

Brize Norton Neighbourhood Plan 2031

# BASIC CONDITIONS STATEMENT

July 2024

*Prepared by:*

***Brize Norton Neighbourhood Plan Steering Group***

*On behalf of Brize Norton Parish Council*

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## Glossary of Abbreviations

AONB	Area of Outstanding Natural Beauty
BNNP	Brize Norton neighbourhood Plan
DLUHC	Department for Levelling Up, Housing and Communities
ECHR	European Convention on Human Rights
EIA	Environmental Impact Assessment
EU	European Union
HRA	Habitats Regulations Assessment
NPPF	National Planning Policy Framework
PCPA	Planning and Compulsory Purchase Act
SEA	Strategic Environmental Assessment
TCPA	Town and Country Planning Act

# 1. Introduction

1.1 This Basic Conditions Statement has been prepared by Brize Norton Parish Council to accompany its submission to West Oxfordshire District Council of the Brize Norton Neighbourhood Plan (BNNP) to demonstrate how the Plan meets the statutory requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

1.2 To comply with the basic conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan in the area;
- be compatible with European Union (EU) obligations and European Convention on Human Rights (ECHR); and
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

1.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.

1.4 The remaining sections of this document set out how BNNP complies with the basic conditions:

- Section 2 sets out how the BNNP has regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.
- Section 3 sets out how BNNP contributes to sustainable development.
- Section 4 sets out how the BNNP is in general conformity with strategic policies of the Local Plan.
- Section 5 sets out conformity with retained European Union obligations.

**Table 1.1 Basic Conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)<sup>1</sup>**

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DLUHC guidance
a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.	The National Planning Policy Framework is the main document setting out the Government’s planning policies for England and how these are expected to be applied.
d) the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	A qualifying body must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).
e) the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	<p>When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</p> <ul style="list-style-type: none"> <li>• whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with</li> <li>• the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy</li> <li>• whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy</li> <li>• the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach</li> </ul> <p>Paragraph 20 of the National Planning Policy Framework sets out the strategic matters about which are expected to be addressed through policies in local plans or spatial development strategies. The basic condition addresses strategic policies no matter where they appear in the development plan. Paragraph 21 sets an expectation that plans should make explicit which policies are strategic policies.</p>
f) the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.	<p>A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are four directives that may be of particular relevance to neighbourhood planning:</p> <ul style="list-style-type: none"> <li>• Directive 2001/42/EC Strategic Environmental Assessment (SEA) Directive;</li> </ul>

<sup>1</sup> Note: basic conditions b) and c) are omitted from this table as they relate to Neighbourhood Development Orders only and are not relevant for the BNNP.

**Table 1.1 Basic Conditions and Department for Levelling Up, Housing and Communities explanatory [guidance](#)<sup>1</sup>**

Neighbourhood development plan ‘basic conditions’ according to Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

Basic condition	DLUHC guidance
	<ul style="list-style-type: none"> <li>• Directive 2011/92/EU Environmental Impact Assessment (EIA) Directive. (Only relevant to Orders);</li> <li>• Directive 92/43/EEC and Directive 2009/147/EC the Habitats and Wild Birds Directives respectively;</li> <li>• Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.</li> </ul>
<p>g) prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</p>	<p>Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:</p> <ul style="list-style-type: none"> <li>• the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites. (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)</li> <li>• having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.</li> </ul>

## 2. National policies and guidance

2.1 Table 2.1 sets out how the Brize Norton Neighbourhood Plan has been prepared having regard to national policies set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance, the Town and Country Planning Act and the Localism Act.

2.2 Table 2.2 then sets out compliance of the BNNP with specific legal requirements.

<b>Table 2.1 Brize Norton NP policies having regard to the December 2023 National Planning Policy Framework (NPPF)</b>		
<b>BNNP Policy Number</b>	<b>BNNP Policy</b>	<b>NPPF commentary and paragraph references</b>
CLH1	<p><b>LANDSCAPE CHARACTER</b></p> <p><b>In addition to the other policies of the development plan, proposals for new development that relate well and seek to enhance the distinctive character and identity of the village and surrounding landscape will be supported provided that:</b></p> <ul style="list-style-type: none"> <li><b>i. developments demonstrate how they will retain and enhance the key components of the rural landscape character in the parish (making particular reference to the Landscape Character Assessment and Brize Norton Design Code) where they impact the openness of views and resulting inter-visibility within the parish, the characteristic pattern of hedgerows, and limited tree cover arranged along linear or rectilinear arrangements;</b></li> <li><b>ii. where existing views encompass character as identified in Appendix 9 (including</b></li> </ul>	<p>This policy has regard to the following NPPF paragraphs: <b>135, 180, 191</b></p> <p><b>Paragraph 135</b>            Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li> <li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li> <li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</li> </ul>

	<p>existing views within the village, as well as to and from the village and of the wider parish), layout designs should show how these have been integrated and, where not possible, what mitigation can be delivered;</p> <p>iii. man-made and natural boundaries and features, including field boundaries and spaces enclosed by drystone walls, fences, hedgerows, ditches, historic tracks and paths, buildings and structures representative of the agricultural past and topographic features are considered fully in terms of minimising their loss and alteration, where these would impact adversely on character and setting;</p> <p>iv. natural assets such as ponds, streams, woodland and individual Veteran and Ancient trees are protected and enhanced in line with the West Oxfordshire Local Plan and have regard to the Brize Norton Design Code; and</p> <p>v. light pollution from new development is minimised in line with the Brize Norton Design Code (especially to the east and north of the village) and planning applications may also be subject to specific restrictions being imposed to protect sensitive areas and avoid adversely impacting the character of the settlement.</p>	<p><b>Paragraph 180</b>  Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland ...</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p><b>Paragraph 191</b>  Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</p> <p>a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;</p> <p>b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and</p> <p>c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</p>
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<p><b>CLH2</b></p>	<p><b>KEY LOCAL VIEWS</b></p> <p>All development proposals will be expected to have regard to the key local views listed below and should, wherever possible, seek to maintain and enhance them.</p> <p>Proposals that undermine character and identity by failing to have regard to the key local views will not be supported, especially where they are also contrary to other policies in this plan and the Brize Norton Design Code.</p> <ul style="list-style-type: none"> <li>• <b>View A: Station Road (at south entrance to village) looking east.</b></li> <li>• <b>View B: PROW 143/5 looking southeast out of village towards Lew Hill.</b></li> <li>• <b>View C: PROW 143/7a looking northeast towards Astrop Farm.</b></li> <li>• <b>View D: Elm Grove looking northeast out of village.</b></li> <li>• <b>View E: B4477 looking south (opposite Grove Farm).</b></li> <li>• <b>View F: Ting Tang Lane looking southwest towards village.</b></li> <li>• <b>View G: Burford Road looking southeast towards Carterton.</b></li> <li>• <b>View H: Burford Road looking southeast towards Kilkenny Lane Country Park.</b></li> <li>• <b>View I: Kilkenny Lane Country Park looking northwest.</b></li> </ul> <p>In the case of views E, F and G, these fall within the Minerals Safeguarding Area. These views offer long-distance views but in order not to hinder or prevent minerals being worked contrary to Policy M8 of the</p>	<p>This policy has regard to the following NPPF paragraphs: <b>135, 180</b></p> <p><b>Paragraph 135</b>  Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li> <li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li> <li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</li> </ul> <p><b>Paragraph 180</b>  Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland ...</li> <li>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> </ul>
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	<p><b>Minerals and Waste Local Plan Part 1 - Core Strategy, this Key Views policy will not provide the same level of protection to these two views. As these views are over some distance, it should be feasible to mitigate any adverse impacts on views through screening and profiling and - in addition - once operations have ceased it will be expected that the views will be reinstated under a Restoration Plan to be agreed with the District Council in consultation with the Parish Council, which will focus on biodiversity and nature recovery.</b></p>	<p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>
<p><b>CLH3</b></p>	<p><b>STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS</b></p> <p><b>I. Any proposals for development within the two proposed Strategic Buffer Zones A and B identified between Brize Norton, RAF Brize Norton, and Carterton, (as shown in map ref: 025) which, either individually or cumulatively, lead to unreasonable coalescence of Brize Norton with Carterton and which would cause a harmful impact on the character and rural setting of the village will not be accepted.</b></p> <p><b>II. Access improvements which would not unacceptably detract from the character and/ or the scale of the remaining gap between Brize Norton and the RAF base and which could enhance the character of Brize Norton village by helping to reduce traffic through the village might be supported provided measures to conserve the open and tranquil character of the landscape and its views are maintained.</b></p> <p><b>III. Street lighting or external floodlighting within these strategic buffer zones or within the Area</b></p>	<p>This policy has regard to the following NPPF paragraphs: <b>135, 180</b></p> <p><b>Paragraph 135</b> Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p> <p><b>Paragraph 180</b></p>

	<p><b>of Sensitivity to Change would not be acceptable.</b></p> <p><b>IV. In the Area of Sensitivity to Change, which is not demarcated on a plan but constitutes open countryside bounded by the existing Country Park and extending beyond Brize Norton along a northerly and northeast axis, development proposals will be carefully scrutinized and significant incursions into open countryside will not be supported.</b></p> <p><b>V. Proposals which would cause demonstrable harm in terms of impact on the setting and character of the village should be limited to recreation, biodiversity, and other uses appropriate for a countryside location, conversion of existing buildings or agricultural development that cannot be accommodated within an existing farm holding. Developments that are deemed acceptable would need to maximise greenspace provision. Renewable energy uses such as solar farms will not be supported in the buffer zones or in the Area of Sensitivity to Change.</b></p> <p><b>VI. The creation of built recreational facilities in these locations will be supported provided they meet the needs of Brize Norton parish under criteria set by Brize Norton Parish Council.</b></p> <p><b>VII. Within the Strategic Buffer Zone areas A-B and the Area of Sensitivity to Change, features associated with the village character such as heritage assets and other assets such as dry-</b></p>	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland ...</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>
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	<p>stone walls, hedgerows, verges, trees should also be retained and incorporated to a greater extent than elsewhere in the parish.</p> <p><b>VIII.</b> Within the Strategic Buffer Zone areas A-B and the Area of Sensitivity to Change, it will be important to maintain, restore or enhance the local landscape to achieve a net biodiversity gain minimum of 10% and habitat connectivity using these green corridors where possible, paying special attention to biodiversity designations, priority habitats and protected species.</p> <p><b>IX.</b> Development proposed within the settlement should safeguard the special qualities of the open space intertwined within the village and should be protected from development to maintain both the village and landscape character, having regard to the Brize Norton Design Code.</p> <p><b>X.</b> Where there is overlap to the Strategic Buffer Zones outlined and Highway land, it is noted that OCC, as the relevant Highway Authority, have legal precedence over the rights of the sub soil owner and no works can take place without their approval.</p>	
<p><b>CLH4</b></p>	<p><b>VILLAGE CHARACTER AND DESIGN</b></p> <p>In addition to the other policies of the development plan, and in accordance with the Brize Norton Design Character Assessment and Design Code, proposals for new development should be well-designed, seeking to</p>	<p>This policy has regard to the following NPPF paragraphs: <b>28, 131-135, 137, 195-196</b></p> <p><b>Paragraph 28</b> Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and</p>

<p><b>enhance the distinctive character and identity of Brize Norton, notably its linear form and historic landscape character, and will be supported, provided that:</b></p> <ul style="list-style-type: none"> <li><b>i. they are complementary to the local vernacular and character, and are appropriate in form, height, layout, materials, design detail and density, to the specific area in which they are located;</b></li> <li><b>ii. where development is located on the boundary between two areas, they have taken account of the characteristics of both areas;</b></li> <li><b>iii. they maintain and where practical enhance the openness of the settlement and its rural landscape setting and character, including long distance views in and out of the village;</b></li> <li><b>iv. they preserve or where practical enhance key views, as described at Policy CLH 2 – Key Views;</b></li> <li><b>v. they do not result in adverse impacts to heritage assets (including former Roman roads and deserted villages such as Astrop and Caswell) and the general character of the area, which includes from noise, odour, air pollution, and light pollution.</b></li> </ul>	<p>community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</p> <p><b>Paragraph 131</b> The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</p> <p><b>Paragraph 132</b> Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p><b>Paragraph 133</b> To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.</p> <p><b>Paragraph 134</b></p>
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		<p>Design guides and codes can be prepared at an area-wide, neighbourhood or sitespecific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.</p> <p><b>Paragraph 135</b>  Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <li>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li> <li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li> <li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li> <li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li> <li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</li> </ul> <p><b>Paragraph 137</b>  Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for</p>
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		<p>clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.</p> <p><b>Paragraph 195</b> Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>70</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p><b>Paragraph 196</b> Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p><b>Paragraph 203</b> In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness</p>
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<p><b>CLH 5</b></p>	<p><b>HERITAGE ASSETS</b></p> <p><b>I. Brize Norton’s designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</b></p> <p><b>II. The main road through Brize Norton village, Station Road, is a busy road that has a detrimental impact on heritage assets. Proposals for further development should have regard to the “Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership as well as the Brize Norton Design Code.</b></p> <p><b>III. Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2023) and with regard to the Brize Norton Design Code.</b></p> <p><b>IV. Whilst this policy mainly relates to standing buildings, this policy notes the importance of other heritage assets such as archaeological sites, locally listed buildings or areas of identified historic landscape character, notably the route of former Roman roads and deserted villages such as Astrop and Caswell and other</b></p>	<p>This policy has regard to the following NPPF paragraphs: <b>195-196, 203.</b></p> <p><b>Paragraph 195</b> Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>70</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p><b>Paragraph 196</b> Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p> <p><b>Paragraph 203</b> In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>
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	heritage assets which need to be conserved and enhanced as set out in the NPPF.	
ENV1	<p><b>LOCAL GREEN SPACES</b></p> <p>I. The Brize Norton Neighbourhood Plan designates the following locations as Local Green Space, as indicated on map ref 008 (page 51):</p> <ul style="list-style-type: none"> <li>• LGS1 - Allotments</li> <li>• LGS2 - War Memorial</li> <li>• LGS3 - Thames Water SuDS area</li> <li>• LGS4 - Kilkenny Lane Country Park</li> </ul> <p>II. Development proposals within the designated local green spaces will only be supported in very special circumstances.</p> <p>III. With regard to LGS 2 - it is noted that OCC Highways Land takes precedent when any future highways works are required. Therefore, whilst the boundary of LGS2 could be revised to it should be emphasised that LGS designation will not hinder access by the public over these areas and that its status does not preclude use of highway land by public utilities.</p>	<p>These policies have regard to the following NPPF paragraphs: <b>105-107</b></p> <p><b>Paragraph 105</b> The designation of land as 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 should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.</p> <p><b>Paragraph 106</b> The Local Green Space designation should only be used where the green space is: 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; and c) local in character and is not an extensive tract of land.</p> <p><b>Paragraph 107</b> Policies for managing development within a Local Green Space should be consistent with those for Green Belts</p>
CF1	<p><b>COMMUNITY FACILITIES AND INFRASTRUCTURE</b></p> <p>I. All development taking place within the Parish will be expected to be supported by appropriate investment in supporting infrastructure – both on and off-site.</p>	<p>This policy has regard to the following NPPF paragraphs: <b>28, 88, 96-97</b></p> <p><b>Paragraph 28</b> Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and</p>



	<p><b>II. The timing of provision should be carefully considered and for any major development should be clearly set out in an infrastructure delivery/phasing plan.</b></p> <p><b>III. Where the management and maintenance of any community assets is a relevant consideration, developers will be expected to propose appropriate long-term stewardship arrangements, the details of which will be secured through a Section 106 agreement or other suitable mechanism.</b></p>	<p>enhancing the natural and historic environment and setting out other development management policies.</p> <p><b>Paragraph 88</b>  Planning policies and decisions should enable:  a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;  b) the development and diversification of agricultural and other land-based rural businesses;  c) sustainable rural tourism and leisure developments which respect the character of the countryside; and  d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p><b>Paragraph 96</b>  Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p><b>Paragraph 97</b></p>
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		<p>To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> <li>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</li> <li>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li> <li>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</li> <li>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>
<p><b>SD1</b></p>	<p><b>SUSTAINABLE DEVELOPMENT</b></p> <p><b>In determining planning applications, the following matters should be used to guide the delivery of sustainable development. Development proposals should, where appropriate, and having regard to other policies in the Neighbourhood Plan and the Brize Norton Design Code:</b></p> <ul style="list-style-type: none"> <li><b>i. avoid increased the risk of flooding from either increased run off or from building within flood risk areas and take account of the predicted impact of climate change during the lifetime of the development;</b></li> <li><b>ii. achieve best practice in water efficiency such as water efficient fittings and appliances, water harvesting and storage features and green roofs;</b></li> <li><b>iii. conserve and enhance the landscape, with particular attention to habitat connectivity,</b></li> </ul>	<p>This policy has regard to the following NPPF paragraphs: <b>7, 20, 135, 157-159, 180, 185-186</b></p> <p><b>Paragraph 7</b> The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner ... .</p> <p><b>Paragraph 20</b> Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:</p> <ul style="list-style-type: none"> <li>a) housing (including affordable housing), employment, retail, leisure and other commercial development;</li> <li>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</li> <li>c) community facilities (such as health, education and cultural infrastructure); and</li> </ul>

	<p><b>green and blue infrastructure networks, landscape and biodiversity designations, priority habitats, and protected species;</b></p> <p><b>iv. achieve at least 10% biodiversity net gain (a higher percentage of net gain, based on robust evidencing, would be supported);</b></p> <p><b>v. encourage a range of sustainable and innovative transport modes, for example, bicycle storage, safe routes for cycling and walking, car clubs, public transport enhancements to provide regular services;</b></p> <p><b>vi. provide necessary infrastructure and ducting to enable communications services, including high speed broadband to be delivered to new homes;</b></p> <p><b>vii. apply the net zero target as per the Oxfordshire Treescapes Report (appendix 03) by encouraging diversification of farmland to deliver more woodland especially in Nature Recovery areas, Natural Flood Management areas and utilising farmland in the northern and eastern parts of the parish. A higher target may be imposed to offset the effects of any development which must minimise energy use and its overall carbon impact both during construction and in occupation. In addition, renewable energy capacity will be required to be provided where appropriate, such as on rooftops for PV, and with EV charging points for parking. Development should also be able to facilitate charging off road points to enable maximum use; and</b></p> <p><b>viii. assesses the impacts of and seeks to avoid increases in traffic flows, air pollution, noise, and vibration through the village, notably along</b></p>	<p>d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</p> <p><b>Paragraph 135</b>  Planning policies and decisions should ensure that developments:</p> <p>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</p> <p>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</p> <p>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</p> <p><b>Paragraph 157</b>  The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure</p> <p><b>Paragraph 158</b>  Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water</p>
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	<p><b>Station Road, through a combination of design measures and access arrangements for any development proposals (during both construction and completion phases).</b></p>	<p>supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.</p> <p><b>Paragraph 159</b>  New development should be planned for in ways that:  a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and  b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.</p> <p><b>Paragraph 180</b>  Planning policies and decisions should contribute to and enhance the natural and local environment by:  a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland ...  d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;  e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and  f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>
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		<p><b>Paragraph 185</b>  To protect and enhance biodiversity and geodiversity, plans should:</p> <ol style="list-style-type: none"> <li>I. Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation;</li> <li>II. and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity</li> </ol> <p><b>Paragraph 186</b>  When determining planning applications, local planning authorities should apply the following principles:</p> <ol style="list-style-type: none"> <li>a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</li> <li>b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;</li> <li>c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and</li> <li>d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can</li> </ol>
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		secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate
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**Table 2.2 Brize Norton Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

Requirements	Basis in law/regs	How the requirements are met in the NP	Reference
The policies relate to the development and use of land for a designated neighbourhood area	Section 38A of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The BNNP policies relate to the development and use of land within the designated Neighbourhood Plan area.	BNNP policies: <ul style="list-style-type: none"> <li>- CLH1-CLH5</li> <li>- ENV1</li> <li>- CF1</li> <li>- SD1</li> </ul>
The Plan specifies the period to which it has effect	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan specifies the period to 2031, which aligns with the <b>West Oxfordshire District Council Local Plan, 2031.</b>	BNNP Title and introduction
The Plan does not include excluded development	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan does not relate to minerals and waste related development, to any major development that requires an Environmental Impact Assessment, or to any nationally significant infrastructure project.	Basic Conditions Statement Section 2  All BNNP policies
The Plan does not relate to more than one neighbourhood area	Section 38B of the 2004 PCPA, Para 8(1) of Schedule 4B TCPA 1990	The Plan relates to only one neighbourhood area.	BNNP section 2.2
The Plan has been prepared for an area that has been designated	Section 61G of the Localism Act, Para 8(1) of Schedule 4B TCPA 1990	The area designation was approved by West Oxfordshire District Council on 1.3.2017.	Basic Conditions Statement Appendix 1

**Table 2.2 Brize Norton Neighbourhood Plan: conformity with legal requirements to fulfil the Basic Conditions**

<b>Requirements</b>	<b>Basis in law/regs</b>	<b>How the requirements are met in the NP</b>	<b>Reference</b>
The Plan has been developed and submitted for examination by a qualifying body	Para 8(1) of Schedule 4B TCPA 1990	The Plan has been developed and submitted by Brize Norton Parish Council.	BNNP section 1
The Plan has regard to national policies and advice contained in guidance issued by the Secretary of State	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in general conformity with the NPPF and Planning Practice Guidance.	Basic Conditions Statement Tables 2.1
The Plan contributes to the achievement of sustainable development.	Para 8(2) of Schedule 4B TCPA 1990	Considerations of sustainability across a range of themes were central to the Plan’s development and its policies contribute to sustainable development.	Basic Conditions Statement Table 3.1
The Plan is in general conformity with the strategic policies of the development plan for the area	Para 8(2) of Schedule 4B TCPA 1990	The Plan is in conformity with <b>West Oxfordshire District Council Local Plan 2031</b> .	Basic Conditions Statement Table 4.1
The Plan is compatible with EU obligations and human rights requirements.	Para 8(2) of Schedule 4B TCPA 1990, European Convention on Human Rights (ECHR), Para 8(2) TCPA 1993	The Plan does not impact on any of the rights enshrined in the ECHR. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan.	Basic Conditions Statement Table 2.3 All BNNP policies

### 3. Sustainable development

- 3.1 Paragraphs 7 - 10 of the December 2023 NPPF set out: 1- that the purpose of the planning system is to contribute to the achievement of sustainable development; and 2- that at the heart of the Framework is a presumption in favour of sustainable development.
- 3.2 Sustainable development is integral to the Brize Norton Neighbourhood Plan, including positively supporting development while seeking protection and enhancement of the landscape setting, local character, community facilities etc. (where appropriate). The elements of sustainable development specified in the NPPF are listed in Table 3.1 below, with an explanation of how BNNP contributes to each element.

<b>Table 3.1 How the BNNP contributes to sustainable development</b>	
<b>Sustainable development definition:</b> December 2023 NPPF, para 8	<b>How the Brize Norton NP contributes to this element of sustainable development</b>
	<b>Policy SD1:</b> sets out what sustainable development means in the context of Brize Norton.
<b>Economic:</b> to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.	<b>Policy CF1:</b> supports development which retains and enhances community facilities and infrastructure and sets out expectations regarding (where relevant) long-term stewardship arrangements of community assets.
<b>Social:</b> to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.	<b>Policy CF1:</b> supports development which retains and enhances community facilities and infrastructure and sets out expectations regarding (where relevant) long-term stewardship arrangements of community assets.
<b>Environmental:</b> to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.	<b>Policies CLH1-CLH5:</b> supports development which maintains or enhances the character of the village; promotes environmentally sensitive design; promotes biodiversity; protects important views; protects and enhances the character of the local landscape; and protects and enhances heritage assets.  <b>Policy ENV1:</b> protects the natural environment by designating 5 areas as Local Green Spaces



3.2 In summary, the BNNP contributes to the achievement of sustainable development by:

- positively supporting development to help meet current and future needs.
- protecting and enhancing the built and historic environment by encouraging development that responds to the distinctive local character and landscape setting, and protects and enhances heritage assets.
- protecting and enhancing the natural assets of the parish, biodiversity, key views, and green spaces.
- protecting and where possible enhancing community facilities and infrastructure to help meet the needs of residents, foster a well-designed public realm that contributes to community well-being, and encourage long-term stewardship arrangements with regard to community assets.

## 4. Strategic policies of the Local Plan

- 4.1 The BNNP is in general conformity with the policies of the **West Oxfordshire District Council Local Plan, 2031**.
- 4.2 Table 4.1 below summarises an analysis of how each policy the BNNP is in general conformity with relevant policies in the Development Plan for West Oxfordshire.

**Table 4.1 – General Conformity with the West Oxfordshire Development Plan**

BNNP Policy Number	BNNP Policy	Commentary
CLH1	<p><b>LANDSCAPE CHARACTER</b></p> <p><b>In addition to the other policies of the development plan, proposals for new development that relate well and seek to enhance the distinctive character and identity of the village and surrounding landscape will be supported provided that:</b></p> <ol style="list-style-type: none"> <li><b>I. developments demonstrate how they will retain and enhance the key components of the rural landscape character in the parish (making particular reference to the Landscape Character Assessment and Brize Norton Design Code) where they impact the openness of views and resulting inter-visibility within the parish, the characteristic pattern of hedgerows, and limited tree cover arranged along linear or rectilinear arrangements;</b></li> <li><b>II. where existing views encompass character as identified in Appendix 9 (including existing views within the village, as well as to and from the village and of the wider parish), layout designs should show how these have been integrated and, where not possible, what mitigation can be delivered;</b></li> <li><b>III. man-made and natural boundaries and features, including field boundaries and spaces enclosed by drystone walls, fences, hedgerows, ditches, historic tracks and paths, buildings and structures representative of the agricultural past and topographic features are considered fully in terms of</b></li> </ol>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b></p> <p>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.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> <li>• ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul>

	<p><b>minimising their loss and alteration, where these would impact adversely on character and setting;</b></p> <p><b>IV. natural assets such as ponds, streams, woodland and individual Veteran and Ancient trees are protected and enhanced in line with the West Oxfordshire Local Plan and have regard to the Brize Norton Design Code; and</b></p> <p><b>light pollution from new development is minimised in line with the Brize Norton Design Code (especially to the east and north of the village) and planning applications may also be subject to specific restrictions being imposed to protect sensitive areas and avoid adversely impacting the character of the settlement.</b></p>	<p><b>POLICY EH2 - Landscape character</b></p> <p>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.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p><b>Policy EH13 - Historic Landscape Character</b></p> <p>In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> <li>• the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</li> <li>• the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated</li> </ul>
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		<ul style="list-style-type: none"> <li>• the degree to which the form and layout of the development will respect and build on the preexisting historic character (including e.g. street and building layouts)</li> <li>• 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.</li> </ul> <p><b>Policy OS2 - Locating Development in the Right Places</b>  [...] 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.</p> <p><b>Policy OS4 - High Quality Design</b>  High design quality is central to the strategy for West Oxfordshire. 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 and should:</p> <ul style="list-style-type: none"> <li>• demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>• not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and</li> <li>• demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li>• conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and</li> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space</li> </ul>
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		commensurate with the scale and type of development, with play space where appropriate.
<b>CLH2</b>	<p><b>KEY LOCAL VIEWS</b></p> <p>All development proposals will be expected to have regard to the key local views listed below and should, wherever possible, seek to maintain and enhance them.</p> <p>Proposals that undermine character and identity by failing to have regard to the key local views will not be supported, especially where they are also contrary to other policies in this plan and the Brize Norton Design Code.</p> <ul style="list-style-type: none"> <li>• <b>View A: Station Road (at south entrance to village) looking east.</b></li> <li>• <b>View B: PROW 143/5 looking southeast out of village towards Lew Hill.</b></li> <li>• <b>View C: PROW 143/7a looking northeast towards Astrop Farm.</b></li> <li>• <b>View D: Elm Grove looking northeast out of village.</b></li> <li>• <b>View E: B4477 looking south (opposite Grove Farm).</b></li> <li>• <b>View F: Ting Tang Lane looking southwest towards village.</b></li> <li>• <b>View G: Burford Road looking southeast towards Carterton.</b></li> <li>• <b>View H: Burford Road looking southeast towards Kilkenny Lane Country Park.</b></li> <li>• <b>View I: Kilkenny Lane Country Park looking northwest.</b></li> </ul> <p>In the case of views E, F and G, these fall within the Minerals Safeguarding Area. These views offer long- distance views</p>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b></p> <p>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.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> <li>• ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul>

	<p>but in order not to hinder or prevent minerals being worked contrary to Policy M8 of the Minerals and Waste Local Plan Part 1 - Core Strategy, this Key Views policy will not provide the same level of protection to these two views. As these views are over some distance, it should be feasible to mitigate any adverse impacts on views through screening and profiling and - in addition - once operations have ceased it will be expected that the views will be reinstated under a Restoration Plan to be agreed with the District Council in consultation with the Parish Council, which will focus on biodiversity and nature recovery.</p>	<p><b>POLICY EH2 - Landscape character</b></p> <p>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.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p><b>Policy EH13 - Historic Landscape Character</b></p> <p>In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> <li>• the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</li> </ul>
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul>
<p><b>CLH3</b></p>	<p><b>STRATEGIC BUFFER ZONES AND SETTLEMENT AREAS</b></p> <p><b>I. Any proposals for development within the two proposed Strategic Buffer Zones A and B identified between Brize Norton, RAF Brize Norton, and Carterton, (as shown in map ref: 025) which, either individually or cumulatively, lead to unreasonable coalescence of Brize Norton with Carterton and which would cause a harmful impact on the character and rural setting of the village will not be accepted.</b></p> <p><b>II. Access improvements which would not unacceptably detract from the character and/ or the scale of the remaining gap between Brize Norton and the RAF base and which could enhance the character of Brize Norton village by helping to reduce traffic through the village might be supported provided measures to conserve the open and tranquil character of the landscape and its views are maintained.</b></p> <p><b>III. Street lighting or external floodlighting within these strategic buffer zones or within the Area of Sensitivity to Change would not be acceptable.</b></p> <p><b>IV. In the Area of Sensitivity to Change, which is not demarcated on a plan but constitutes open</b></p>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b></p> <p>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.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> </ul>

	<p>countryside bounded by the existing Country Park and extending beyond Brize Norton along a northerly and northeast axis, development proposals will be carefully scrutinized and significant incursions into open countryside will not be supported.</p> <p><b>V. Proposals which would cause demonstrable harm in terms of impact on the setting and character of the village should be limited to recreation, biodiversity, and other uses appropriate for a countryside location, conversion of existing buildings or agricultural development that cannot be accommodated within an existing farm holding. Developments that are deemed acceptable would need to maximise greenspace provision. Renewable energy uses such as solar farms will not be supported in the buffer zones or in the Area of Sensitivity to Change.</b></p> <p><b>VI. The creation of built recreational facilities in these locations will be supported provided they meet the needs of Brize Norton parish under criteria set by Brize Norton Parish Council.</b></p> <p><b>VII. Within the Strategic Buffer Zone areas A-B and the Area of Sensitivity to Change, features associated with the village character such as heritage assets and other assets such as dry-stone walls, hedgerows, verges, trees should also be retained and incorporated to a greater extent than elsewhere in the parish.</b></p> <p><b>VIII. Within the Strategic Buffer Zone areas A-B and the Area of Sensitivity to Change, it will be important to</b></p>	<ul style="list-style-type: none"> <li>ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul> <p><b>POLICY EH2 - Landscape character</b> 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.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p><b>Policy EH13 - Historic Landscape Character</b> In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> <li>the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</li> </ul>
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	<p><b>maintain, restore or enhance the local landscape to achieve a net biodiversity gain minimum of 10% and habitat connectivity using these green corridors where possible, paying special attention to biodiversity designations, priority habitats and protected species.</b></p> <p><b>IX. Development proposed within the settlement should safeguard the special qualities of the open space intertwined within the village and should be protected from development to maintain both the village and landscape character, having regard to the Brize Norton Design Code.</b></p> <p><b>X. Where there is overlap to the Strategic Buffer Zones outlined and Highway land, it is noted that OCC, as the relevant Highway Authority, have legal precedence over the rights of the sub soil owner and no works can take place without their approval.</b></p>	<ul style="list-style-type: none"> <li>• the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated</li> <li>• the degree to which the form and layout of the development will respect and build on the preexisting historic character (including e.g. street and building layouts)</li> <li>• 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.</li> </ul> <p><b>Policy OS2 - Locating Development in the Right Places</b>  [...] 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.</p> <p><b>Policy OS4 - High Quality Design</b>  High design quality is central to the strategy for West Oxfordshire. 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 and should:</p> <ul style="list-style-type: none"> <li>• demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>• not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and</li> <li>• demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li>• conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both</li> </ul>
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul>
<p><b>CLH4</b></p>	<p><b>VILLAGE CHARACTER AND DESIGN</b></p> <p><b>In addition to the other policies of the development plan, and in accordance with the Brize Norton Design Character Assessment and Design Code, proposals for new development should be well-designed, seeking to enhance the distinctive character and identity of Brize Norton, notably its linear form and historic landscape character, and will be supported, provided that:</b></p> <ol style="list-style-type: none"> <li><b>I. they are complementary to the local vernacular and character, and are appropriate in form, height, layout, materials, design detail and density, to the specific area in which they are located;</b></li> <li><b>II. where development is located on the boundary between two areas, they have taken account of the characteristics of both areas;</b></li> <li><b>III. they maintain and where practical enhance the openness of the settlement and its rural landscape setting and character, including long distance views in and out of the village;</b></li> <li><b>IV. they preserve or where practical enhance key views, as described at Policy CLH 2 – Key Views;</b></li> <li><b>V. they do not result in adverse impacts to heritage assets (including former Roman roads and deserted</b></li> </ol>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b></p> <p>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.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> </ul>

	<p><b>villages such as Astrop and Caswell) and the general character of the area, which includes from noise, odour, air pollution, and light pollution.</b></p>	<ul style="list-style-type: none"> <li>• ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul> <p><b>Policy EH9 - Historic Environment</b></p> <p>All development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment....</p> <p>Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with archaeological monuments that make a significant contribution to the District’s historic environment... .</p> <p><b>POLICY EH11: Listed buildings</b></p> <p>Proposals for 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, will be permitted where it can be shown to:</p> <ul style="list-style-type: none"> <li>• conserve or enhance the special architectural or historic interest of the building’s fabric, detailed features, appearance or character and setting;</li> <li>• respect the building’s historic curtilage or context or its value within a group and/or its setting, including its historic landscape or townscape context; and</li> <li>• retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of</li> </ul>
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		<p>siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.</p> <p><b>Policy EH12 - Traditional Buildings</b>  Traditional Buildings In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:</p> <ul style="list-style-type: none"> <li>• extensively alter the existing structure or remove features of interest</li> <li>• include extensions or alterations which would obscure or compromise the form or character of the original building.</li> </ul> <p><b>Policy EH16 - Non-designated Heritage Assets</b>  When considering proposals that would affect, directly or indirectly, non-listed buildings, nonscheduled, 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 principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.</p> <p><b>Policy EH13 - Historic Landscape Character</b>  In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> <li>• the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</li> <li>• the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated</li> <li>• the degree to which the form and layout of the development will respect and build on the preexisting historic character (including e.g. street and building layouts)</li> </ul>
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		<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>Policy OS2 - Locating Development in the Right Places</b>  [...] 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.</p> <p><b>Policy OS4 - High Quality Design</b>  High design quality is central to the strategy for West Oxfordshire. 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 and should:</p> <ul style="list-style-type: none"> <li>• demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>• not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and</li> <li>• demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li>• conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and</li> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul>
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<p><b>CLH 5</b></p>	<p><b>HERITAGE ASSETS</b></p> <p><b>I. Brize Norton’s designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</b></p> <p><b>II. The main road through Brize Norton village, Station Road, is a busy road that has a detrimental impact on heritage assets. Proposals for further development should have regard to the “Traffic in Villages” toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership as well as the Brize Norton Design Code.</b></p> <p><b>III. Proposals for development that affect non-designated historic assets will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2023) and with regard to the Brize Norton Design Code.</b></p> <p><b>IV. Whilst this policy mainly relates to standing buildings, this policy notes the importance of other heritage assets such as archaeological sites, locally listed buildings or areas of identified historic landscape character, notably the route of former Roman roads and deserted villages such as Astrop and Caswell and other heritage assets which need to be conserved and enhanced as set out in the NPPF.</b></p>	<p>This policy is in general conformity with the following:</p> <p><b>Policy EH9 - Historic Environment</b>  All development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment....</p> <p>Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with archaeological monuments that make a significant contribution to the District’s historic environment... .</p> <p><b>Policy OS4 - High Quality Design</b>  High design quality is central to the strategy for West Oxfordshire. 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 and should:</p> <ul style="list-style-type: none"> <li>• demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>• not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and</li> <li>• demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li>• conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both</li> </ul>
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul> <p><b>Policy EH16 - Non-designated Heritage Assets</b></p> <p>When considering proposals that would affect, directly or indirectly, non-listed buildings, nonscheduled, 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 principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH11, EH15 and EH14.</p>
ENV1	<p><b>LOCAL GREEN SPACES</b></p> <p><b>I. The Brize Norton Neighbourhood Plan designates the following locations as Local Green Space, as indicated on map ref 008 (page 51):</b></p> <ul style="list-style-type: none"> <li>• LGS1 A - Allotments</li> <li>• LGS2 B - War Memorial</li> <li>• LGS3 C - Thames Water SuDS area</li> <li>• LGS4 D - Kilkenny Lane Country Park</li> </ul> <p><b>II. Development proposals within the designated local green spaces will only be supported in very special circumstances.</b></p>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY EH2: Landscape character</b></p> <p>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.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p>

	<p><b>III. With regard to LGS 2 - it is noted that OCC Highways Land takes precedent when any future highways works are required. Therefore, whilst the boundary of LGS2 could be revised to it should be emphasised that LGS designation will not hinder access by the public over these areas and that its status does not preclude use of highway land by public utilities.</b></p>	<p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.</p> <p>Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p><b>Policy EH4 - Public realm and green infrastructure</b> The existing areas of public space and green infrastructure of West Oxfordshire 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.</p> <p>Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.</p> <p>New development should:</p> <ul style="list-style-type: none"> <li>• avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment, such as access to waterways, unless it can be demonstrated that replacement provision can be provided which will improve the green infrastructure network in terms of its quantity, quality, accessibility and management arrangements</li> <li>• provide opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes</li> </ul>
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		<ul style="list-style-type: none"> <li>• maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees</li> <li>• provide opportunities for improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, (through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council’s Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate</li> <li>• consider the integration of green infrastructure into proposals as an alternative or to complement ‘grey infrastructure’ (such as manmade ditches and detention ponds and new roads)</li> <li>• demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors.</li> </ul> <p>Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term.</p>
CF1	<p><b>COMMUNITY FACILITIES AND INFRASTRUCTURE</b></p> <p><b>I. All development taking place within the Parish will be expected to be supported by appropriate investment in supporting infrastructure – both on and off-site.</b></p> <p><b>II. The timing of provision should be carefully</b></p>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b></p> <p>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.</p>

	<p>considered and for any major development should be clearly set out in an infrastructure delivery/phasing plan.</p> <p><b>III. Where the management and maintenance of any community assets is a relevant consideration, developers will be expected to propose appropriate long-term stewardship arrangements, the details of which will be secured through a Section 106 agreement or other suitable mechanism.</b></p>	<p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> <li>• ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul> <p><b>Policy E5 - Local Services and Community Facilities</b></p> <p>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.</p> <p>Development proposals that would result in the loss of community facilities and services will only be supported where it can be clearly shown that:</p> <ul style="list-style-type: none"> <li>• appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, and;</li> <li>• in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be</li> </ul>
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		<p>required to demonstrate that the use or premises is unviable in accordance with separate guidance published by the Council.</p> <p>In considering development proposals for the loss of local services and community facilities, the Council will have regard to whether a site or facility is registered as an Asset of Community Value.</p> <p><b>Policy OS5 - Supporting Infrastructure</b> 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.</p>
<p><b>SD1</b></p>	<p><b>SUSTAINABLE DEVELOPMENT</b></p> <p><b>In determining planning applications, the following matters should be used to guide the delivery of sustainable development. Development proposals should, where appropriate, and having regard to other policies in the Neighbourhood Plan and the Brize Norton Design Code:</b></p> <ul style="list-style-type: none"> <li><b>i. avoid increased the risk of flooding from either increased run off or from building within flood risk areas and take account of the predicted impact of climate change during the lifetime of the development;</b></li> <li><b>ii. achieve best practice in water efficiency such as water efficient fittings and appliances, water harvesting and storage features and green roofs;</b></li> <li><b>iii. conserve and enhance the landscape, with particular attention to habitat connectivity, green and blue infrastructure networks, landscape and biodiversity designations, priority habitats, and protected species;</b></li> </ul>	<p>This policy is in general conformity with the following:</p> <p><b>POLICY CA5 - Carterton sub-area strategy</b> 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.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes [...]</p> <ul style="list-style-type: none"> <li>• maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</li> <li>• protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>• maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</li> </ul>

	<p>iv. achieve at least 10% biodiversity net gain (a higher percentage of net gain, based on robust evidencing, would be supported);</p> <p>v. encourage a range of sustainable and innovative transport modes, for example, bicycle storage, safe routes for cycling and walking, car clubs, public transport enhancements to provide regular services;</p> <p>vi. provide necessary infrastructure and ducting to enable communications services, including high speed broadband to be delivered to new homes;</p> <p>vii. apply the net zero target as per the Oxfordshire Treescapes Report (appendix 03) by encouraging diversification of farmland to deliver more woodland especially in Nature Recovery areas, Natural Flood Management areas and utilising farmland in the northern and eastern parts of the parish. A higher target may be imposed to offset the effects of any development which must minimise energy use and its overall carbon impact both during construction and in occupation. In addition, renewable energy capacity will be required to be provided where appropriate, such as on rooftops for PV, and with EV charging points for parking. Development should also be able to facilitate charging off road points to enable maximum use; and</p> <p>viii. assesses the impacts of and seeks to avoid increases in traffic flows, air pollution, noise, and vibration through the village, notably along Station Road, through a combination of design measures and access arrangements for any development proposals (during both construction and completion phases).</p>	<ul style="list-style-type: none"> <li>• protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>• Conservation and enhancement of the historic environment and heritage assets</li> <li>• avoiding development which will be at risk of or increase the risk of flooding ...</li> <li>• ensuring that new development makes appropriate and timely provision for essential supporting infrastructure ... .</li> </ul> <p><b>POLICY EH3: Biodiversity and geodiversity</b></p> <p>The biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity, including by:</p> <ul style="list-style-type: none"> <li>• giving sites and species of international nature conservation importance and nationally important sites of special scientific interest the highest level of protection from any development that will have an adverse impact [...]</li> <li>• protecting and mitigating for impacts on priority habitats, protected species and priority species, both for their importance individually and as part of a wider network;</li> <li>• avoiding loss, deterioration or harm to locally important wildlife and geological sites and sites supporting irreplaceable habitats (including ancient woodland, Plantations on Ancient Woodland Sites and aged or veteran trees), UK priority habitats and priority species, except in exceptional circumstances where the importance of the development significantly and demonstrably outweighs the harm and the harm can be mitigated through appropriate measures and a net gain in biodiversity is secured;</li> <li>• ensuring development works towards achieving the aims and objectives of the Conservation Target Areas (CTAs) and Nature Improvement Areas (NIAs);</li> </ul>
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		<ul style="list-style-type: none"> <li>• promoting the conservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations, particularly within the CTAs and NIAs;</li> <li>• taking all opportunities to enhance the biodiversity of the site or the locality, especially where this will help deliver networks of biodiversity and green infrastructure and UK priority habitats and species targets and meet the aims of CTAs;</li> <li>• ensuring that all applications that might adversely affect biodiversity are accompanied by adequate ecological survey information in accordance with BS 42020:2013 unless alternative approaches are agreed as being appropriate with the District Council’s ecologist;</li> <li>• all major and minor applications demonstrating a net gain in biodiversity where possible. For major applications this should be demonstrated in a quantifiable way through the use of a Biodiversity Impact Assessment Calculator (BIAC) based on that described in the DEFRA Biodiversity Offsetting guidance or a suitably amended version. For minor applications a BIAC will not usually be required but might be requested at the Council’s discretion;</li> <li>• All development incorporating biodiversity enhancement features.</li> </ul> <p>All developments will be expected to provide towards the provision of necessary enhancements in areas of biodiversity importance.</p> <p><b>Policy EH4 - Public realm and green infrastructure</b>  The existing areas of public space and green infrastructure of West Oxfordshire 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.</p> <p>Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.</p> <p>New development should:</p>
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		<ul style="list-style-type: none"> <li>• avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment, such as access to waterways, unless it can be demonstrated that replacement provision can be provided which will improve the green infrastructure network in terms of its quantity, quality, accessibility and management arrangements</li> <li>• provide opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes</li> <li>• maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees</li> <li>• provide opportunities for improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, (through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council’s Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate</li> <li>• consider the integration of green infrastructure into proposals as an alternative or to complement ‘grey infrastructure’ (such as manmade ditches and detention ponds and new roads)</li> <li>• demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors.</li> </ul> <p>Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term.</p>
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	<p><b>POLICY EH7: Flood risk</b>  Flood risk will be managed using the sequential, risk-based approach, set out in the National Planning Policy Framework, of avoiding flood risk to people and property where possible and managing any residual risk (taking account of the impacts of climate change)... .</p> <p><b>POLICY EH2 - Landscape character</b>  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.</p> <p>New development should conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p> <p><b>Policy EH13 - Historic Landscape Character</b></p>
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		<p>In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</p> <ul style="list-style-type: none"> <li>• the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</li> <li>• the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated</li> <li>• the degree to which the form and layout of the development will respect and build on the preexisting historic character (including e.g. street and building layouts)</li> <li>• 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.</li> </ul> <p><b>Policy OS4 - High Quality Design</b></p> <p>High design quality is central to the strategy for West Oxfordshire. 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 and should:</p> <ul style="list-style-type: none"> <li>• demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>• not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and</li> <li>• demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li>• conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both</li> </ul>
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		<p>designated and non-designated heritage assets and habitats of biodiversity value; and</p> <ul style="list-style-type: none"> <li>• enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul> <p><b>POLICY T1: Sustainable transport</b></p> <p>Priority will be given to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised, due to opportunities for walking, cycling and the use of public transport, particularly where this would help to reduce traffic congestion on the routes around Oxford and the Air Quality Management Areas at Witney and Chipping Norton.</p> <p>In addition to this;</p> <ul style="list-style-type: none"> <li>• All new development will be designed to maximise opportunities for walking, cycling and the use of public transport, ensure the safe movement of vehicles and minimise the impact of parked and moving vehicles on local residents, business and the environment</li> <li>• To promote increased home working and telecommuting, all new residential and commercial developments will be required to make provision for superfast broadband.</li> <li>• Mixed-use developments will be supported in principle in accessible, sustainable locations subject to compliance with other relevant local plan policies.</li> </ul> <p>Proposals for new developments that have significant transport implications either in themselves or in combination with other proposals will be required to</p>
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		include a Transport Assessment (TA), and a travel plan, in accordance with County Council requirements.
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## 5. EU obligations

- 5.1 A screening report prepared for West Oxfordshire District Council (November 2023) concluded: 'the draft Brize Norton Neighbourhood Plan (BNNP2031, August 2023) is unlikely to have significant environmental effects and thus does not require a Strategic Environmental Assessment (SEA).'
- 5.2 The BNNP does not influence the development of other Plans. It is designed to promote sustainable development in line with guidance contained in the National Planning Policy Framework.
- 5.3 The November 2023 screening report also concluded that a Habitats Regulation Assessment (HRA) is **not required** for the BNNP.
- 5.4 The Plan is fully compatible with Convention rights contained in the Human Rights Act 1988. There has been full and adequate opportunity for all interested parties to take part in the preparation of the Plan and to make their comments known. The BNNP does not breach and is compatible with European obligations; and it is not likely to have a significant effect on a European site.

## Appendix 1: Area Designation Letter



[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### West Oxfordshire District Council Decision Notice

#### **Submission from Brize Norton Parish Council for Brize Norton Parish to be designated as a Neighbourhood Area**

In order for a community to prepare a neighbourhood development plan, neighbourhood development order or community right to build order, a neighbourhood area has to be designated by the Local Planning Authority (1990 Act 61G (1) (2)).

The information that should be submitted to the LPA is:

1. A map identifying the area
2. Statement explaining why it is considered an appropriate neighbourhood area
3. Statement that the organisation making the application is a relevant body.

Brize Norton Parish Council has submitted to West Oxfordshire District Council a letter, advising that the Parish Council seeks to designate its parish boundaries as a neighbourhood area, accompanied by a map. From this letter it is clear what area the parish would like to designate, that the area is the parish boundary [and therefore an acceptable boundary to designate], and that the parish council is a relevant body.

As of the 1<sup>st</sup> October, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 came into effect. Section 5A of this regulation holds that where a designation is sought by a parish council, for its parish boundaries, the proposal will no longer be subject to consultation and decision, but will instead be 'automatically' designated upon a simple validation check by the LPA.

As the submission from Brize Norton fits this definition, and has passed validation checks, it is therefore designated from the date of this notice.

Christine Gore  
Strategic Director

West Oxfordshire District Council

8 May 2017

# Appendix 2: Designated Neighbourhood Plan Area

