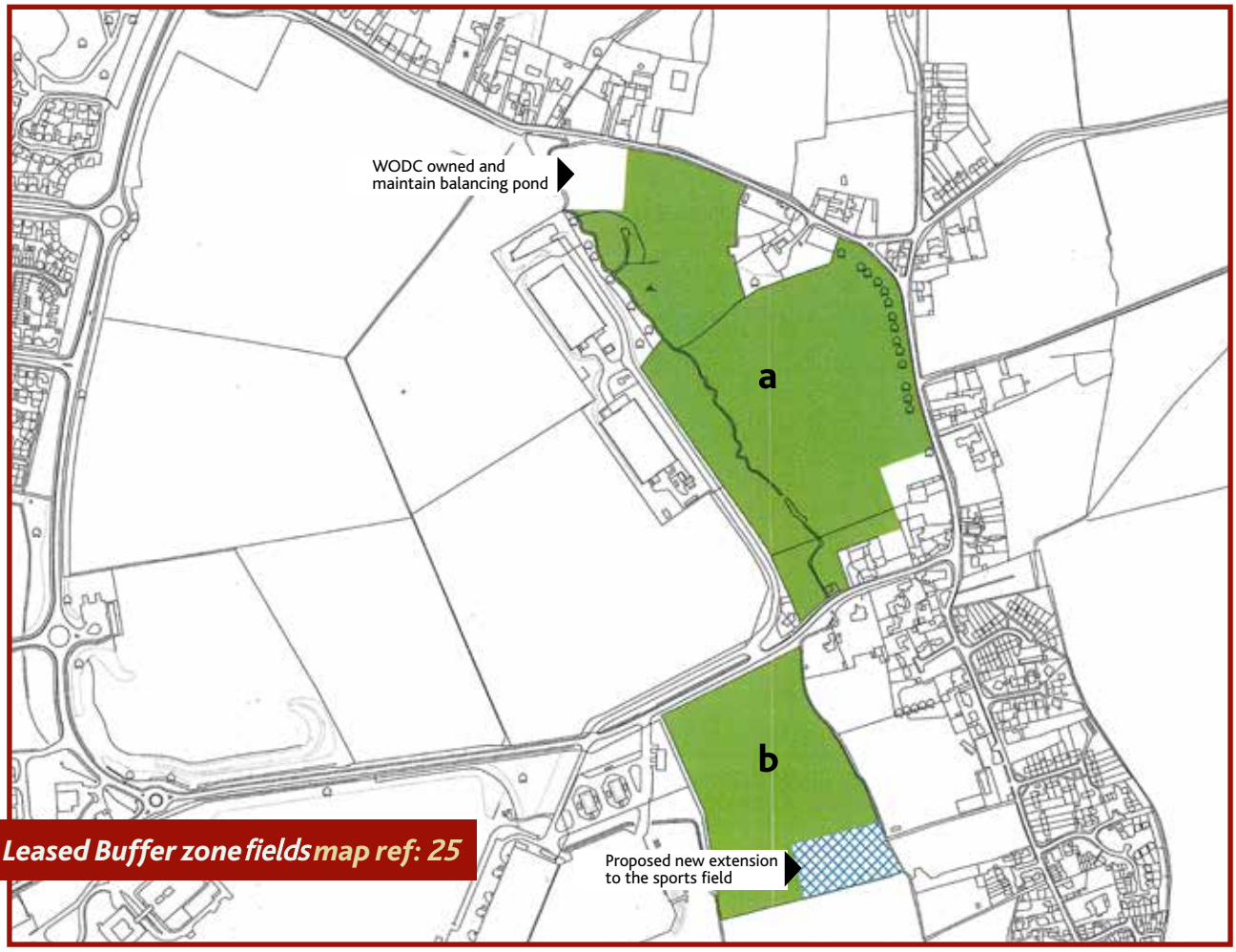
Part of the agreement between BNPC, Bloor Homes and Christ Church College Oxford is the provision of a leased buffer zone to the east of the development.

There are two areas which will be leased to BNPC for 150 years by Christ Church College Oxford.

**Buffer Zone 'a'**
This zone is on the east side of the RAF Tactical Medical Wing and the west side of Manor Road and comprises of three fields, one of which is known locally as Gassons' and will be farmed and maintained by the current tenant farmer.
The only public access required into this field will be to gain entry to the proposed Nature Trail if approved. [1]

**Buffer Zone 'b'**
This zone is on the south side of Carterton Road between the recreation ground on the east and RAF Brize Norton on the west. It comprises of one field which will be farmed and maintained by the current tenant farmer.
There is an agreement between BNPC and Christ Church College Oxford to permit the construction of a football pitch in the south of the field if funds become available.
The only public access required into this field will be to gain entry to the proposed football pitch and the proposed 'permissive foot/cycle path' between the rear of the recreation ground and Carterton Road. [1]

*[1] Appendix 06 Document E PROW AND FOOTPATHS*




***Leased Buffer zone fields map ref: 25***

# DOCUMENT F **Section 4** Memorials

There are three memorials in Brize Norton dedicated to those men and women who have paid the ultimate price for their country.

**War Memorial**
The war memorial was constructed after the cessation of WWI and is situated outside the south entrance to the churchyard and stands on its own triangular green plot of land. The names of the 18 men and boys who gave their lives for our country are engraved on it. This memorial has won the 'Best Kept War Memorial in Oxfordshire' eight times between 1967 and 1979.

After WWII one additional name was added to the memorial but BNPC are investigating the addition of a second name as two men gave their lives during WWII.

The Memorial is now a listed building, as of March 2021.


*War Memorial*


*Memorial Trees*

**Memorial Trees**
There is a row of 18 trees planted along the north side of the recreation ground, each one being dedicated to a Brize Norton boy or man who gave their life in WWI.[4] Two boys were just 19 years old when they were killed in action. A Cotswold stone plinth carries a plaque which shows where 16 of the boys and men fell in action. The other wo men died of their injuries back home in Brize Norton. In 2014, pupils of the village Primary School wrote a letter to attach to each tree, thanking each person for their sacrifice.

**Memorial Garden**
The Memorial Garden is situated on the west side of Norton Way and comprises of a curved wall area with grass and trees behind. It provides a place where family and friends, servicemen, local dignitaries, British Legion and members of the public can offer their prayers and pay their last respects to fallen service personnel as the escorted cortege pauses for a short time during its journey between RAF Brize Norton and the John Radcliffe Hospital in Oxford. [1]


*Memorial Garden*

*References*
*[1] Appendix 06 Document H Section 1 Repatriation*

# **DOCUMENT F** **Section 5** Kilkenny Lane Country Park

In 2012, Her Majesty the Queen celebrated her Diamond Jubilee Year. As part of this, Fields in Trust (the new operating name of The National Playing Fields Association) were running the 'Queen Elizabeth II Fields Challenge' which had the aim to protect outdoor recreational spaces across the country in perpetuity.

District Councillor Verena Hunt proposed that WODC should nominate Kilkenny Lane Country Park to be designated as a 'Queen Elizabeth II Field'. This was approved by the West Oxfordshire District Council (WODC) Cabinet in June 2012. This meant that the space is now dedicated to recreation use and cannot be used for any other purpose without the permission of the Trustees of Fields in Trust (a National charity).

This meant that WODC would no longer retain a free hand when making any pertinent decisions affecting the land in the future. District Councillor Verena Hunt proposed that the undeveloped south west corner be excluded from the Trust. This allayed any fears over the future development and management plans for the children's play area, car park and toilets.

The sealing of the' Deed of Dedication' between WODC and the Trust (Registration Number: 10895) was reported to, and ratified, by Full Council in September 2013.



*The Shire Horse Sculptures by Sophie Thompson - Kilkenny Lane Country Park*