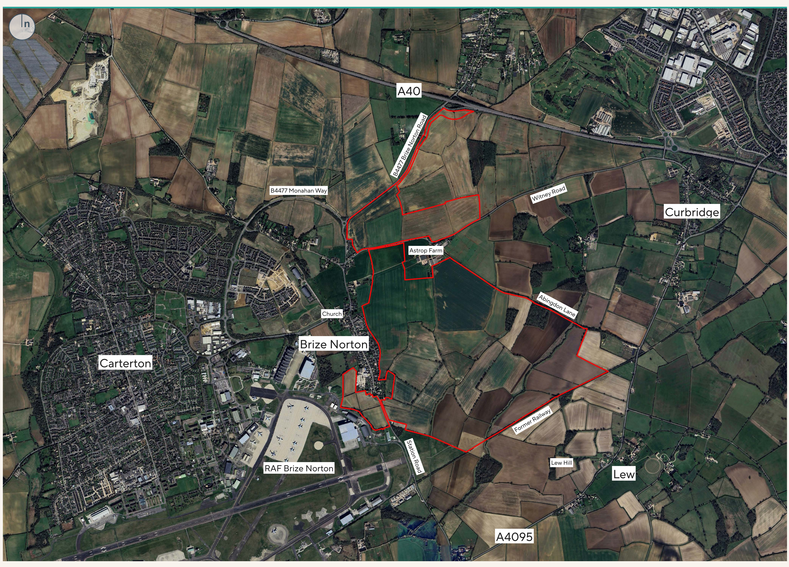
Introduction



Site location

Welcome to this community engagement event about proposals on land to the east and north of Brize Norton.

Lone Star Land and KSW (Brize Norton) Ltd are pleased to share their emerging proposals of how new homes and employment opportunities on land close to Brize Norton and Carterton may come forwards.

The proposals include:

- a new village settlement – to be called New Astrop – of up to 3,000 market and affordable homes; primary schools; local centre with retail and community uses;
- large areas of open space / green infrastructure;
- a relief road for Brize Norton village;
- improvements to the A40 / B4477 junction to allow all movements (east and westbound);
- improvements to walking and cycling routes and enhanced public transport connectivity;
- modern employment development, building on Carterton's locational strengths, global reputation and importance of RAF Brize Norton, to support the town's growing population;
- space for a hotel and family pub / restaurant.

This consultation on these emerging development proposals are to support the allocation for such growth at Brize Norton and Carterton through West Oxfordshire District Council's draft Local Plan.

Members of the project team are available to answer your questions and talk through the proposals in more detail.

Understanding of the Site

The site, outlined in red, reduces a roughly 280 hectare area of agricultural land.

Landscape

Whilst currently undeveloped, the site has a close relationship with Brize Norton village, RAF Brize Norton (with its runway, airfield and large hanger buildings) and the wider catchment of Carterton.

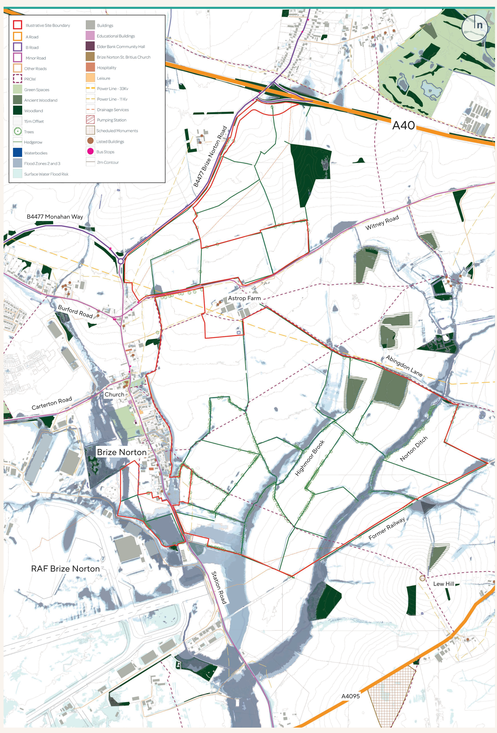
The site is generally flat but contained to the east by areas of woodland and hedgerows; to the north by a rising landform up to the A40 corridor; and to the west by existing built form.

Landscape and visual assessment of the how the site and emerging development would relate to the wider area is ongoing.

Flood Risk

The site generally is located in Flood Zone 1, an area at least risk of flooding from fluvial sources, save for areas adjacent to the east of Brize Norton village, alongside the Norton Ditch watercourse, and in its southernmost part. These and other areas of the site are known to be are risk of surface water flooding, an issue that also affects parts of Brize Norton village and RAF Brize Norton.

Modelling of the hydrology of the site and areas of flood risk, to fully understand existing issues and how development should reduce overall flood risk, is ongoing.



Key site constraints

Heritage

The existing Astrop farmstead includes its Grade II listed farmhouse and brewhouse building adjacent to the site. Other listed buildings include those within Brize Norton village and Caswell House to the east. The emerging masterplan should ensure sufficient distance or screening separation between these assets and new development.

Archaeological investigation is needed but is unlikely to be a major constraint.

Ecology

Ecological assessment has been and is continuing to be carried out. Current work indicates there should be no significant or overriding issues that would limit the intended scope of development.

In particular:

- the loss of any sections of mature hedgerow will be compensated for as part of the wider green infrastructure strategy;
- as many mature trees as possible will be retained;
- buffers to ensure the setting and connectivity of the woodland areas, as well as to avoid any light spillage, will be provided.

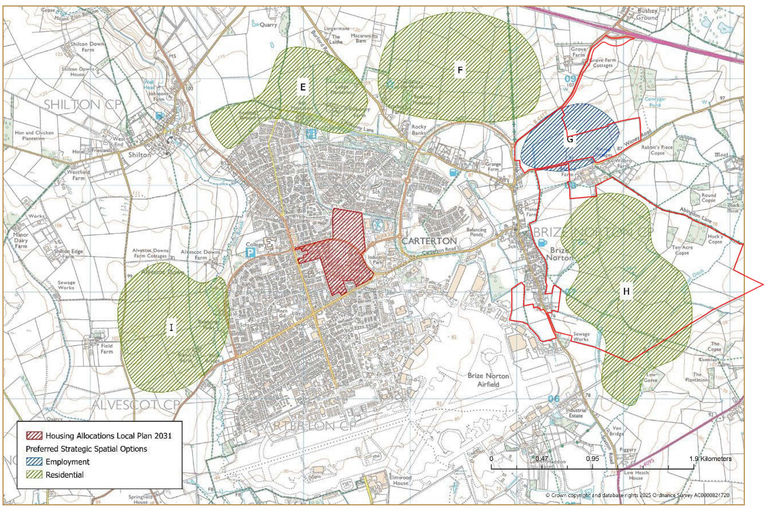
Whilst there is a farmland bird assemblage (very common where large areas of land are being considered), there is opportunity for a farmland bird mitigation strategy as part of the masterplan to ensure impacts are avoided and to seek an overall net benefit.

A net gain in biodiversity must be secured.

Historic Aerial Photograph

Aerial photograph from 1945

Planning Context



Preferred Spatial Options Consultation Paper - Figure 17 - Carterton
Preferred Strategic Spatial Locations, with Site outlined in red

Emerging Local Plan

The site is identified by the Council for strategic residential and employment growth in the 'Preferred Spatial Options Consultation Paper' for the emerging West Oxfordshire Local Plan 2043. The site includes two areas proposed for allocation:

- allocation Area G is for 10 hectares of employment land; and
- allocation Area H is for 1,500 - 2,500 homes.

The draft Local Plan confirms that the Council must accommodate significant levels of growth over the plan period (2025 to 2043) – a minimum need of 16,290 homes (905 dwellings per annum x 18 years).

Beyond that figure, key issues of housing affordability, economic factors and unmet need from adjoining administrative areas should be taken into consideration.

Housing development on Area H is consistent with the draft Local Plan's vision of transformational change for the Carterton area including:

- a string of smaller villages – or scalable new communities – separated but highly accessible / sustainably linked to Carterton via public transport and cycling / walking routes;
- that each village cluster would be sized to accommodate key local services and facilities, including primary school(s) and a local centre, and should be designed to achieve a distinctive sense of place; and
- that each cluster should still be reliant on Carterton for more than lower order needs, to support the regeneration and vitality of the town.

In justification of the employment allocation on Area G, the draft Local Plan draws on the national UK Defence Strategy and initiatives of the Oxford to Cambridge Growth Corridor, which:

- identify RAF Brize Norton as an anchor for defence and dual-use innovation;
- recognise the great potential and strength of the airbase, internationally known for its aviation engineering; and
- promote economic objectives aligned to the area's significant strengths.

Commitment to Infrastructure

Lone Star Land and KSW (Brize Norton) Ltd are committed to delivering infrastructure to support the emerging proposals and which will also bring benefits to existing residents. These include:

Relief Road

A relief road for Brize Norton village, to divert through traffic away from the narrow and congested existing Station Road.

New Country Park

The creation of a new country park adjacent to the eastern edge of Brize Norton, between it and New Astrop, able to protect the village's historic character.

Community Facilities

Significant social infrastructure, including two new primary schools, a community hall for New Astrop, and provision for healthcare facilities.

Sustainable Travel Measures

Improved sustainable travel measures and an upgrade to the A40 junction to support accessible, safe and active transport.

Landscaped Open Space

Large areas of landscaped open space, providing an extensive network of walking and cycling routes, alongside sports pitches.

Drainage Infrastructure

Improved surface water drainage across the site and to secure reduced flood risk elsewhere; and commitment, working with Thames Water, to ensure sustainable foul drainage infrastructure is available.

Relief Road and Traffic Calming

New Relief Road

A new relief road will divert through traffic away from Brize Norton village and provide access to the site:

- improving air quality;
- reducing traffic noise;
- reconnecting the community across Station Road;
- allowing for safe walking and cycling routes;
- enhancing the village's historic setting; and
- improving overall amenity.

The relief road will connect from the Minster Road / B4477 roundabout to the north of the village to Station Road to the south of the village.

Junction design and signage would maximise the use of the relief road by through traffic.

Speed limits in Brize Norton village could be maintained at 20mph, whilst speed limits on the relief road would be 40mph in places (and perhaps 30mph through the centre of New Astrop).

Traffic Calming

Where traffic flows are reduced, traffic calming measures within Brize Norton can be reviewed – options include:

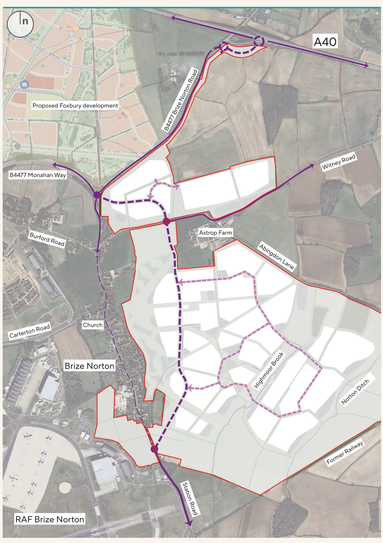
- weight restriction (except for access) on Station Road;
- reconfiguration of Station Road/ Carterton Road/ Manor Road junction to provide cycle and pedestrian priority;
- shared use footway / cycleway on Carterton Road between Station Road and Mary Ellis Country Park South;
- bays to formalise existing on street car parking;
- block paving sections of the footway and carriageway;
- raised table junction at Daubigny Mead, including footway widening;
- speed tables.

Sustainable Travel

An emphasis on encouraging sustainable travel through:

- provision of a network of high quality pedestrian and cycle routes through the site;
- enhanced walking and cycling connectivity to Brize Norton, Carterton and Witney;
- enhanced public transport route options (subject to discussions with local operators).

Station Road - example of current issues



- Site Boundary
- Existing Main Road
- Relief Road
- Relief Road Junction
- Station Road
- Primary Street within site

Diagram showing key vehicular movement elements

Relief road - proposed character through northern employment area

Relief road - proposed character through New Astrop village

Relief road - proposed character between New Astrop village and Station Road

Country Park and Landscape

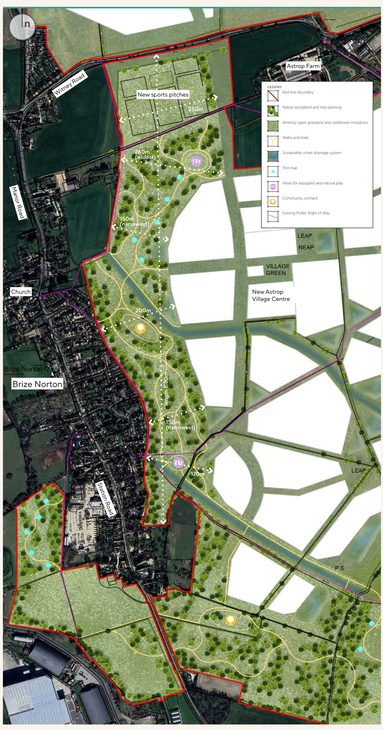
Extensive Green Infrastructure

The development would include a new country park and extensive green infrastructure, that will provide:

- a permanent buffer between Brize Norton village and New Astrop, with safe, walkable routes between them;
- landscape buffers to sensitively assimilate development with the surrounding countryside;
- a substantial network of new walking and cycling routes connecting with the local public rights of way network;
- connections to wider areas of open space around Brize Norton / Carterton;
- opportunity for exercise, sports and recreation, including new sports pitches, children's playgrounds and trim trail facilities;
- space for growing of produce;
- areas for relaxation and wellbeing;
- habitats for nature / biodiversity; and
- opportunity for local events and gatherings.

Discussion with Brize Norton Parish Council and other community organisations would be welcomed regarding the stewardship of the open space – how it should be run and managed in the public interest.

Naturalistic landscaping provides separation from existing village and attractive setting for New Astrop



Proposed New Country Park between Brize Norton and New Astrop

New Country Park follows the pattern established by Kilkenny Country Park and Mary Ellis Country Park

Extensive network of pedestrian routes provide connectivity between Brize Norton and New Astrop with wider recreation opportunities

Kilkenny Lane Country Park shown at the same scale for comparison

New Astrop Village Centre

New Village Centre

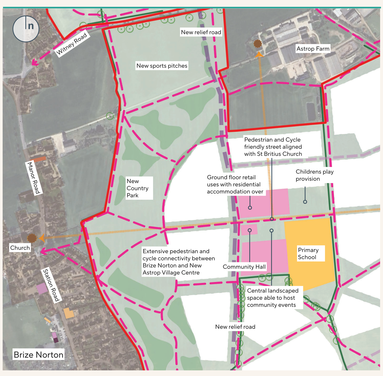
The emerging masterplan identifies the location of a new village centre, positioned to be accessible to future residents of New Astrop and those who live in Brize Norton.

It would be a place for people to meet, shop, eat and engage with their community – able to build / strengthen a sense of community, support local needs and reduce the need to travel further for essential items.

The village centre is on an axis to align with views of the tower of St Britius Church – promoting connection and affiliation between the neighbouring villages.

What the final services / amenities might be is not confirmed at this stage, but these are likely to include a convenience store, comparison retail, café / restaurant, takeaways, and a community hall with space for a creche or nursery amongst other activities. These uses would be arranged around a landscaped space providing a setting for community events.

These facilities are intended to create a vibrant local hub, providing everyday services and social spaces for the whole community.



Site Boundary
View Corridor to listed building
Community, Retail and Residential uses
Primary School
Relief Road
Key Pedestrian / Cycle Route

Diagram showing key elements within village centre

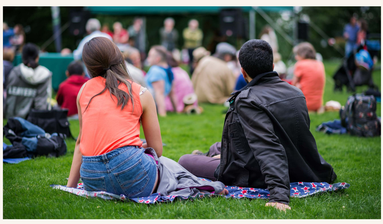
Community and retail uses and primary school around focal square

Forum for community gatherings and events

Food and drink uses enliven village life

Historic centres such as Bampton inform the proposed layout

Terraced houses and small apartment buildings within the village centre



Where the community comes together

Schools and Education

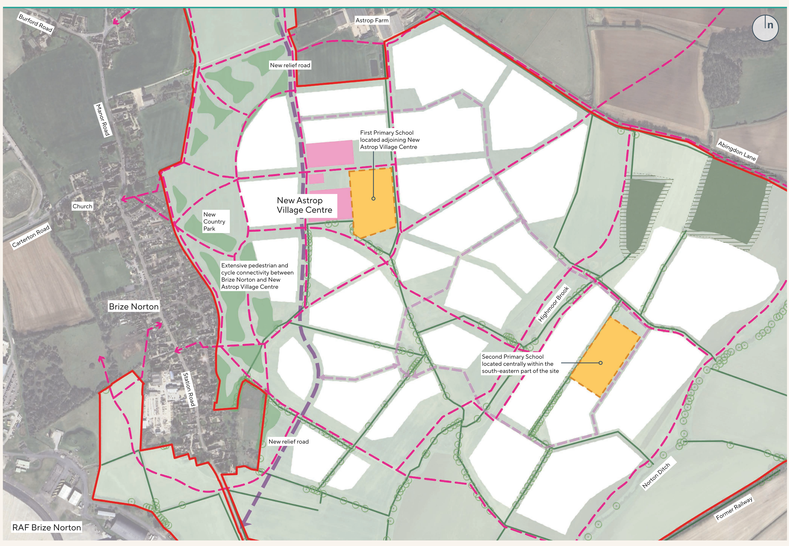


Diagram showing proposed school provision

- Site Boundary
- Community, Retail and Residential uses
- Primary School
- Relief Road
- Key Pedestrian / Cycle Route

New Schools

Development of New Astrop will include two new primary schools, each two-form entry able to accommodate some 420 children – reception to year 6.

These schools will be at the heart of and play a key role in the community of the village. One will be positioned adjacent to the local centre, the other as part of later phases in the south eastern part of the site.

Development would fund improvements as needed to Carterton Community College, able to provide additional / enhanced facilities to ensure it can continue to serve existing and new students in the area.

If an additional secondary school or further education college is required, discussion with the District Council or County Council would be welcomed.

Employment Opportunities

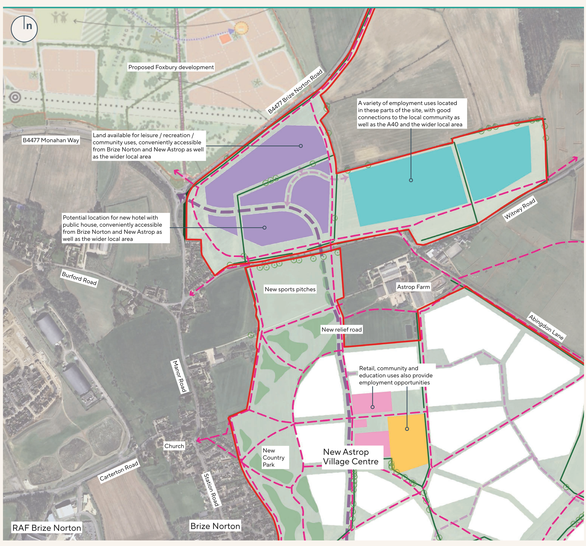


Diagram showing key elements within employment area

- Site Boundary
- Employment uses
- Land Available for leisure/ recreation/community uses
- Community, Retail and Residential uses
- Primary School
- Key Pedestrian / Cycle Route
- Existing Main Road
- Relief Road
- Primary Street within site

Employment

Land to the north of New Astrop, Area G, is allocated (draft) as a suitable and sustainable location to provide a range of modern employment and business opportunities.

The economic vision is that the Carterton area builds upon the great potential and strength of RAF Brize Norton, internationally known for its aviation engineering.

The airbase is recognised in the national UK Defence Strategy – an anchor for defence and dual-use innovation, supportive too of the Oxford to Cambridge Growth Corridor.

Important too is that economic development on Area G will provide jobs close to the planned large new residential population, inherently sustainable to increase the internalisation / containment of trips and reduce levels of out commuting.

Employment could be a range of business space for light industrial, research & development (R&D), and warehouse uses, accessibly located to the A40 to avoid additional vehicle movements through Carterton or Brize Norton village.

In addition, the masterplan includes space for a new hotel, to support the growing town, village and airbase, and a public house with a food offer.

These facilities would create local jobs, support economic growth, and provide leisure and hospitality options that can be enjoyed by the wider community.

Employment could include light industrial, research and development

High quality landscaped setting for new employment uses

Space for a new hotel with associated public house

Flood Risk and Drainage

Existing Context

The site generally is located in Flood Zone 1, an area at least risk of flooding from fluvial sources, save for areas adjacent to the east of Brize Norton village, alongside the Norton Ditch watercourse, and in its southernmost part.

These and other areas of the site are known to be at risk of surface water flooding, an issue that also affects parts of Brize Norton village and RAF Brize Norton.

Modelling of the hydrology of the site and areas of flood risk, to fully understand existing issues and how development should reduce overall flood risk is ongoing.

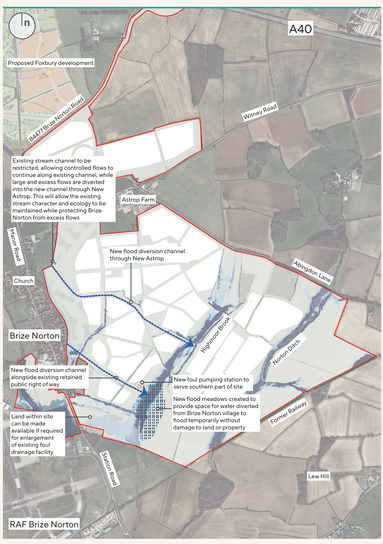
Emerging Strategy

Hydrological / flood risk aims of the emerging masterplan include:

- to reduce flood risk at existing properties in Brize Norton village, alleviating downstream drainage issues;
- to ensure that there is no increase in flood risk to any other area;
- to manage surface water using natural drainage features and controlled release to mimic existing conditions or reduced levels where needed; and
- to improve water quality and support the use / interest of areas of green infrastructure / open space, landscape and local wildlife.

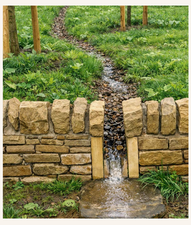
Foul Drainage

Lone Star Land and KSW (Brize Norton) Ltd are in ongoing discussions with Thames Water regarding foul drainage solutions to ensure the development can be properly serviced and managed.



Site Boundary
Areas of Flood Risk
Existing Watercourse
Proposed New Drainage Corridor
Proposed Flood Meadow

Diagram showing key elements of drainage strategy



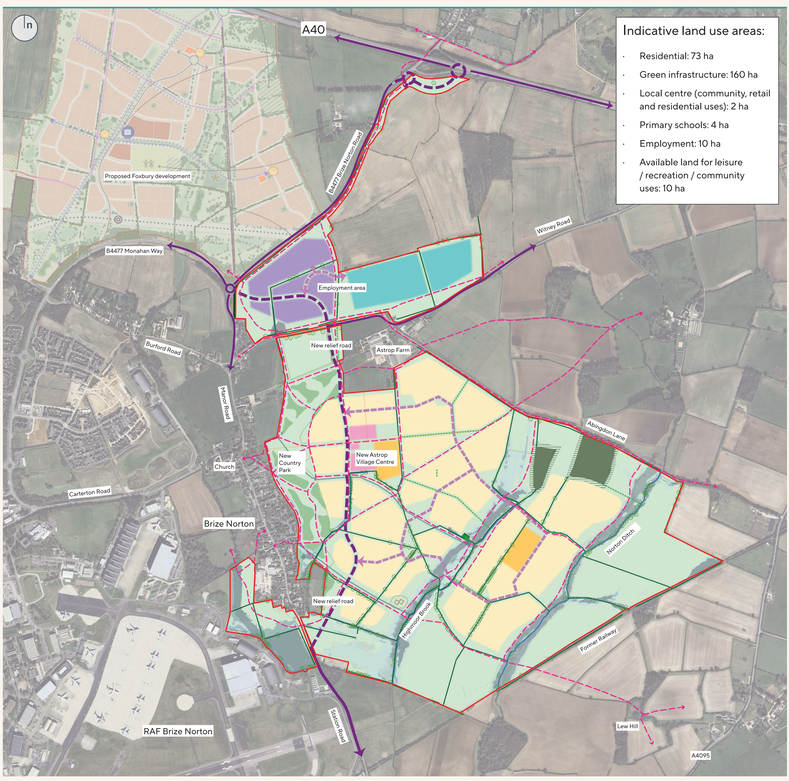
Restriction to control flows along drainage channels, with smaller ditch and channel links around, through and between development blocks

New flood diversion channel through New Astrop taking water away from Brize Norton village

Attenuation basins adjoining development blocks

New flood meadows to provide space for water diverted from Brize Norton to flood temporarily without damage to land or property

Overall Draft Masterplan



Proposed concept masterplan

The emerging proposals for the site are illustrated on this concept masterplan, including green infrastructure; the new country park; water and drainage features; access and movement; and proposed land uses.

In summary, the masterplan provides for:

- up to 3,000 market and affordable homes, within and beyond the draft Local Plan period;
- a new country park, extensive green infrastructure, and structural landscaping;
- playing pitches for sports and recreation;
- two new primary schools;
- mixed employment land north of Witney Road;
- potential for a hotel, family pub, leisure, and recreation uses;
- strong walking and cycling links between the existing and new village, connecting to local facilities and amenities;
- a new local centre arranged around a traditional high street, including convenience and comparison retail, a community hall, café / restaurant, creche / nursery and space for medical facilities;
- a relief road to Brize Norton village;
- upgraded junction between the B4477 and A40; and
- sustainable travel improvements.

These proposals aim to create a well-connected, vibrant, and sustainable community that benefits both new and existing residents.

- Site Boundary
- Existing Main Road
- Relief Road
- Primary Street within site
- Key Pedestrian / Cycle Route
- Proposed View Corridor
- Proposed Pumping Station
- Residential uses
- Community, Retail and Residential uses
- Proposed Primary Schools
- Proposed Employment Uses
- Land Available for leisure/ recreation/community uses
- Green Infrastructure
- Ancient Woodland
- 15m Ancient Woodland Offset
- Proposed New Planting
- Key Existing Trees
- Existing Hedgerows
- Reinstated Historic Hedgerows
- Areas of Flood Risk
- Existing Watercourse
- Proposed New Drainage Corridor
- Proposed Flood Meadow