



Decision Statement – Brize Norton Neighbourhood Plan

- 1.1 In line with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012, West Oxfordshire District Council have produced this 'Decision Statement' in relation to the Brize Norton Neighbourhood Development Plan which has been submitted to them by Brize Norton Parish Council.
- 1.2 Following an independent examination of written representations, West Oxfordshire District Council confirms that the Brize Norton Neighbourhood Plan will now proceed to a neighbourhood planning referendum.
- 1.3 In accordance with the examiner's recommendation, the Brize Norton Neighbourhood Plan will proceed to a public referendum scheduled for 11th September 2025, based on the Brize Norton Neighbourhood Area as approved by West Oxfordshire District Council on 8th May 2017.
- 1.4 The Decision Statement and Examiners Report are posted on the District Council's website at: www.westoxon.gov.uk/brizenorton

Background

- 2.1 In May 2017 Brize Norton Parish Council submitted an application to West Oxfordshire District Council for the designation of the Parish of Brize Norton as a Neighbourhood Area. The approval of the Neighbourhood Area Designation was given on 8th May 2017.
- 2.2 Brize Norton Parish Council completed the Draft Brize Norton Neighbourhood Development Plan in July 2023. The Parish Council ran the 6 week Regulation 14 pre-submission consultation from 1st August – 12th September 2023.
- 2.3 The Submission version of the Neighbourhood Plan was completed in September 2024 and submitted to the District Council who ran the 6 week Regulation 16 pre-submission consultation from 10th October – 21st November 2024.
- 2.4 An independent examiner was appointed in September 2024 to undertake the examination of the Submission version of the Brize Norton Neighbourhood Development Plan and this was completed with the examination report sent to both the Parish Council and the District Council on the 4th April 2025.

West Oxfordshire District Council's Head of Planning, under delegated powers, has determined that the recommended modifications (see Appendix 1) to the Brize Norton Neighbourhood Development Plan meet the 'basic conditions', as set out in section 38A of the Planning and Compulsory Purchase Act 2004. West Oxfordshire District Council have agreed with Brize Norton Parish Council that all of the recommended modifications made by the independent examiner be included and revised in the original Neighbourhood Plan in order for it to proceed to public referendum.

Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the following question will be held on the 11th September 2025.

'Do you want West Oxfordshire District Council to use the Neighbourhood Development Plan for Brize Norton to help it decide planning applications in the Brize Norton Neighbourhood Area?'

Appendix 1: Modifications to Brize Norton Neighbourhood Development Plan

Proposed modification number (PM)	Page no. of Examiners Report/ other reference	Modification	WODC Response to Proposed Modification
Policy CLH1 - Landscape character			
PM1	Page 16	<p><i>Replace the policy with:</i> <i>'Development proposals should respond positively to and, where practicable, enhance the distinctive character and identity of Brize Norton and the surrounding landscape.</i></p> <p><i>Where relevant development proposals should address the following principles:</i></p> <ul style="list-style-type: none"> <i>• the retention and, where practicable, the enhancement of the key components of the rural landscape character in the parish (referring to the Landscape Character Assessment and Brize Norton Design Code) including the openness of the landscape and its characteristic pattern of hedgerows;</i> <i>• wherever practicable, the retention of 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 of the parish, and their incorporation into development proposals;</i> <i>• the protection of natural assets such as ponds, streams, woodland and individual Veteran and Ancient trees in line with the</i> 	Yes

		<p><i>West Oxfordshire Local Plan and have regard to the Brize Norton Design Code; and</i></p> <ul style="list-style-type: none"> <i>• light pollution is minimised in accordance with the Brize Norton Design Code.'</i> 	
PM2	Page 16	<p><i>Replace the Policy Intent with: 'The intent of this policy is to maintain and enhance the distinctive character and identity of the village in particular relation to the surrounding landscape and rural setting.</i></p> <p><i>The Brize Norton Design Code also considers matters of context and identity in setting out locally-specific guidance as to what is important and how these considerations should be applied to new development.'</i></p>	Yes
Policy CLH2 – Key Local Views			
PM3	Page 18	<p><i>Replace the policy with: 'The Plan identifies the following Key Local Views:</i></p> <ul style="list-style-type: none"> <i>• View A: Station Road (at south entrance to village) looking east.</i> <i>• View B: Public Right of Way 143/5 looking southeast out of village towards Lew Hill.</i> <i>• View C: Public Right of Way 143/7a looking northeast towards Astrop Farm.</i> <p><i>The location, scale and massing of development proposals should have regard to the identified Key Local Views. Development proposals which would unacceptably detract from the character and attractiveness of a Key Local View will not be supported.'</i></p>	Yes
PM4	Page 19	<p><i>Replace the supporting text (pages 41-45) with:</i></p> <p>'Policy Rationale</p>	Yes

		<p><i>Brize Norton is fortunate to have several key views which define local character and establish and root its identity in the surrounding landscape. The rural identity of the settlement within its agricultural hinterland is particularly evident when viewed from the higher ground south of the A40 and with extensive views of the settlement from the eastern parts of the parish. The areas towards the east of the parish include ancient woodlands and biodiversity hotspots. In areas towards the northern boundary the character is more one of dry-stone walls and hedgerows. A substantial public rights of way network is also evident that allows accessibility to a tranquil attractive landscape (Appendix 6, document E).</i></p> <p><i>The intent of this policy is to seek protection for the most important views. These key views have been listed A to C in Map 09 below:</i></p> <ul style="list-style-type: none"> <i>• View 1 Station Road (at south entrance to village) looking east;</i> <i>• View 2 Public right of way 143/7a looking southeast out of village towards Lew Hill; and</i> <i>• View 3 Public right of way 143/7a looking northeast towards Astrop Farm.</i> <p><i>Views across the wider landscape referenced in Landscape Character Assessment generally describe the character of the landscape. However, the views do not necessarily relate to views to and from the village. The three key local views are the specific focus of this policy.'</i></p>	
PM5	Page 19	<i>Remove Views D-I from Map CLH2</i>	Yes

PM6	Page 19	<i>On pages 44 and 45 of the Plan remove the photographs of Views D-I.</i>	Yes
Policy CLH3 – Strategic Buffer Zones and Settlement Areas			
PM7	Page 22/23	<p><i>Replace the policy with:</i></p> <p><i>'Development proposals should respond positively to the setting and separate identity of the various settlements and built development in the neighbourhood area.</i></p> <p><i>The separation of the settlements of Brize Norton and Carterton, and the separation between Brize Norton and RAF Brize Norton, should be particularly respected. Proposals in these parts of the neighbourhood area which would result in the loss of or an unacceptable reduction of their openness and/or the contribution which they make to the separation of the various built-up areas will not be supported.</i></p> <p><i>Access improvements which respond positively to the character and scale of area between Brize Norton and the RAF Brize Norton and which would enhance the character of Brize Norton village will be supported where they conserve the open and tranquil character of the landscape.</i></p> <p><i>Development proposals within the settlement should safeguard the special qualities of the open space intertwined within the village and its contribution to the character of the village and wider landscape.'</i></p>	Yes

PM8	Page 23	<p><i>Replace the supporting text (pages 46-51) with:</i></p> <p><i>'The West Oxfordshire Local Plan 2031 adopts a general approach on the question of strategic buffer zones with Policy OS2 seeking to ensure that development does not cause coalescence, avoids the loss of identity of separate settlements, and protects or enhances the local landscape and setting of settlements. This policy seeks to add local Brize Norton-specific detail to the policy in the Local Plan.</i></p> <p><i>The focus of the policy is that development proposals should respond positively to the setting and separate identity of the various settlements and built development in the neighbourhood area. The policy advises that the separation of the settlements of Brize Norton and Carterton, and the separation between Brize Norton and RAF Brize Norton, should be particularly respected. In this context, the policy acknowledges that the proximity of Brize Norton both to Carterton and to RAF Brize Norton creates a complex environment which will need to be managed carefully. In doing so the policy acknowledges that Carterton is now the second largest settlement in West Oxfordshire, and the importance of RAF Brize Norton to the country's military capacity.</i></p> <p><u><i>Green spaces between sub-areas</i></u></p> <p><i>The risk and impact of coalescence does not only apply to the gaps between Brize Norton, RAF Brize Norton, and Carterton. The settlement boundary as shown in Appendix 24, identifies the</i></p>	Yes
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		<p>three sub areas of the settlement, which are separated from each other by important areas of open space, in terms of their contribution to village and landscape character, as shown also in the Brize Norton Design Code (Appendix 26). Should these key locations be developed, they would highlight the potential risk of coalescence in the sub areas which in turn may affect the character and identity of the settlement. It is therefore essential the gaps between the sub areas are protected and maintained as a result. It is also essential that policy safeguards special qualities of open spaces intertwined within the village. This is captured in the fourth part of the policy.'</p>	
PM9	Page 23	Delete the Strategic Buffer Zones and the Area of Sensitivity to change from Map 7.	Yes
PM10	Page 23	Delete Maps 10 and 11.	Yes
PM11	Page 23	Delete images A-G associated with Map 11.	Yes
PM12	Page 23	Replace the policy title with: 'Maintaining the Distinctive Setting of Brize Norton'	Yes
Policy CLH4 – Village Character and Design			
PM13	Page 24	<p>Replace the opening element of the policy with:</p> <p>'Development proposals should be well-designed, safeguard the distinctive character and identity of Brize Norton notably its linear form and historic landscape character, and respond positively to the Brize Norton Character Assessment and Brize Norton Design Code.'</p>	Yes

		<p><i>As appropriate to their scale, nature and location development proposals will be supported where.'</i></p> <p><i>Replace i) with: 'They are complementary to the local vernacular and character, and are appropriate in form, height, layout, materials, design detail and density, to the specific character area in which they are located.'</i></p> <p><i>Replace ii) with: 'Where development is located on the boundary between two-character areas, they respond positively to the characteristics of both areas.'</i></p> <p><i>Delete criterion v.</i></p>	
Policy CLH5 – Heritage Assets			
PM14	Page 25	<p><i>Replace part ii with: 'Development proposals in Station Road should be designed to minimise their impact on heritage assets.'</i></p> <p><i>Delete part iv</i></p>	Yes
PM15	Page 25	<p><i>Replace the final paragraph of the Policy Rationale with: 'Whilst Policy CLH5 mainly relates to standing buildings, the Plan 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 NPPF. (Appendix 06 Document B Heritage Assets)</i></p> <p><i>Station Road is a busy road that has a detrimental impact on heritage assets. The second part of the Policy CLH5</i></p>	Yes

		addresses this matter. Proposals for further development should have regard to the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates (in conjunction with Dorset AONB Partnership), and the Brize Norton Design Code.'	
Policy ENV1			
PM16	Page 26	Delete the final paragraph of the policy.	Yes
Policy CF1 – Community Facilities and Infrastructure			
PM17	Page 27	<p>Replace the policy with: 'As appropriate to their scale, nature and location development proposals should be supported by appropriate investment in supporting infrastructure both on and off-site.</p> <p>Where the management and maintenance of any community assets is a relevant consideration, developers should propose appropriate long-term stewardship arrangements, the details of which will be secured through a Section 106 agreement or other suitable mechanism.'</p>	Yes
PM18	Page 27	Between the third and fourth paragraphs of the supporting text under the heading Facilities and Infrastructure add a new paragraph to read: 'The timing of provision should be carefully considered and for any major development should be clearly set out in an infrastructure delivery/phasing plan.'	Yes
Policy SD1 – Sustainable Development			
PM19	Page 28	Replace the opening element of the policy with: 'As appropriate to their scale, nature and location,	Yes

		<p><i>development proposals should respond positively to the following matters in delivering sustainable development.'</i></p> <p><i>In v replace 'encourage' with 'incorporate'</i></p> <p><i>Delete vi, vii, and viii</i></p>	
Implementation and Monitoring			
PM20	Page 28	<p><i>After the twelve-month review section add:</i></p> <p><u>Adoption of the Local Plan 2041 review</u></p> <p><i>The adoption of the Local Plan 2041 may alter the strategic planning context in the District. The Parish Council will consider the need for a full or partial review of the neighbourhood plan within six months of the adoption of the Local Plan 2041.'</i></p>	Yes

