

THE HERITAGE OF MINSTER LOVELL - CHARTERVILLE.

My name is Paul Eaglestone and I have lived in Minster Lovell for over thirty years and in that time have restored one of the listed Chartist cottages.

I am representing The Society for the Protection of Minster Lovell.

The Charterville estate makes up the largest section of Minster Lovell village and yet other than a few cottages that have been listed grade 2 there is limited protection of the unique layout of the estate. The protection of Charterville we believe to be of national importance as it represents the largest of the five Chartist settlements built and currently one of the best preserved.

Erosion of the estates character has continued due to infilling of the village plots. With the further development of significant housing estates this unique layout is being removed and although the development in question moves away from the Chartist layout it cannot be seen in isolation as the developer openly states its intention to develop further on land it has control over. We strongly request that such a domino plan of development must be seen as a whole rather than single plots.

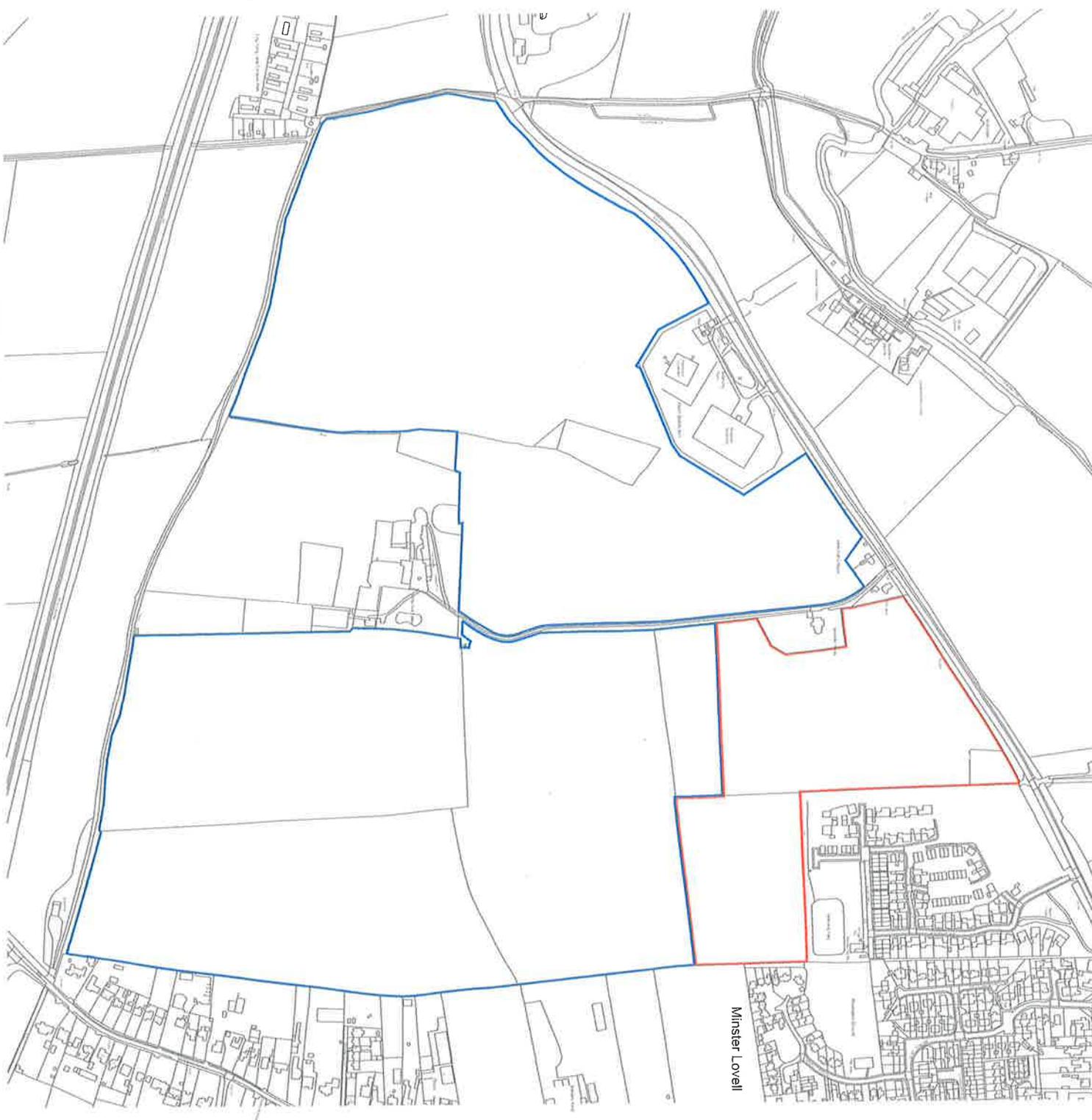
County policy clearly states that such development must be protected against and Minster Lovell's Charterville estate must be protected.

I quote from

POLICY EH13: Historic landscape character

In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:

- *the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected.*
- *the extent to which key historic features resonant of the area's character, such as hedgerows, watercourses and woodland, will be retained or replicated.*
- *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)*
- *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.*



LEGEND

	Site Boundary - 10.07Ha / 24.89 Ac
	Other Land in Applicants Control - 63.13Ha / 156.00 Ac

Minster Lovell



APN	15115227	Area (Owner advised this is boundary judgement)	APN
APN		Description	156000

Project
Land South of Burford Road
Minster Lovell

Owner
18a - Site Location Plan

Scale	1:2,500 @ A1	Drawn	ARP
Date	17/10/2022	Checked	

PAUL

FOUL WATER.

The sewage and foul water system runs from Minster Lovell to Brize Norton pump station and then onto Witney. Since 2012 it has been necessary to use tankers on a weekly basis to clear the pump house as it struggles to deal with the increasing volumes. This is made worse in periods of heavy or consistent rain.

frail.
X

As bad as this situation currently is the building of further homes that link to this pipework and especially with major developments such as the one proposed will simply add more strain to an already creaking system and the number of significant failures of the system will increase.

Since the development of Dovecot there has been a noticeable increase in problems. The last major occasion being over the New Year period when for a week the system failed to remove sewage and toilets and sink and bath plug holes in some domestic properties on the Dovecot estate overflowed.

Thames Water's report on this proposed development states " We've assessed the proposed foul water proposals and concluded from our initial review, that our sewerage network may not have sufficient capacity to meet your requirements." " APPENDIX M THAMES WATER PRE DEVELOPMENT ENQUIRY RESPONSE (FOUL) DATED 7TH September 2022.

On the 7th March 2023 Thames Water wrote to WODC regarding Foul waste and comment " Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal." They went onto provide details on why they had come to this conclusion and also stated a similar concern regarding water supply requesting that " no development shall be occupied until

confirmation has been provided that either;- all water network upgrades required to accommodate the additional demand.....or a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied.

Exactly how long this would all take and to what level of disruption would occur is obviously difficult to ascertain until detailed modelling occurs but it is safe to say that to solve and possibly improve the situation to the necessary level would be a very considerable undertaking. Occupants of the village would no doubt have to suffer a considerable period of disruption.

One also wonders if Thames Water actually has the money to undertake such work.

Thank councillors for their decision to refuse this development.