



Planning for the future of Carterton...

Limited further growth option

Although planned opportunities for new development remain to be delivered, especially the redevelopment of MOD housing, further significant provision of affordable housing and of infrastructure improvements would be unlikely to happen without developer funding from the further expansion of the town. However, if Carterton does not physically expand, pressure on the landscape and existing infrastructure in the area would be limited.

Opportunities

- About 500 additional new homes on sites within the town
- Opportunities remain for new employment development
- Focus on redevelopment of MOD housing and sites within the town
- Limits pressure on existing infrastructure
- Limits impact on the landscape setting of the town, and setting of nearby villages

Challenges

- Limited ability to improve infrastructure through developer funding
- Limited further potential for affordable housing provision in the town

Carterton sits between four villages - Shilton, Brize Norton, Alvescot and Black Bourton - whose village character may be affected by further growth of the town.

The Shill Brook valley is an area of nature conservation potential - it already contains two Local Wildlife Sites including grassland adjoining Carterton Community College and Willow Meadows off Alvescot Road.

Improvements to community facilities needed. New primary school will need to be provided if the town expands significantly. The secondary school lacks sixth form facilities. The second phase of the leisure centre remains unfunded. The town lacks its own cemetery, fire and ambulance facilities, and requires additional allotments.

Rainwater runoff from Carterton has contributed to severe flooding in nearby villages in recent years. Significant new development will need sustainable drainage and upgraded sewers.

West option

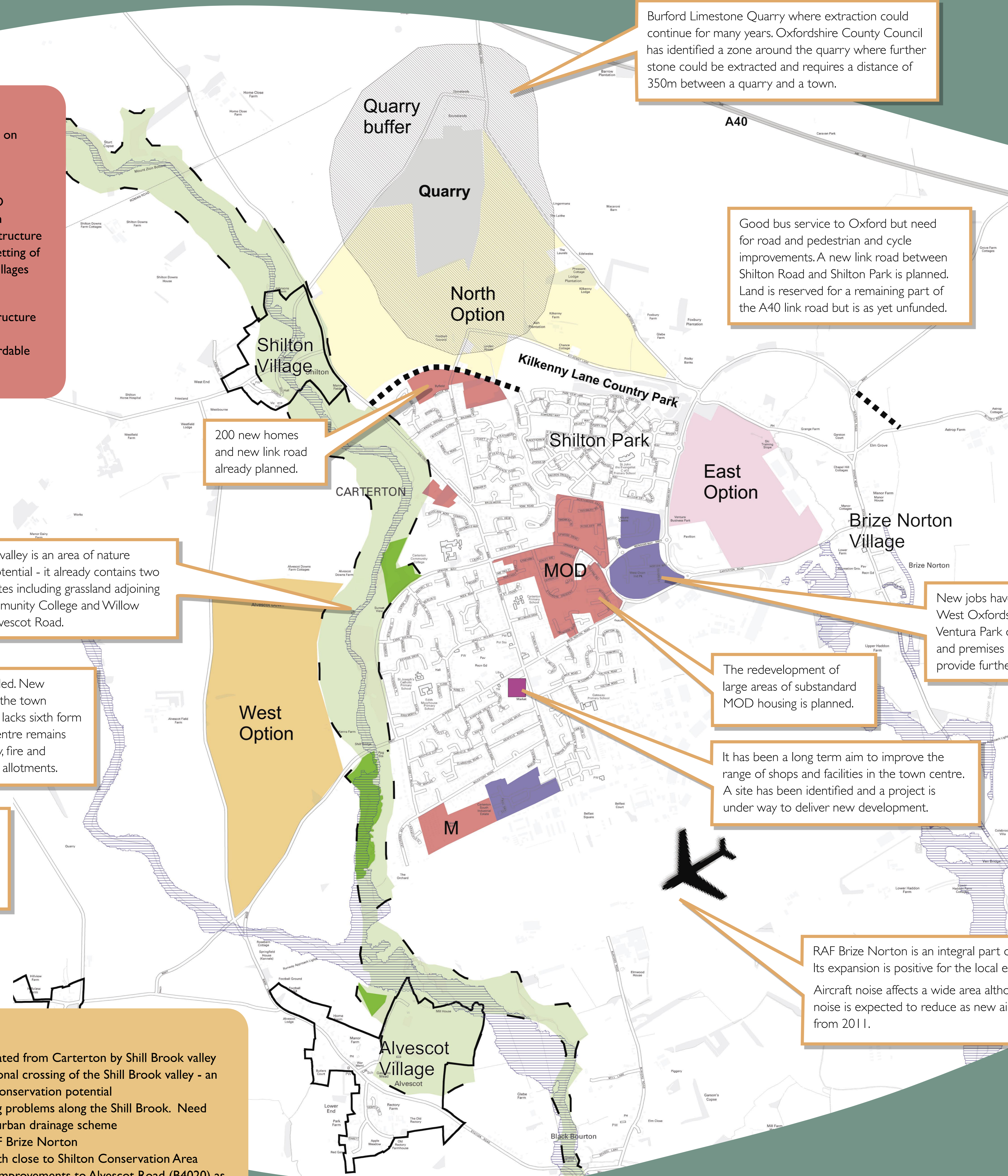
The area of search lies between Alvescot Road in the south and Alvescot Downs Farm in the north with a narrow country lane linking Shilton and Alvescot villages to the west.

Opportunities

- Additional 1,000+ new homes including a significant number of affordable homes
- Large development area with potential to support on site community facilities, employment development and wider infrastructure improvements
- Relatively close to the town centre, and opportunity to improve access to secondary school and town centre if new crossing of Shill Brook valley provided
- Opportunity to enhance the biodiversity value of Shill Brook valley
- Potential to create a new landscape structure, through planting and woodland around new development

Challenges

- Physically separated from Carterton by Shill Brook valley
- Need for additional crossing of the Shill Brook valley - an area of nature conservation potential
- Existing flooding problems along the Shill Brook. Need for sustainable urban drainage scheme
- Noise from RAF Brize Norton
- Area in the north close to Shilton Conservation Area
- Need for road improvements to Alvescot Road (B4020) as a minimum
- Witney and Oxford bound traffic would need to pass through Carterton
- Poor pedestrian/cycle access at present
- Area crossed by well used public footpath
- Sewage treatment works and sewer network likely to need upgrading



Burford Limestone Quarry where extraction could continue for many years. Oxfordshire County Council has identified a zone around the quarry where further stone could be extracted and requires a distance of 350m between a quarry and a town.

Good bus service to Oxford but need for road and pedestrian and cycle improvements. A new link road between Shilton Road and Shilton Park is planned. Land is reserved for a remaining part of the A40 link road but is as yet unfunded.

200 new homes and new link road already planned.

New jobs have been created at the West Oxfordshire Business Park and Ventura Park off Monahan Way. Land and premises remain in this area to provide further job opportunities.

The redevelopment of large areas of substandard MOD housing is planned.

It has been a long term aim to improve the range of shops and facilities in the town centre. A site has been identified and a project is under way to deliver new development.

RAF Brize Norton is an integral part of the local community. Its expansion is positive for the local economy. Aircraft noise affects a wide area although the extent of severe noise is expected to reduce as new aircraft are introduced from 2011.

North option

The area of search lies within the parishes of Shilton and Brize Norton between the Shilton Road (B4020) to the west and Burford Road to the east and to the north of the Kilkenny Lane Country Park and proposed link road to connect Shilton Road with Shilton Park.

Opportunities

- Additional 1,000 new homes including a significant number of affordable homes
- Large development area with potential to support on site community facilities, employment development and wider infrastructure improvements
- Potential to link to pedestrian/cycle infrastructure in Shilton Park and opportunity to improve cycle/pedestrian link along Swinbrook and Burford Roads
- Eastern part, north of Kilkenny Lane is less visible in wider views and not part of a gap between Carterton and a village

Challenges

- Western part highly visible in wider views and part of the setting of Shilton village and its Conservation Area
- Accessed by narrow country roads only although potential for access from new link road
- Largely within a minerals consultation area and buffer zone for active limestone quarry
- Distant from town facilities, bus services and furthest from the town centre
- Beyond new country park, a barrier to integration with the rest of the town
- Well used footpath/bridleways cross the site
- Need for sustainable urban drainage scheme
- Sewage treatment works and sewer network likely to need upgrading

This is the least preferred option.

East option

The area of search lies between Burford Road (part of Brize Norton village) to the north and Carterton Road to the south with existing operational MOD buildings to the east. Land within this area has been promoted by the landowner for mixed use development.

Opportunities

- Additional 1,000 new homes, including a significant number of affordable homes
- Some on site facilities including a new primary school and potential to support wider infrastructure improvements
- Potential to extend Kilkenny Lane Country Park to provide a green buffer between development and Brize Norton village
- Close to new employment areas, health and leisure facilities
- Good road access and on main bus routes
- Good existing pedestrian and cycle infrastructure towards town centre - potential to improve
- Additional rainwater storage ponds could help to reduce flooding in downstream villages

Challenges

- Closes the gap between Carterton and Brize Norton village
- Sloping land - new buildings would be highly visible.
- Need to cross Monahan Way could discourage walking
- Limited land area available - limits opportunity to provide development other than housing
- Noise from RAF Brize Norton
- Existing flooding problems - need for sustainable urban drainage scheme
- Area crossed by well used public footpath
- Potential to increase traffic flows through Brize Norton village
- Sewage treatment works and sewer network likely to need upgrading
- Monahan Way was designed to provide a clear edge to this side of Carterton