West Oxfordshire District Council’s members and officers have consistently supported an allocation for housing at Carterton East. The people of Carterton and most of the surrounding villages have also been more supportive of Carterton East than the alternatives. Their reasoning is based on the fact that this allocation is:

- Delivering homes sooner which will mean early improvements to local facilities such as Phase II of the leisure centre
- Located so that additional traffic does not travel through the town
- Better related to the existing built-up area
- Closer to the A40
- Nearer leisure and medical centres
- Adjacent to the main gate of RAF Brize Norton – the area’s main employer
- Contained by surrounding roads which will limit further growth

UPDATE

In the West Oxfordshire District Council public consultation exercise, 57% of respondents supported Carterton East. A petition was raised within Carterton and it was signed by more than 1,700 residents of the town objecting to expansion of Carterton to the west.

Some 450 forms and letters – mainly from Carterton – supported the council’s policy of allocating 700 homes to Carterton East, 400 homes on former Ministry of Defence land and smaller sites around the town. There were 250 forms – mainly from Brize Norton – against Carterton East. When Carterton Town Council carried out a public consultation, 82% of those living in Carterton supported Carterton East.

Bloor Homes and Christ Church have been pro-active in formulating new, positive proposals and responses on issues such as flood risk, surface water and foul drainage, aircraft noise, the potential impact on traffic from the development through Brize Norton, green infrastructure and archaeology.

West Oxfordshire District Council will be considering the contents of the Pre-submission Local Plan in June. The December period of public consultation raised a number of issues which this brochure seeks to address in a precis version.
Carterton East: Sustainable urban extension

- Sustainable urban extension
- Existing settlement Carriageway build-out with single speed cushion
- Mini roundabout
- Extension to Kilkenny Lane Country Park
- Long term buffer to protect the identity of Brize Norton
- Surface water attenuation
- Existing areas with flooding issues
- Pair of speed cushions
- Potential Brize Norton link road
- Flood alleviation improvement measures
- Grazing land

Plan showing flood and traffic mitigation measures

- Proposed two storey properties
- Proposed two storey property
- Grassland and copse planting
Homes flooded in 2007 protected by improvements

A total of 32 properties were flooded in Kilkenny Lane/Burford Road, north of Burford Road (Masons’ Arms area) and Station Road in 2007. Bloor Homes’ proposals provide for improvements to local drainage to reduce flood risk.

There is an incorrect perception locally that the development of Carterton East will increase flood risk downstream of the site. The site at Carterton East is perceived by many living in Brize Norton and Bampton as a floodplain or natural soakaway which affords some protection at times of flood. However, work undertaken by Cole Easdon, water management consultants, reveals that Carterton East can provide additional technical measures which will not only alleviate any future flood issues but also contribute towards the reduction of existing flood risks in Brize Norton, RAF Brize Norton and other immediate areas that suffer from flooding problems.

Bloor Homes and Christ Church have offered to fund improvements, all designed to reduce discharge to sewers and the Highmoor Brook, sources of flooding in Brize Norton and the airbase. These proposed measures have been approved by the Environment Agency.

Aircraft noise

A 72-hour noise survey found that the site was within the defining limits of noise. The West Oxfordshire Environmental Health Officer has confirmed that the noise levels in the survey are not unacceptable and has recommended that all homes that fall within certain thresholds of noise should be built to comply with the ‘good’ internal noise standards of BS8233:1999.

Green Infrastructure

Proposals for Carterton East would be well contained by extending the Kilkenny Lane Country Park along the northern and eastern edges of the site. An extensive buffer of open space will ensure that there would not be a coalescence issue between Brize Norton and the proposed development.

Best for highways

Carterton East provides better highway solutions over a wider area. With its location close to the A40, it means most vehicles will not have to travel through other parts of the town to commute to Oxford and Witney. A new road from Monahan Way to Witney Road will make the journey to West Witney easier and safer.

A highways assessment undertaken by Cole Easdon indicates that less than 8% of vehicular movements generating from the Carterton East development are likely to travel along Station Road, Brize Norton. In addition, seven-day traffic flow data (Oct 2012) purchased from Oxfordshire County Council shows that existing vehicular flows along Station Road are relatively low. The following traffic calming features could be undertaken:

- A ‘tightened’ carriageway alignment would make for lower speeds at the mini-roundabout at Carterton Road/Station Road/Manor Road which presently allows high speeds;
- Adjacent to the primary school in Station Road, there is an opportunity to provide a carriageway build-out. A further possibility would be to introduce a new pedestrian crossing facility, say Zebra crossing;
- As the carriageway width of Station Road increases towards the south, so do speeds. Traffic calming near Chestnut Grove would help to cut speeding.

Any improvements would take account of the views of Brize Norton Parish Council, the existing residents and businesses in the village.

Heritage Assessment

A recent Heritage Assessment carried out by Oxford Archaeology indicates that the site contains a combination of previously recorded archaeological sites as well as a number of unrecorded sites including the line of a probable Roman road and possibly a pre-historic ring ditch. These features will not impact on the delivery of the site, but will be fully investigated as the proposals develop.
KEY STRATEGIC OBJECTIVES

► Provide additional open space to Brize Norton Parish Council to preserve a buffer between Carterton and the village
► Extend Kilkenny Country Park southward, wrapped around the new development
► Contribute towards Phase II of the Leisure Centre and provide a new primary school
► Create new employment opportunities to benefit new and existing residents
► Make a contribution towards highway improvements and the provision of footpaths and cycle links
► Deliver a new road from Monahan Way to Witney Road, helping traffic between Witney and Carterton to bypass Minster Road and the Elmgrove area of Brize Norton

POTENTIAL BENEFITS

► Deliver a large area of public open space and funding to improve existing playing fields
► Provide a local centre, including shopping facilities, a public house and a community hall
► Improve public transport such as increased frequency of bus services S1 and S2 and additional provision of real-time information boards
► Contribute to funding improvements to Carterton Town Centre
► Improve footways and cycleways to link the development to the town centre and other locations
► Provide employment land to facilitate new commercial development in conjunction with the local centre
► With services such as gas and water nearby, this site can deliver new homes, including affordable housing, in a relatively short timescale
► Flood risk reduction to local flood prone residential areas