

BRIZE NORTON NEIGHBOURHOOD PLAN

APPENDIX 06 - DOCUMENT B

Version 6 – April 2024

HERITAGE ASSETS

"our village, our community our future"

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HERITAGE ASSETS

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

In legal terms, a heritage asset refers to anything that must be preserved for future generations. These assets hold significant cultural, historical, or architectural value. Here are some examples of heritage assets:

- Listed Buildings: These are structures officially recognised and protected due to their architectural or historical importance. They can be anything from grand mansions to humble cottages.
- Significant Maritime Wreck Sites: Shipwrecks with historical or archaeological significance fall into this category. They provide insights into maritime history and are protected to prevent looting or damage.
- Ancient Monuments: These include prehistoric sites, burial mounds, standing stones, and other remnants of ancient civilizations. Their preservation ensures that our past remains accessible.
- Conservation Areas: These are designated zones where the character and appearance of buildings, streets, and open spaces are protected. Their value lies in their contribution to a nation's society, knowledge, and culture.

Heritage assets are not just physical structures; they also encompass intangible social and spiritual inheritance. Their value lies in their contribution to a nation's society, knowledge, and culture.

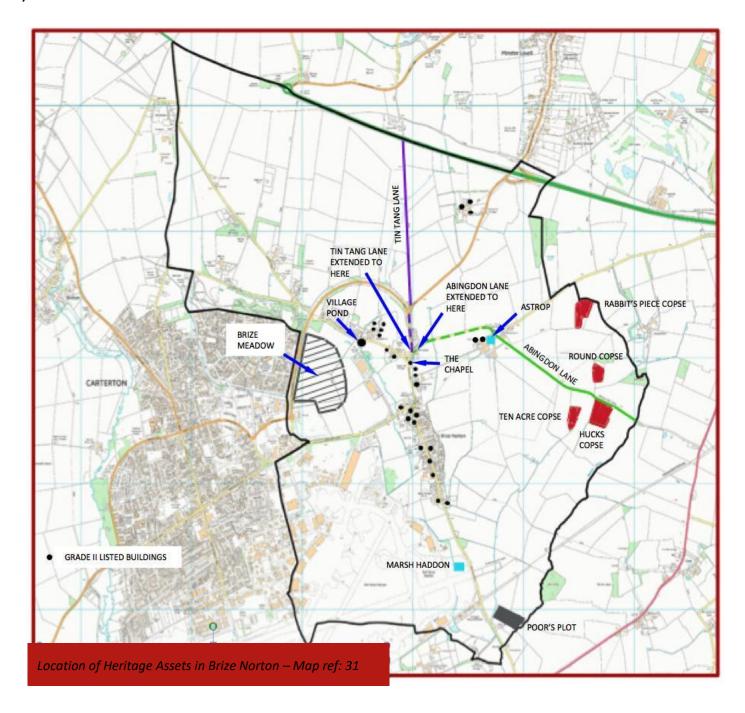
1) BRIZE NORTON HERITAGE ASSETS

The first recorded details of the village, called 'Norton', was in the Doomsday Book dated 1086, which states that 'Norton' was a 'stable and settled village'. The population at this time was recorded as 48.

The village name changed to 'Norton Brun' in 1235 and thereafter there were several name changes but by 1523, it reached its modern form of 'Brysenorton'. It was the normal name for both village and parish from the mid-17th century, to be written as one or two words.

However, Brize Norton's heritage assets start from a period much earlier than this and Brize Norton Parish Council wish to record the following assets, in chronological order, in our Parish as follows:

2) BRIZE NORTON HERITAGE ASSETS MAP



3) MESOLITHIC, NEOLITHIC, and BRONZE AGE PERIOD (15,000BC to 800BC)

An investigation was commissioned by Bloor Homes and undertaken by Oxford Archaeology on the land to be used for the new residential and educational development in 2018 (Brize Meadow).

The site contained no previously recorded archaeological assets, but previously unrecorded sites including the line of a possible Roman road, and a pre-historic ditch were identified by a desk-based assessment. A geophysical survey of the site was undertaken in 2013 and confirmed the presence of the ring ditch and several linear features. However, the postulated Roman road was not identified.

The 2018 investigation excluded land areas to the north, west and south of the site, including the potential location of a Roman road because they are being preserved as areas of country park or playing fields, and as such were not subject to evaluation.

Following on from the 2018 investigation, there are two archive entries that are listed as; OXCMS:2018 A1 & A2, both entries describing the same Mesolithic, Neolithic, Bronze Age Archaeology that was discovered on the Bloor Homes site in 2018, along with the archaeological evidence that was recovered from the site which included pottery shards from the Bronze Age. Entry A1 has Box 1 listed with the artefacts that were found. Entry A2 has box 2 listed, which includes drawings, photos, record sheets, etc [1].

4) TING TANG LANE & ABINGDON LANE (ROMAN PERIOD 43AD to 410AD)



TING TANG LANE (DRY STONE WALL VISIBLE ON EACH SIDE)

Today, Ting Tang Lane runs due north from the roundabout where the B4477 joins Minster Road to the B4047 and onwards to Worsham Mill. However, many years ago, this lane extended further southward to the junction of Manor Road, Elm Grove, and Burford Road. After research carried out by Brize Norton Parish Council, The British Horse Society, and Oxfordshire County Council, Ting Tang Lane was awarded Public Right of Way (PROW) status in 2019 and is classified as a 'Byway Open to All Traffic' (BOAT). This is a highway over which the public is entitled to travel on foot, horseback, or pedal cycle and by wheeled vehicles of all kinds, including mechanically propelled vehicles, but which is used by the public mainly for walking or for riding. Most of these highways do not have a surface suitable for ordinary motor traffic as is the case with Ting Tang Lane.

In the book 'Old Brize Norton' by Kathy Timms and Clare Hicks, they discuss Ting Tang Lane as being a Roman Road thus:

On a school nature study walk they were taken by 'Boss' jones, who explained it was an old Roman Road, proven by the fact that if searched for, there were stones laid side by side upright, to make the base of the road. The lane led to the small hamlet of Worsham where there were just a few remains of a Roman villa, mainly small tiles, and pieces of decorated pavement. [2]

This would seem a logical explanation as Ting Tang Lane runs in a direct straight-line northwards from Brize Norton to Worsham Mill and thereafter, on to the ancient Roman Road known as Akeman Street which crossed just north of the parish from north-east to south-west. This was evidently part of a long-distance route between Alchester (near Bicester) and Cirencester (Glos.). However, it should be noted that British History On-Line actually states that this ancient road, probably Roman, crossed the later Parish from the north east to south west. [3]. The current reference maps clearly indicates that Akeman Street was not in the Parish of Brize Norton.

As detailed in the British History On Line, there are further mentions of Roman roads in Brize Norton as follows:

The eastern section of the former *Roman road, between Brize Norton village and Astrop*, was replaced by a route north of Astrop Farm, probably after the decline of Astrop hamlet in the late Middle Ages. In the late 17th and 18th centuries it was called Abingdon Way, indicating that it was primarily associated with a continuation south-eastwards to the Thames rather than with the west-east route to Curbridge [3].

In the 16th–18th centuries the *former Roman road's western section*, between Brize Norton village and Black Bourton parish, was called Kencot Way [3].

In the parish's eastern area, a road branched south-eastwards from the *former Roman road* by the mid-10th century; it led eventually to the Thames and was recorded from the 17th century as Abingdon Way [3].

There is some further evidence of Roman presence in the village because a gold coin of the British ruler Epaticcus (AD 30s) and Romano-British pottery sherds were found in the village area and also west of Astrop Farm. Roman pottery sherds were also discovered whilst a new sewer was laid in the village.

5) ELM GROVE & WITNEY ROAD (EARLY MEDIEVAL PERIOD 410AD to 1065AD)

As recorded in the book "Notes on the Archaeology of Oxford and its Neighbourhood" which was written by Percy Manning FSA, he notes that information provide by John Slade of Brize Worton(?) in 1894, tells us that:

"Many years ago, a number of human skeletons were found in digging stone in the field which lies in the angle where the road from Minster Lovel to Brize Norton meets the 'Abingdon Lane'. With them were swords and armour, and some of them wore helmets. One skeleton, as I was told, lay on or in a large earthen bowl".

This discovery is listed in the Heritage Gateway number 1498 and is detailed as an 'Anglo Saxon Inhumation Cemetery (410 AD - 1065 AD). The map below indicates the location of the find.

(Please note, the HER number is recorded as 1498 whereas the map indicates the HER number as being 1488)



In about 1881, a labourer was digging stone by the side of 'Abingdon Lane', about 10 chains from Astrop Farm towards Brize Norton, when he found, about 18 inches below the surface, a human skeleton laying at full length on its back. Under it, was an iron knife about a foot long.

This discovery is listed in the Heritage Gateway number 1499 and is detailed as an 'Anglo Saxon Inhumation Cemetery (410 AD - 1065 AD). The map below indicated the location of the find.



Both of these interments would seem to be Anglo Saxon [4].

British History On Line confirms that the 1881 discovery of the inhumation burial was from the 7th or early 8th century period [3]

6) LISTED BUILDINGS (Late 12th C to 1919)

There are 40 Grade II listed buildings (structures) within the Parish of Brize Norton. They range in date from late 12thc to the 20thc (1919) The latest structure to be added to the official record being the War Memorial in 2021.

Sub-Section A.

A copy of the official record of Grade II listed structures in Brize Norton is listed below. Unfortunately, this table is haphazard in its presentation and some of the 30 numbered lines refers to several buildings. Therefore, it would be incorrect to assume that there are only 30 listed buildings in the Parish.

'HISTORIC ENGLAND' ON-LINE RECORD OF LISTED BUILDINGS IN BRIZE NORTON [5]

- 1. Astrop Farmhouse
 - Brize Norton, West Oxfordshire, OX18
- 2. <u>Bale Tomb and Chest Tomb Approximately 6 Metres and 8 Metres South of Nave and 6 Metres and 8 Metres</u>
- Brize Norton, West Oxfordshire, OX18
- 3. Bale Tomb Approximately 8 Metres South East of Church of St Britius
 - Brize Norton, West Oxfordshire, OX18
- 4. Barn and Stables Approximately 50 Metres South East of Grange Farmhouse
 - Brize Norton, West Oxfordshire, OX18
- 5. <u>Brewhouse Approximately 10 Metres East of Astrop Farmhouse</u>
 - Brize Norton, West Oxfordshire, OX18
- 6. <u>Brize Norton War Memorial</u>
 - Brize Norton, West Oxfordshire, OX18
- 7. Chapel Hill Cottage and Number 2 Chapel Hill Cottage
 - Brize Norton, West Oxfordshire, OX18
- 8. Chest Tomb Approximately 1 1/2 Metres South of Chancel of Church of St Britius
 - Brize Norton, West Oxfordshire, OX18
- 9. <u>Chest Tomb Approximately 3 Metres South of Tower and 4 Metres West of South Porch of Church of St Br</u>
- Brize Norton, West Oxfordshire, OX18
- 10. Chest Tomb Approximately 5 Metres South of Chancel of Church of St Britius
 - Brize Norton, West Oxfordshire, OX18
- 11. Chest Tomb Approximately 6 Metres South of South Porch of Church of St Britius
- Brize Norton, West Oxfordshire, OX18
- 12. Church of St Britius
 - Brize Norton, West Oxfordshire, OX18
- 13. Cottage by the Church
 - Brize Norton, West Oxfordshire, OX18
- 14. Cottage, Formerly Named Leys Cottage, Approximately 20 Metres South East of the Willows (Not Include
- Brize Norton, West Oxfordshire, OX18
- 15. <u>Dovecote Approximately 40 Metres North East of Grange Farmhouse</u>
- Brize Norton, West Oxfordshire, OX18
- 16. Grange Farmhouse
 - Brize Norton, West Oxfordshire, OX18
- 17. Grove Farm, Barn and Attached Outbuilding Approximately 40 Metres North of Farmhouse
- West Oxfordshire, OX29
- 18. Grove Farmhouse
 - West Oxfordshire, OX29
- 19. <u>Laburnum Cottages</u>
 - Brize Norton, West Oxfordshire, OX18
- 20. Outbuilding Approximately 15 Metres South East of Grange Farmhouse
- Brize Norton, West Oxfordshire, OX18
 21. Outbuilding Approximately 5 Metres South West of Grange Farmhouse
- Brize Norton, West Oxfordshire, OX18

 22. Rookery Farmhouse and Attached Wall
 - Rookery Farmhouse and Attached Wall Brize Norton, West Oxfordshire, OX18
- 23. Rose Cottage
 - Brize Norton, West Oxfordshire, OX18
- 24. Thatcher's Place
 - Brize Norton. West Oxfordshire. OX18
- 25. The Carpenter's Arms Public House
- Brize Norton, West Oxfordshire, OX18
- 26. The Cottage
- Brize Norton, West Oxfordshire, OX18
- 27. The Homestead and Attached Barn and Outbuilding
- Brize Norton, West Oxfordshire, OX18
- 28. The Manor House
 - Brize Norton, West Oxfordshire, OX18
- 29. Upper Haddon Farmhouse
 - Brize Norton, West Oxfordshire, OX18
- 30. Yew Tree Cottage
 - Brize Norton, West Oxfordshire, OX18

Sub-Section B.

This section identifies all 40 listed structures and places them into three distinct groups.

- 1) Habitable dwellings
- 2) Church and tombs
- 3) Non-habitable buildings.

HABITABLE DWELLINGS

Astrop Farmhouse, Witney Road (Grade II Listing 1284280)

Grange Farmhouse, Burford Road (Grade II Listing 1284337)

Barn and stables 50M south east of Grange Farm (now three dwellings, Kings Barn, Grange Barn, and Stable Barn) (Grade II Listing 1182871)

Rookery Farmhouse and attached wall, Burford Road (Grade II Listing 1052443)

The Cottage, Burford Road (Grade II Listing 1182883)

Grove Farmhouse, Brize Norton Road (Grade II Listing 1182850)

Grove Farm Barn and attached outbuilding 40M north of farmhouse (now two dwellings) (Grade II Listing 1052440)

Chapel Hill Cottage, Chapel Hill (Grade II Listing 1284316)

Pilgrim Cottage, 2, Chapel Hill (Grade II Listing 1284316)

'Cottage by the Church', 2, Station Road (Grade II Listing 1052448)

Rose Cottage, 4, Station Road (Grade II Listing 1182966)

Yew Tree Cottage, 60, Station Road (Grade II Listing 1368229)

Laburnum Cottages 70, Station Road (Grade II Listing 1182980)

Laburnum Cottages, 72, Station Road (Grade II Listing 1182980)

Leys Court, (formally Leys Cottage) 78, Station Road (Grade II Listing 1052449)

Carpenters Arms, 96, Station Road (Grade II Listing 1284278)

Thatcher's Place, 109, Station Road (Grade II Listing 1182915)

Upper Haddon Farmhouse, 118, Station Road (Grade II Listing 1368230)

The Homestead, attached barn and outbuilding, Carterton Road (now 5 dwellings) (Grade II Listing 1052444)

The Manor House, Manor Road (Grade II Listing 1052445)

TOTAL 27 Dwellings

ST BRITIUS CHURCH AND TOMBS

St Britius Church (Grade II Listing 1368227)

Bale Tomb 6 – 8M south of nave (Grade II Listing 1368228)

Chest Tomb 6 - 8M south east of porch (Grade II Listing 1368228)

Bale Tomb - 8M south east of church (Grade II Listing 1284302)

Chest Tomb – 1.5M south of chancel (Grade II Listing 1052446)

Chest Tomb – 3M south of tower and 4M west of south porch (Grade II Listing 1052447)

Chest Tomb – 5M south of chancel (Grade II Listing 1284305)

Chest Tomb – 6M south of south porch (Grade II Listing 1182960)

TOTAL 1 Church and 7 Tombs

NON - HABITABLE BUILDINGS

Brewhouse 10M east of Astrop Farmhouse, Witney Road (Grade II Listing 1052450)

Dovecot 40M north east of Grange Farmhouse, Burford Road (Grade II Listing 1052441)

Outbuilding 15M south east of Grange Farmhouse, Burford Road (Grade II Listing 1052442)

Outbuilding 5M south west of Grange Farmhouse, Burford Road (Grade II Listing 1284347)

War Memorial in front of south entrance to St Britius Church, Station Road (Grade II Listing 1474137)

TOTAL 5 Buildings.

GRAND TOTAL - 40 GRADE II LISTED STRUCTURES

7) DESERTED MEDIEVAL VILLAGES (1350 to 1700)

There are two recorded deserted medieval villages within the Parish of Brize Norton.

The first was located at Astrop in the east of the Parish and was formed in the late Anglo-Saxon (Medieval) period 1066 to 1539. However, the hamlet was depopulated and ceased to exist most likely between 1350 and 1450. The shrunken area consisting of a farm and two cottages remain [6].

The second was located at Marsh Haddon in the south of the Parish and was formed in the late Anglo-Saxon (Medieval) period 1066 to 1539. However, the hamlet was depopulated and ceased to exist probably between 1450 and 1700. The shrunken area consisted of Haddon Farm and a pair of cottages, one of which was known as Mrs Loman's House [7].

These depopulations could have been as a result of the Black Death plague that covered the entire country during the summer of 1349.

It's unfortunate that both Marsh Haddon Farm and the adjacent cottages were eventually compulsorily purchased and demolished before December 1943 and the remaining farm buildings were demolished probably circa 1960 [8].



MARSH HADDON FARM



MRS LOMAN'S HOUSE

8) ANCIENT WOODS (FROM 1600)

Ancient woods are areas of woodland that have persisted since 1600 in England, Wales, and Northern Ireland, and 1750 in Scotland. This is when maps started to be reasonably accurate so we can tell that these areas have had tree cover for hundreds of years. They are relatively undisturbed by human development.

There are four areas of ancient woodland in the east of the Parish, one of which is adjacent to Abingdon Lane. The locations of these woods are indicated in the Brize Norton Neighbourhood Plan Landscape Character Assessment [9].

The ancient woodland which is the closest to Abingdon Lane is the largest of the four and is referenced in the TVERC Biodiversity Report within the section listed as 'Designated Wildlife Site Information'. In this report, this area is identified as 'Huck's Copse'. It is recorded that this small fragment of woodland (3.2ha) retains many ancient features including the rare 'Solomon's Seal'. It is also noted that Legally Protected Species of bluebell and badger are present in this woodland. TVERC go onto to define this area as a 'Section 41 Habitats of Principal Importance' and is described as a 'Lowland mixed deciduous woodland' [10].

The names of the other three ancient woodland areas are 'Ten Acre Copse' to the west of Huck's Copse, and 'Round Copse' and 'Rabbits' Piece Copse' to the north.

9) POORS PLOT (1755 to present)

In the will of Henry Fletcher dated 1775, he bequeathed a cow pasture to provide five shillings to support two 'poor' widows.

Common rights were stopped because of the Brize Norton Enclosure Act of 1775. However, on the 26th April 1776, the Enclosure Commissioners awarded a ten-acre field in the south of the Parish to the vicar and churchwardens for the raising of 'furze' or other fuel for the 'poor' of the Parish. This award was known as the 'Fuel Allotment Charity'. This field is the same as the area as indicated on the 1770 map which is noted as Marsh Hadden Common, this is on the opposite side of the road (now called Station Road) to the entrance track serving Lower Hadden Farm. Turning to present times, this field now lies behind Colebrook Villa. The original parchment document dated 26th April 1776 which recorded the proceedings of a Royal Commission is owned by Brize Norton Parish Council. On the 2nd February 1955, this document was loaned by BNPC to Oxfordshire County Council and is held in their records office.

In 1805, the land was rented out as allotments, and the income was distributed to the 'poor' of the village at Christmas. It is noted that in the years 1825 and 1835, the income from this Poor's Plot' was approximately %.00.

The next available records are dated 1895 when the Parish Council took over the running of the charity. At this time the field continued to be let out as allotments at a cost of two shillings (10p) per chain and the record of 1896 shows that there were 47 allotment holders and 88 people in the village received a 'coal ration' of one hundredweight (25 kilos) which was funded from the rentals. However, over the years, the allotment holders dwindled and in 1931 the whole field was rented out to Mr Albert Timms. Just before the commencement of WWII, the 'coal ration' was replaced with cash sums. In 1957, Mr John Bosley took over the rental of the field and his son is the present tenant.

In 1970, the Brize Norton Charities were reorganised and the Charities Commissioners added the capital of the Miss Ann Summers Charity (in 1731 she gave approximately ten shillings annually to the 'poor' widows of the village which was accrued from the interest of her stock, which in 1970 was valued at £15.9s.9p, to the charity known as the 'Fuel Allotment' to form the charity known as 'Widow's Money – Fuel Allotment Charity' which has the identification number 204406.

Today, there are three trustees who administer this charity which comprises of one 'ex-officio' who is the vicar of St Britius Church and two 'nominated' by the Parish Council.

At Christmas 2016, 46 widows and pensioners received cash sums from the field rental [11].

10) THE CHAPEL, MANOR ROAD (1853)

Although the Chapel on Manor Road is not a listed building, its importance has played a significant contribution to the religious history of Brize Norton.

Protestant nonconformity was rare until the early 19th century. However, nonconformity developed strongly from about 1840, when there were Congregationalists and Baptists.

In 1853 a chapel was erected by Congregationalists, which was also used by other groups, notably Primitive Methodists. It was built on donated land and cost £130, which was raised by R. M. Tozer and included a donation of £100 from his sister. It is a small, rectangular, single-storey building of regular-cut limestone and slates with two large windows in each side wall. The gable-end walls are blank. R.M. Tozer, who controlled the chapel, held fortnightly Sunday services in 1853, alternating with Primitive Methodists. After his departure from the district in 1862 the chapel was vested in trustees (three Congregationalists, three Baptists). Though it was regarded as an out-station of the Witney Congregational chapel, Congregational use possibly diminished.

Baptist worship took place from 1859 until it ended in 1886 by John Brantom, a Congregational minister in Witney, who then worked the chapel himself. He left Witney in 1897, taking the chapel's deeds which were not recovered until 1907. In 1909 the chapel was vested in the deacons of Witney Congregational chapel who sold it to the Primitive Methodists. At this time, they placed a plaque over the main entrance.



PRIMITIVE METHODIST (FORMERLY CONGREGATIONALIST) CHAPEL

The chapel was renovated in 1967, when the floor was remade, and new chairs, communion rails and a new pulpit were installed. However, attendance continued to decline, and the chapel was closed on 26 January 2003. The Chapel has now been converted into a dwelling house.

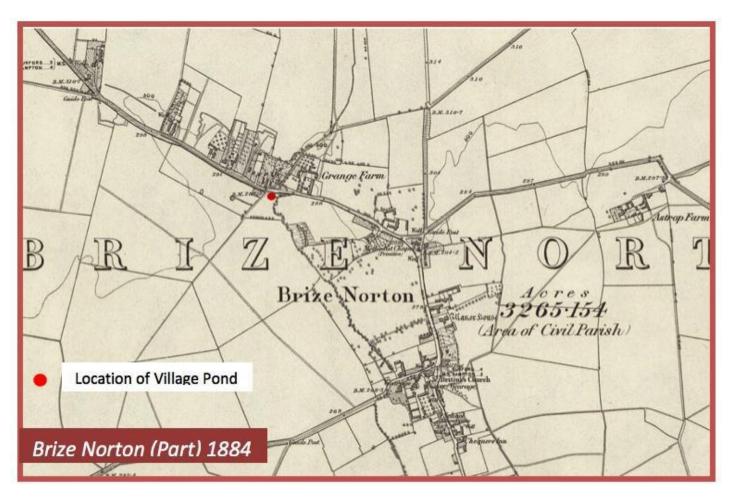
11) THE VILLAGE POND, BURFORD ROAD (1884)

The village pond is at the confluence of the stream that flows eastwards from the quarry (in Shilton Parish), Burford Road and Kilkenny Lane (WC3) and meets with the stream that flows southwards from the fields adjacent to Ting Tang Lane, through Grange Farm and Brook House (WC4). From this pond, the stream continues south east towards the centre of the village (WC5).

The stream identification numbers cross refer to the Neighbourhood Plan Surface Water map [12].

The earliest reference to this pond, which is visible on a map, occurs on the attached map below which dates from 1884.

In recent years, a secondary ditch was dug around the south side of the pond to reduce the volume of water entering the pond from the west (WC3) in the event of heavy and prolonged rainfall.



VILLAGE MAP 1884



VILLAGE POND 1920

Referring to the unpublished document named 'A Walk Through the Ancient Village of Brize Norton – Memories of Village Life So Far, written by Trudie Long, (c2002) she describes the village pond thus:

Opposite the Masons Arms was once a village pond. Due to vandalism and neglect, it's more of a slushy drizzle!

The image above would concur with this comment.

In 2015, a S106 drawing was produced by Cole Easdon (Consultants to Bloor Homes) to create a new attenuation pond (SUDS) in this area. This is one of three new SUDS ponds being constructed in Brize Norton. However, it was noted that not only did this proposed SUDS eliminate the village pond, which would have left a dry hole for the majority of the year, but the arisings were to be placed in the last remnant of natural biodiverse rich environment in the north east corner of the Mary Ellis Country Park.

In 2024, Brize Norton Parish Council objected very strongly to both proposals and it was agreed with Bloor Homes, WODC Flood Prevention Officer, and the tenant farmer, that the north east corner of the Country Park will be retained and maintained. It was also agreed that the village pond will be restored to its original size, the area will be landscaped appropriately, and the head wall will be modified to stop flooding of Brook House garden.

The village pond will now become one of Brize Norton's village heritage assets for future generations.

12) REFERENCES

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- [8] Brize Norton Neighbourhood Plan, Appendix 06, Document h, RAF Brize Norton.
- [9] Brize Norton Neighbourhood Plan, Appendix 08, Landscape Character Assessment Page 17.
- [10] Brize Norton Neighbourhood Plan, Appendix 10, TVERC Biodiversity Report, Designated Wildlife Site Information.
- [11] Brize Norton Neighbourhood Plan, Appendix 06, Document A, Section 5, Poor's plot
- [12] Brize Norton Neighbourhood Plan, Appendix 06, Document G, Section 1, Map ref 009