

WEST OXFORDSHIRE DISTRICT COUNCIL

**Appendices of Chris Wood relating to:
Housing Land Supply, Landscape and Visual Effects,
Design, Policy Compliance and the Planning Balance**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Appeal by Catesby Strategic Land Ltd

**Against the Decision of West Oxfordshire District Council
to Refuse Outline Planning Permission for:**

Development of up to 134 Dwellings (Use Class C3)

**including means of access into the site (not internal roads) and associated
highway works, with all other matters (relating to appearance, landscaping,
scale and layout) reserved (amended description) (amended plans) at**

**Land South of Burford Road,
Minster Lovell**

Appeal ref. APP/D3125/W/23/3331279

LPA Application ref. 22/03240/OUT

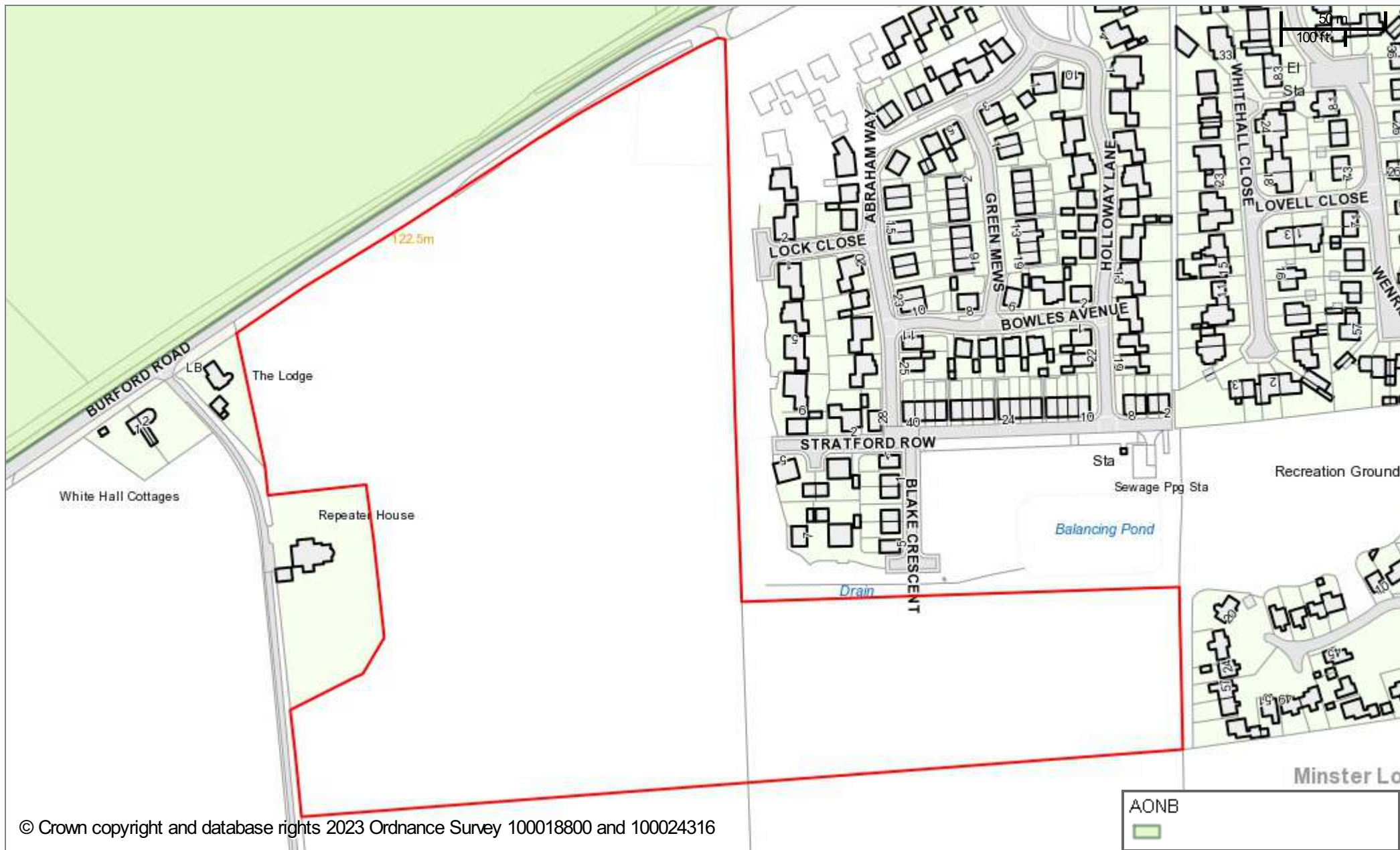
18 January 2024

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Appendix 1a

Plans and Aerial Photographs of the Appeal Site and Nearby Area



Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Scale: 1:2500

Printed on: 21/1/2024 at 6:48 AM



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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2021-2022

Scale: 1:2500

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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2019

Scale: 1:2500

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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2014-2015

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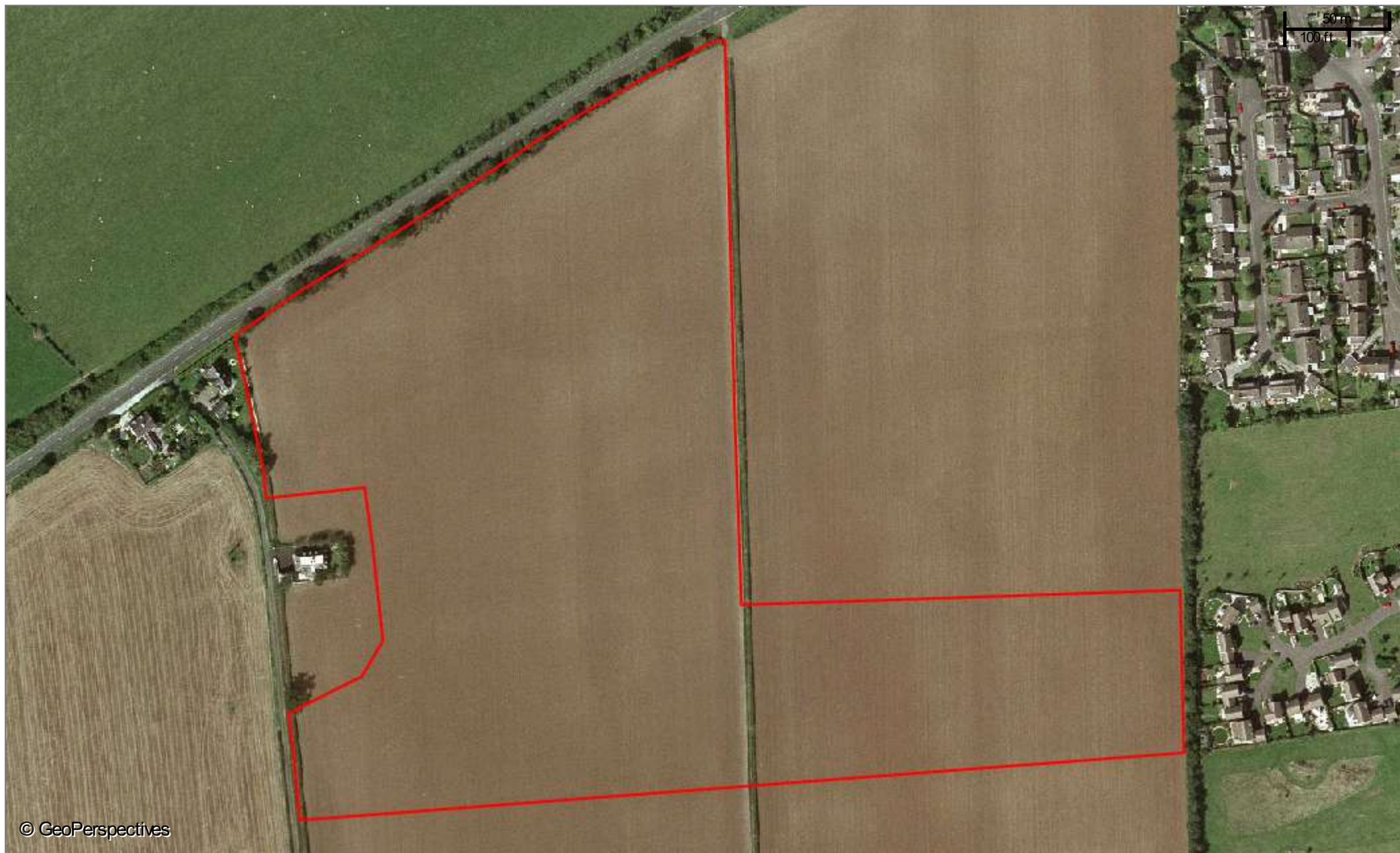
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

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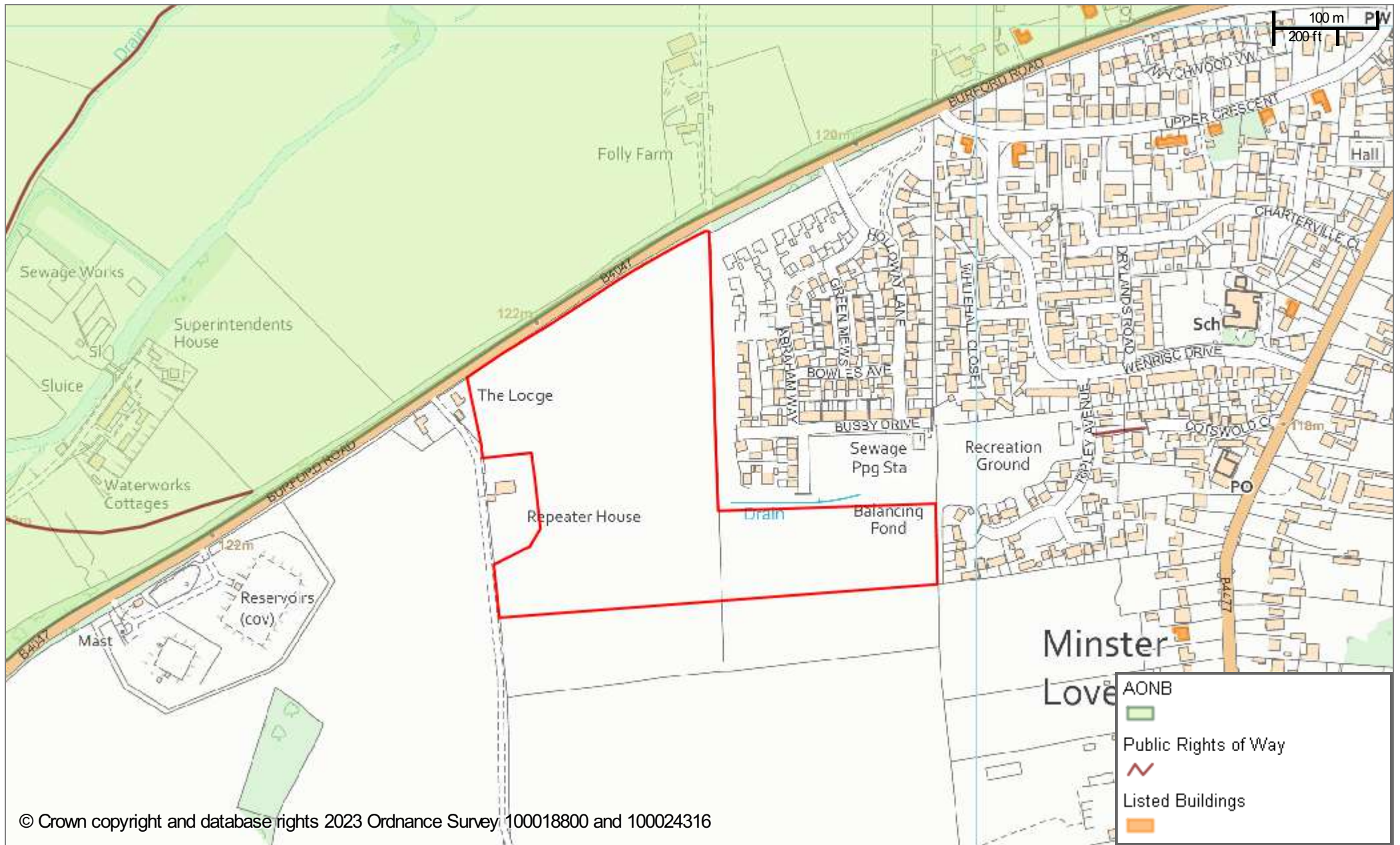
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Scale: 1:5000

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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

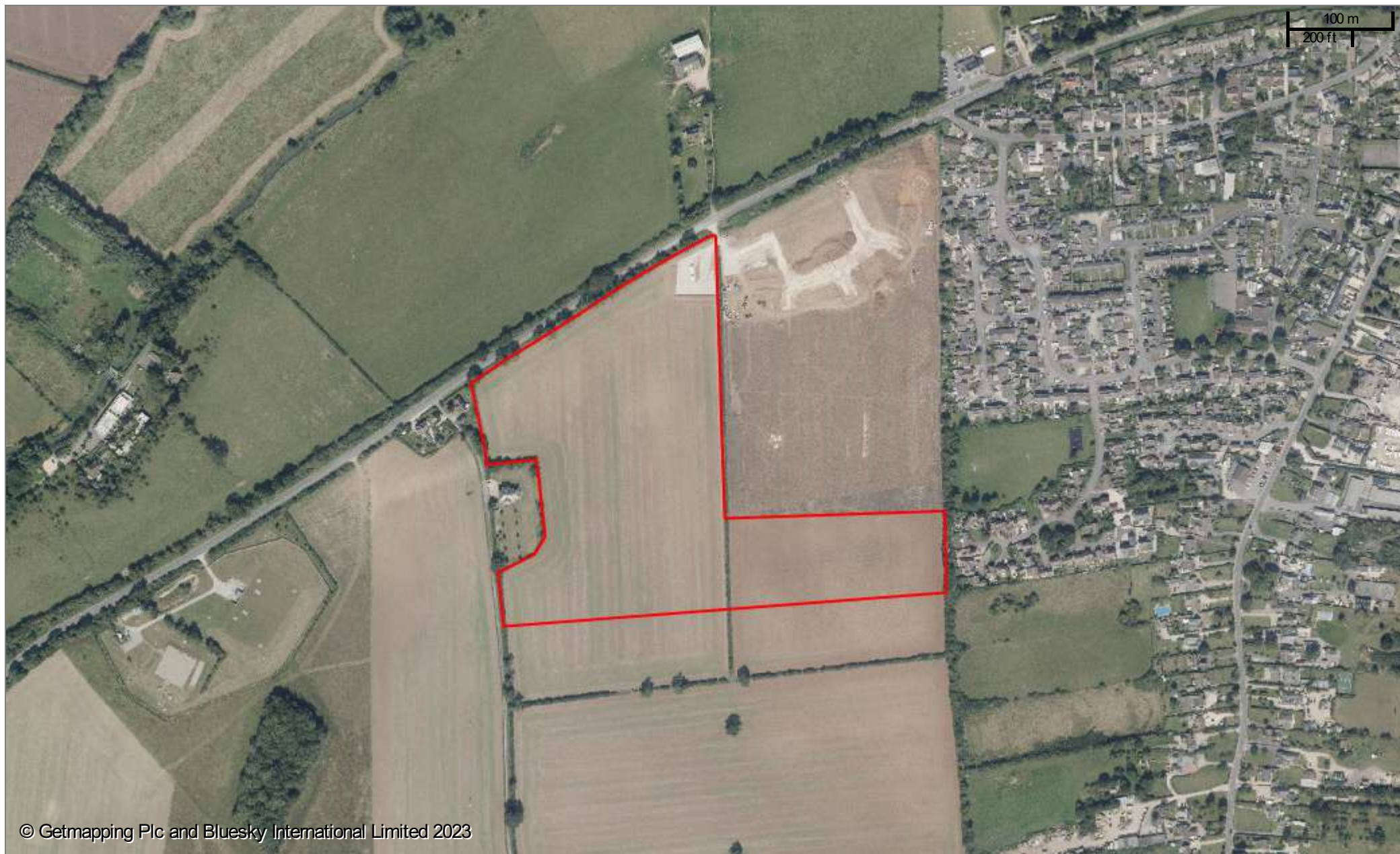
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2014-2015

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DISTRICT COUNCIL



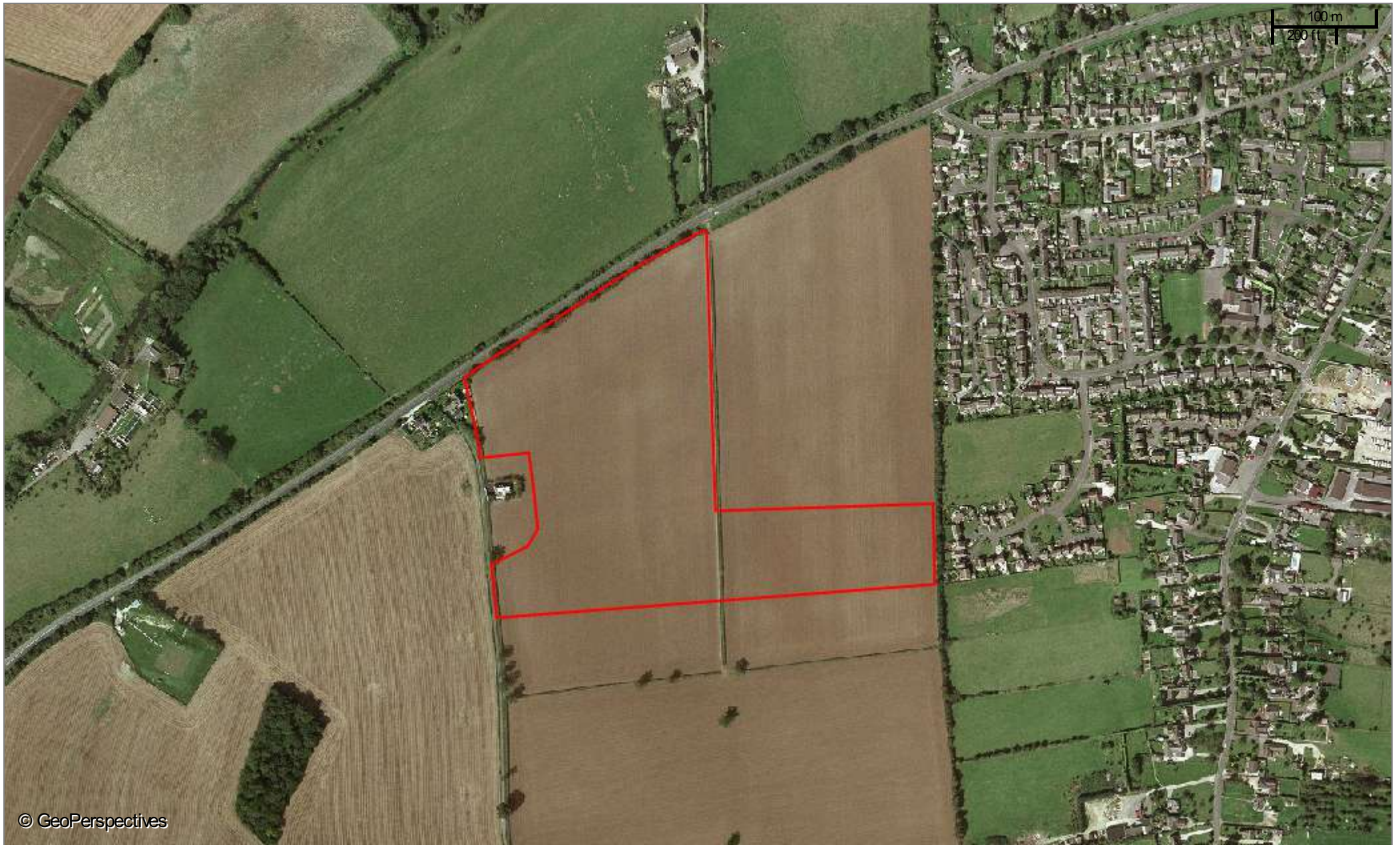
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2009

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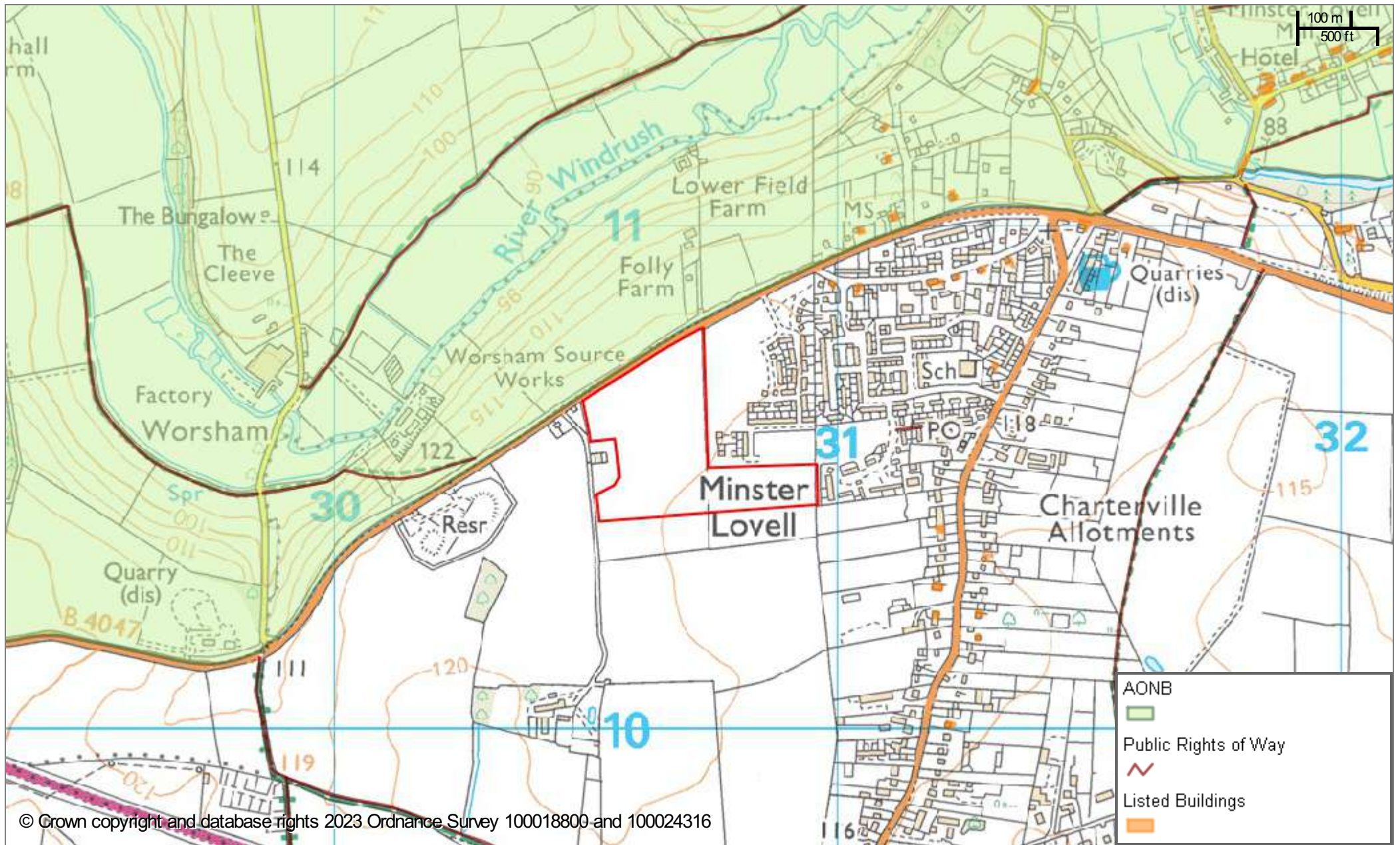


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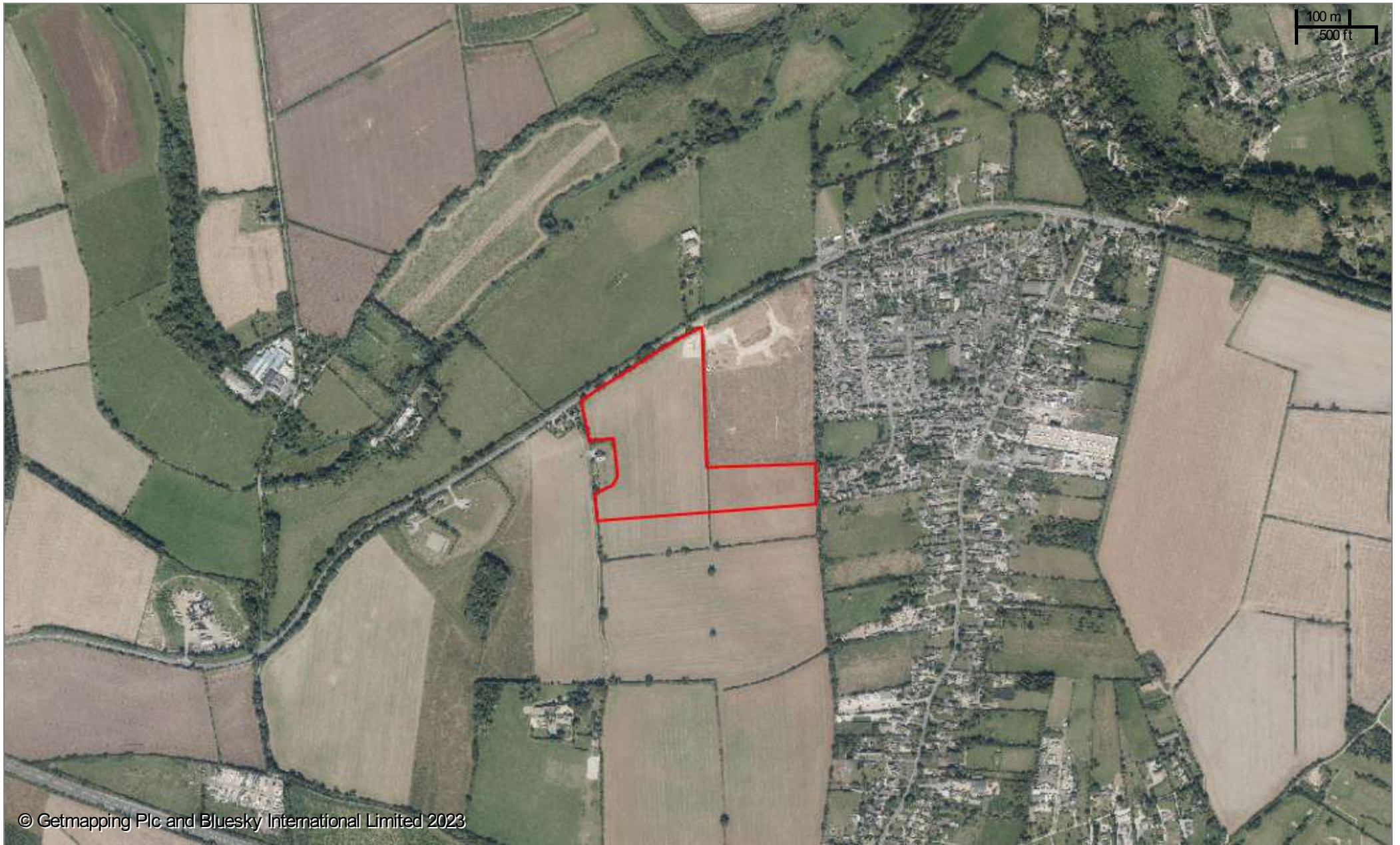
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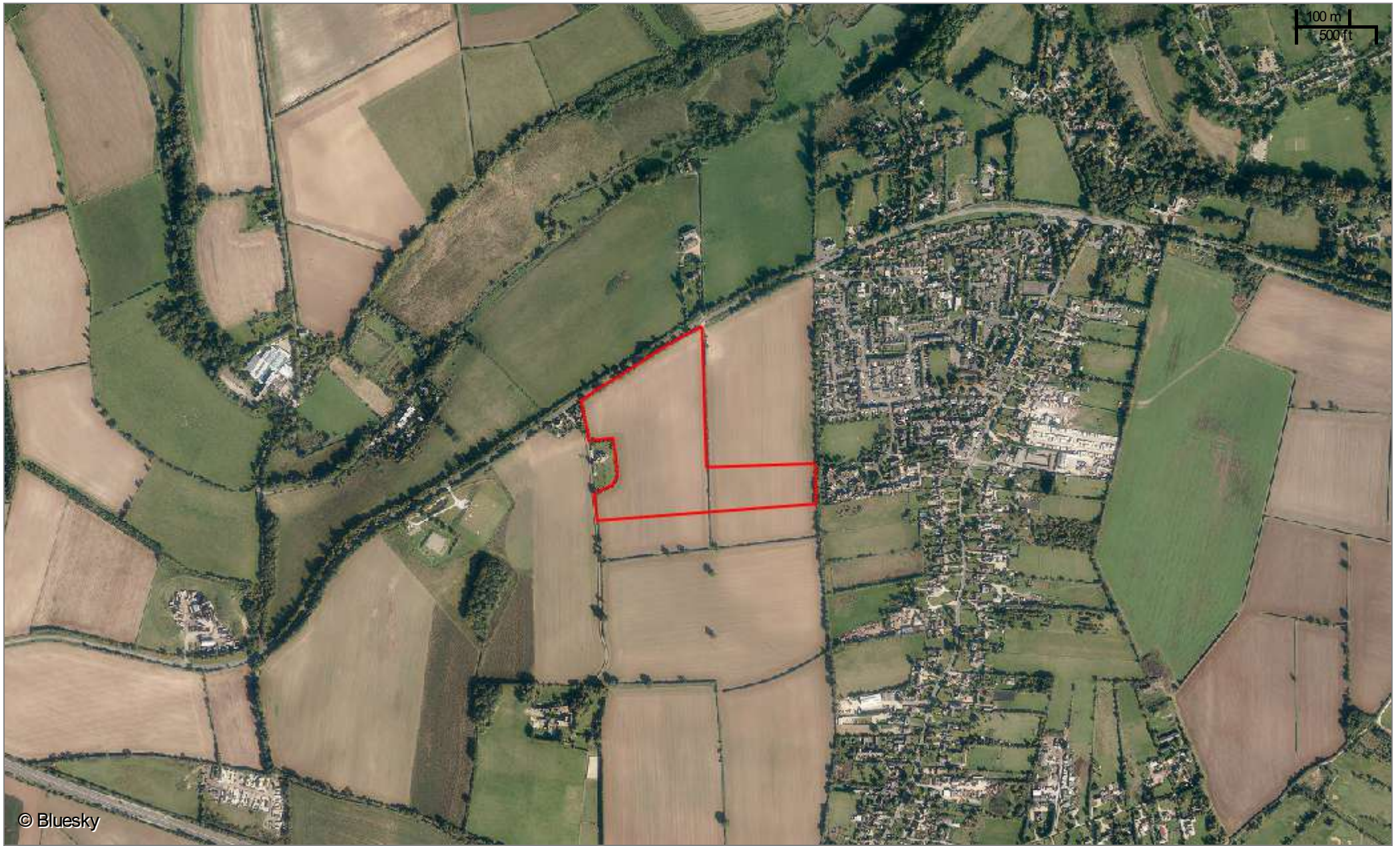
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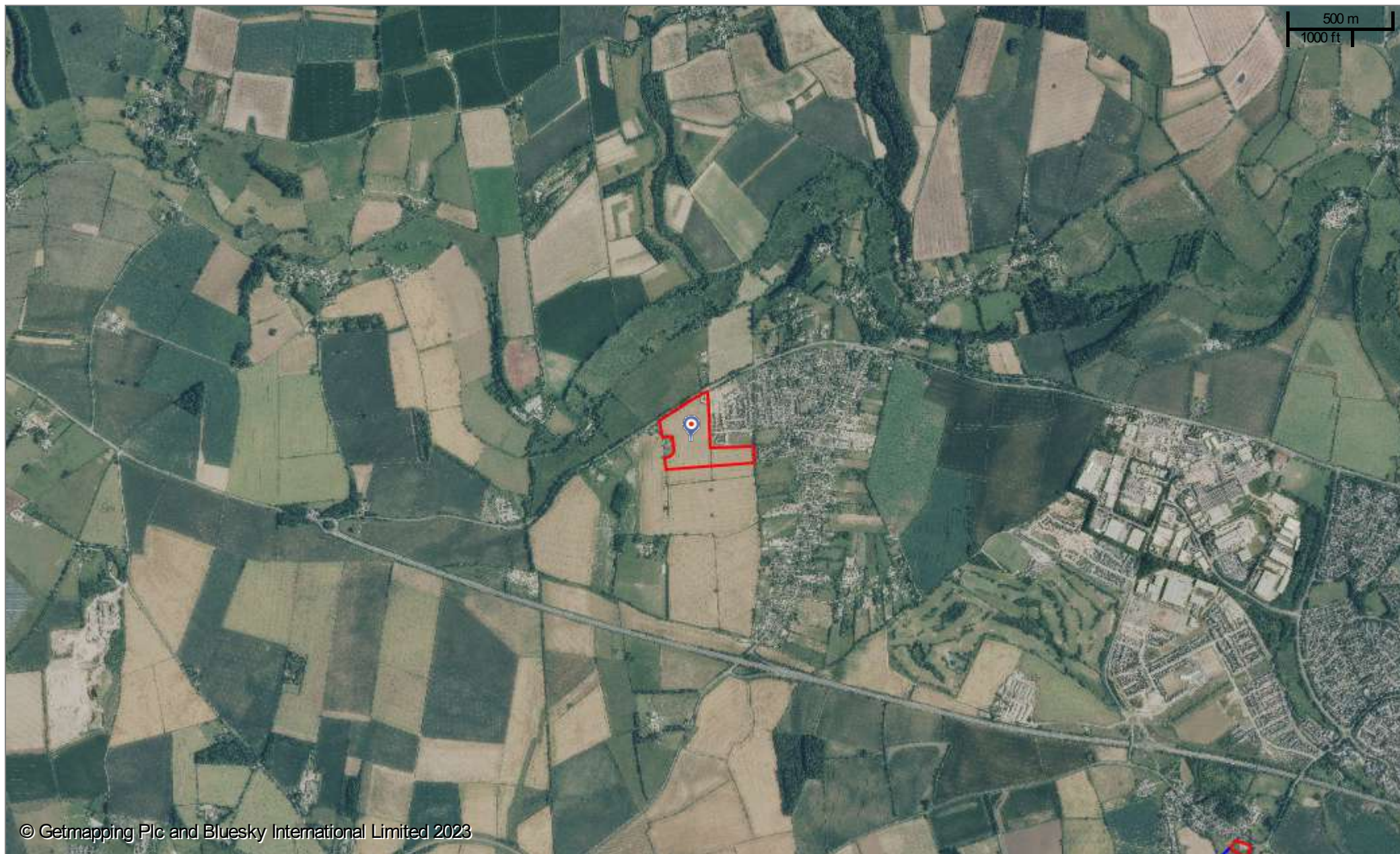
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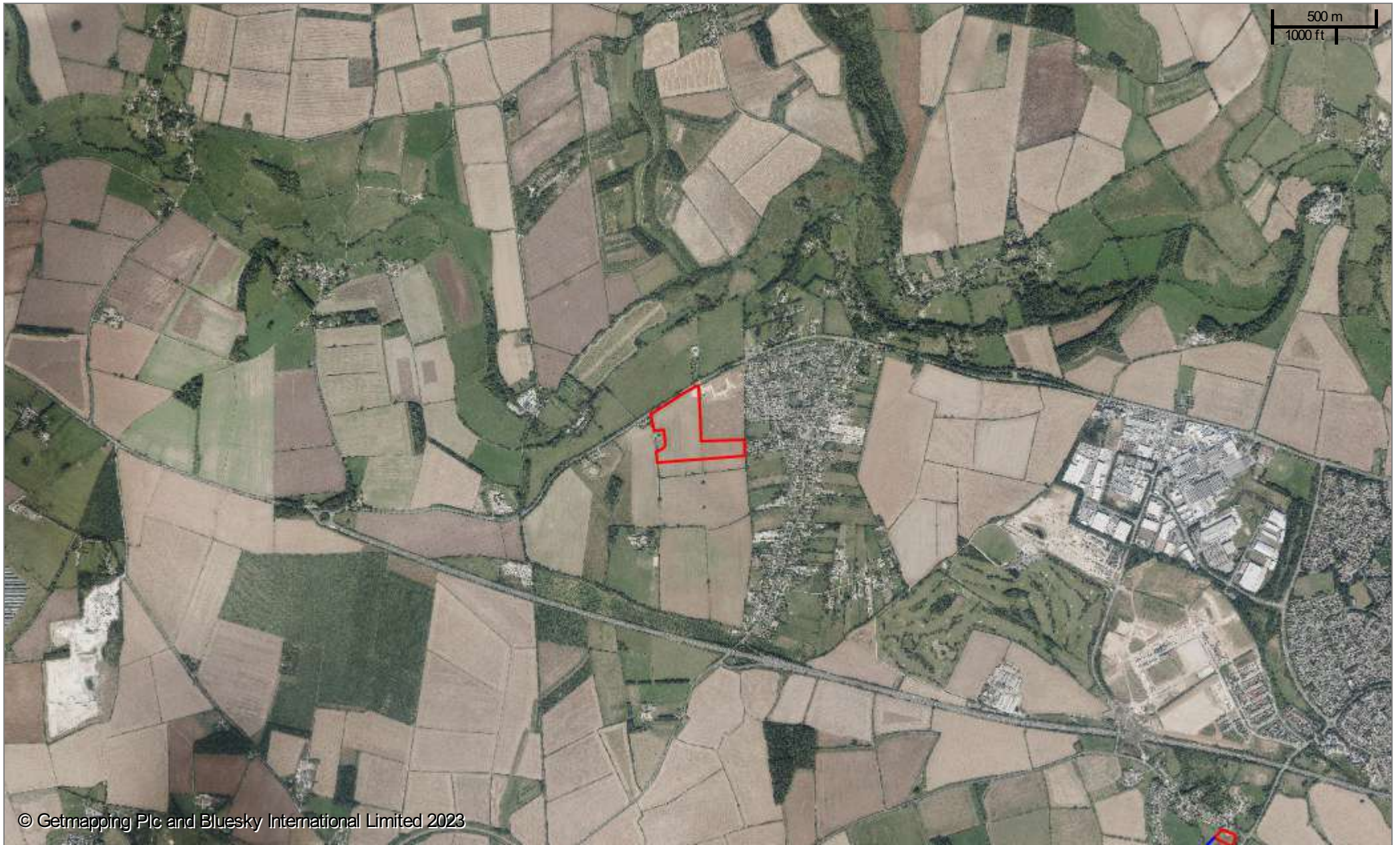
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

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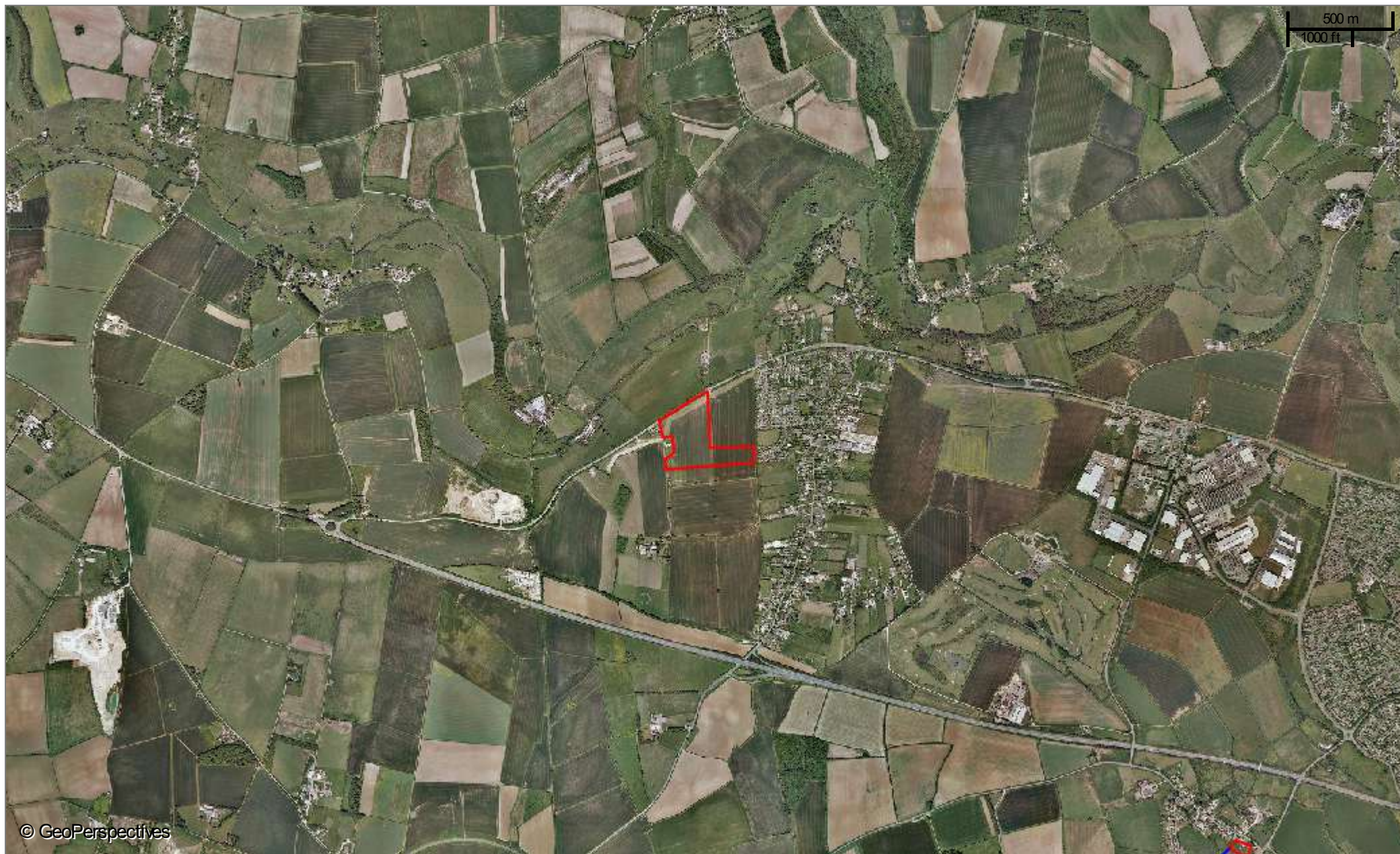


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Aerial photograph 2014-2015

Scale: 1:25000

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500 m
1000 ft

Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Aerial photograph 2009

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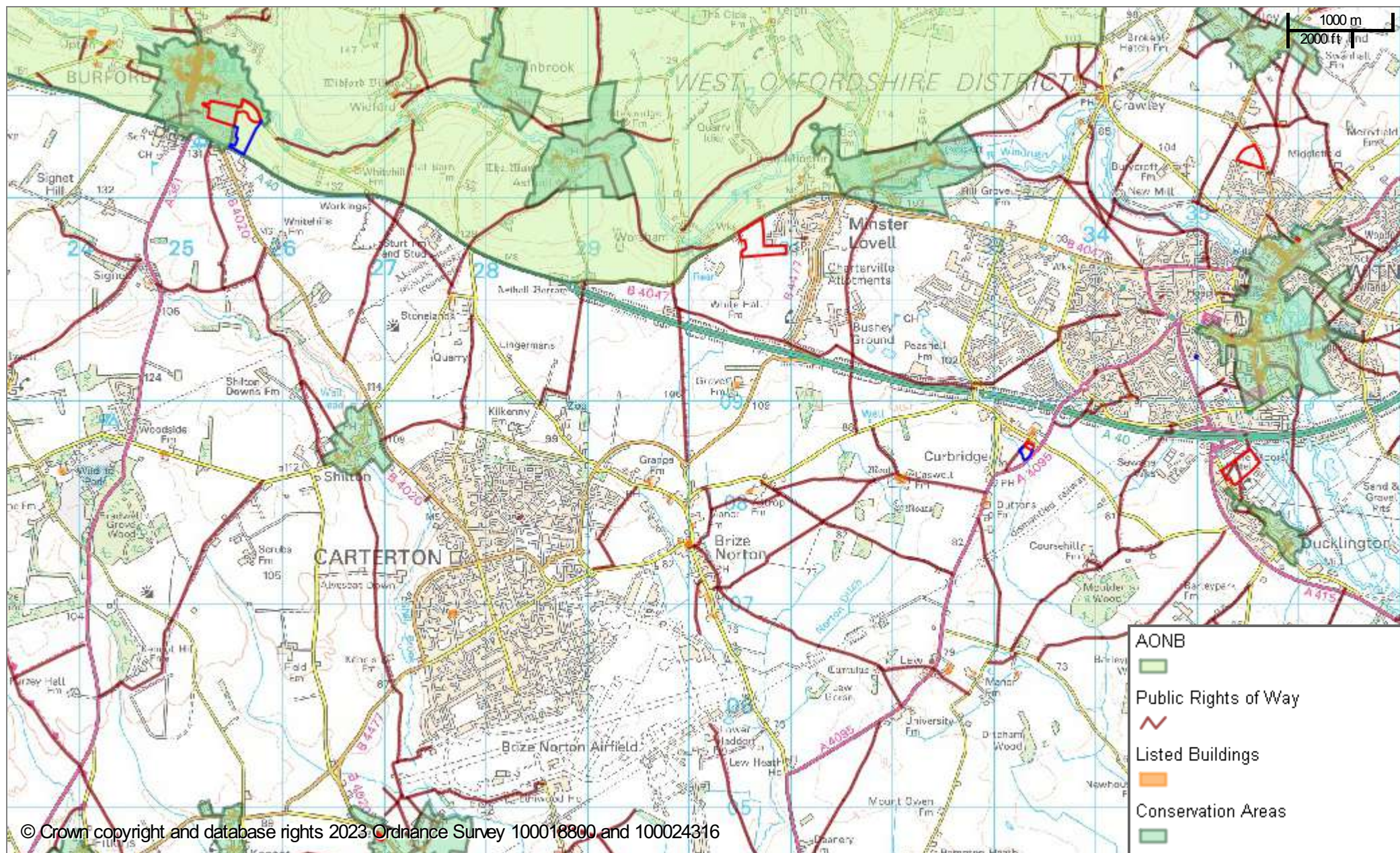
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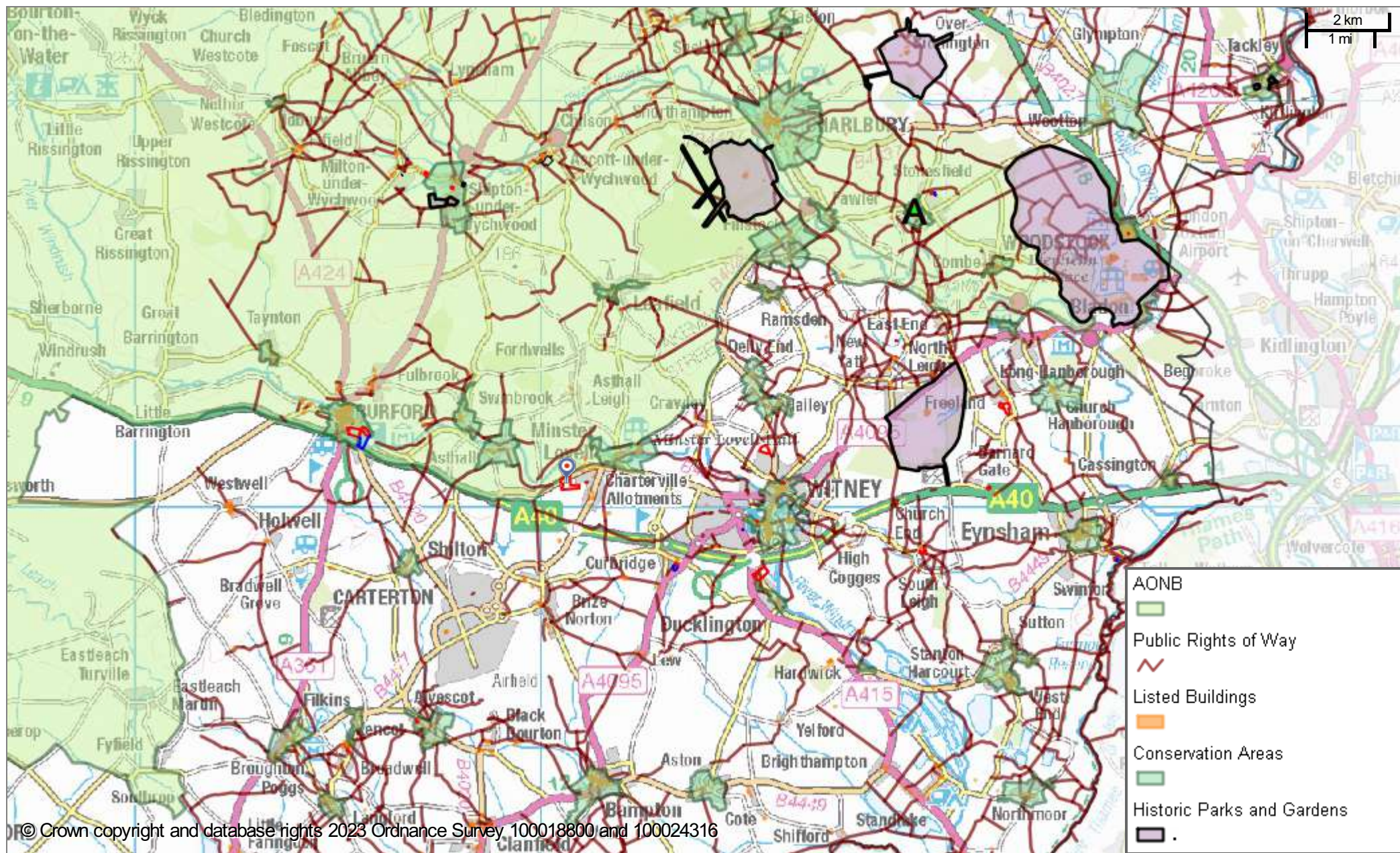
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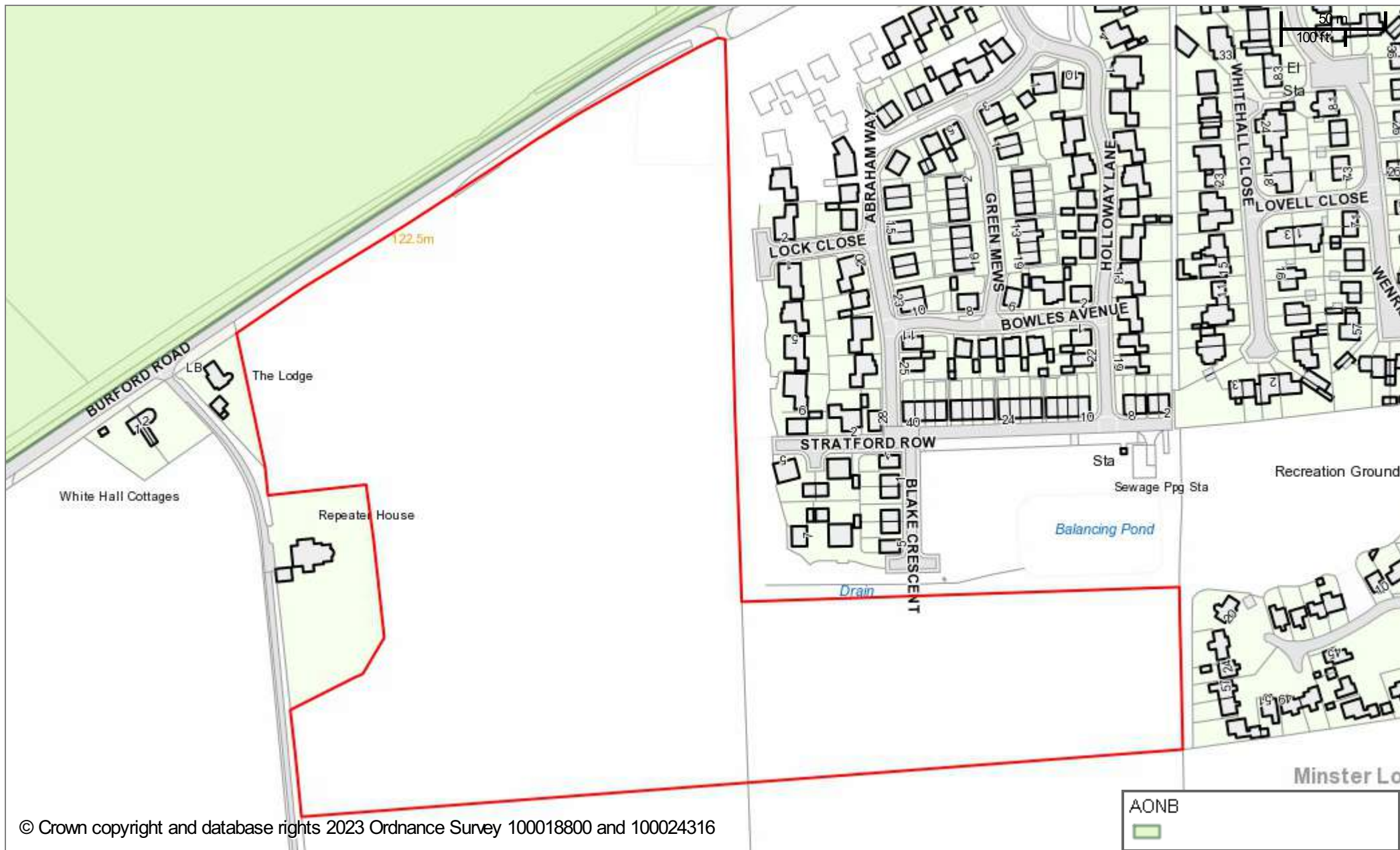
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Appendix 1b

Historic Maps of the Appeal Site and Nearby Area



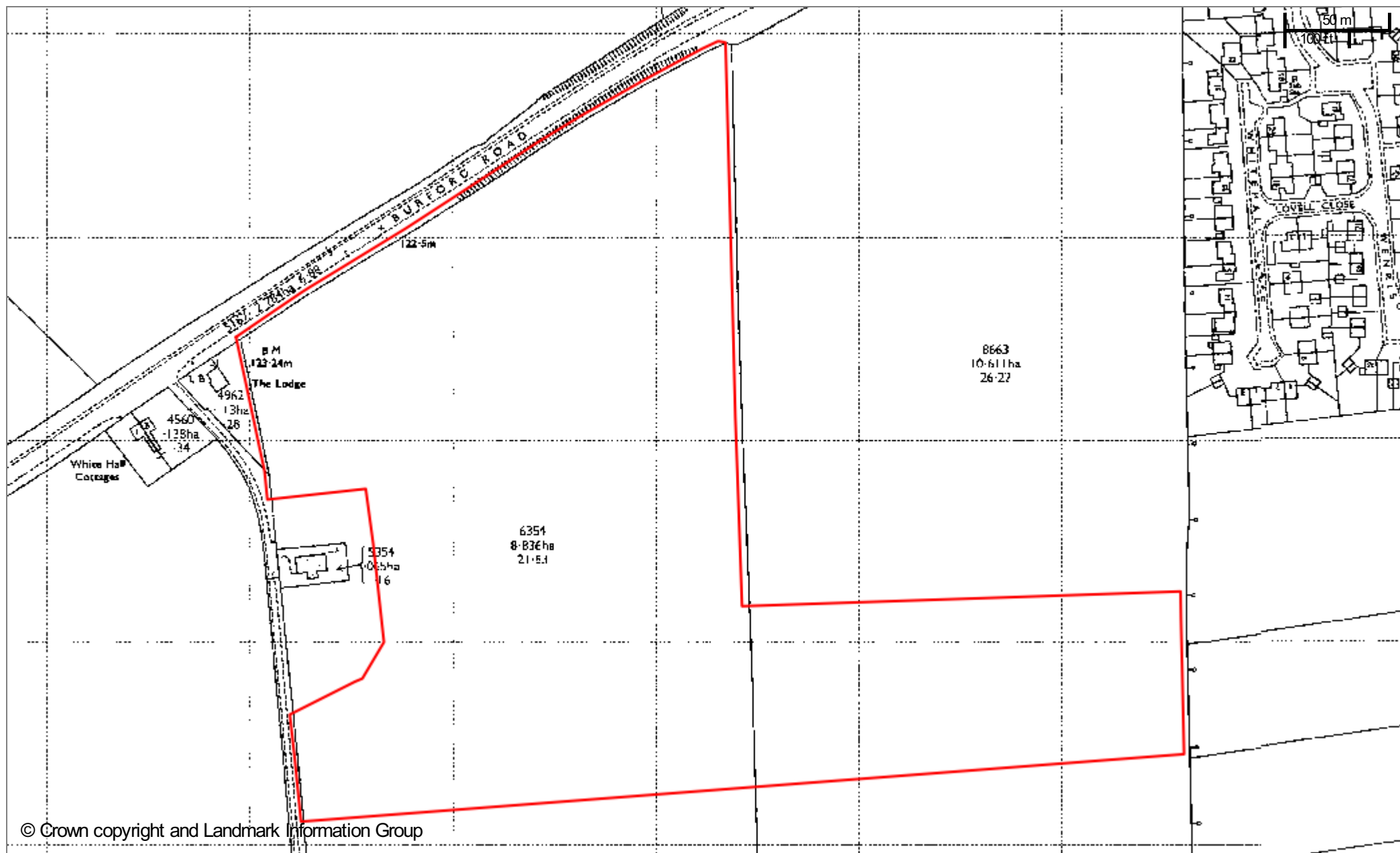
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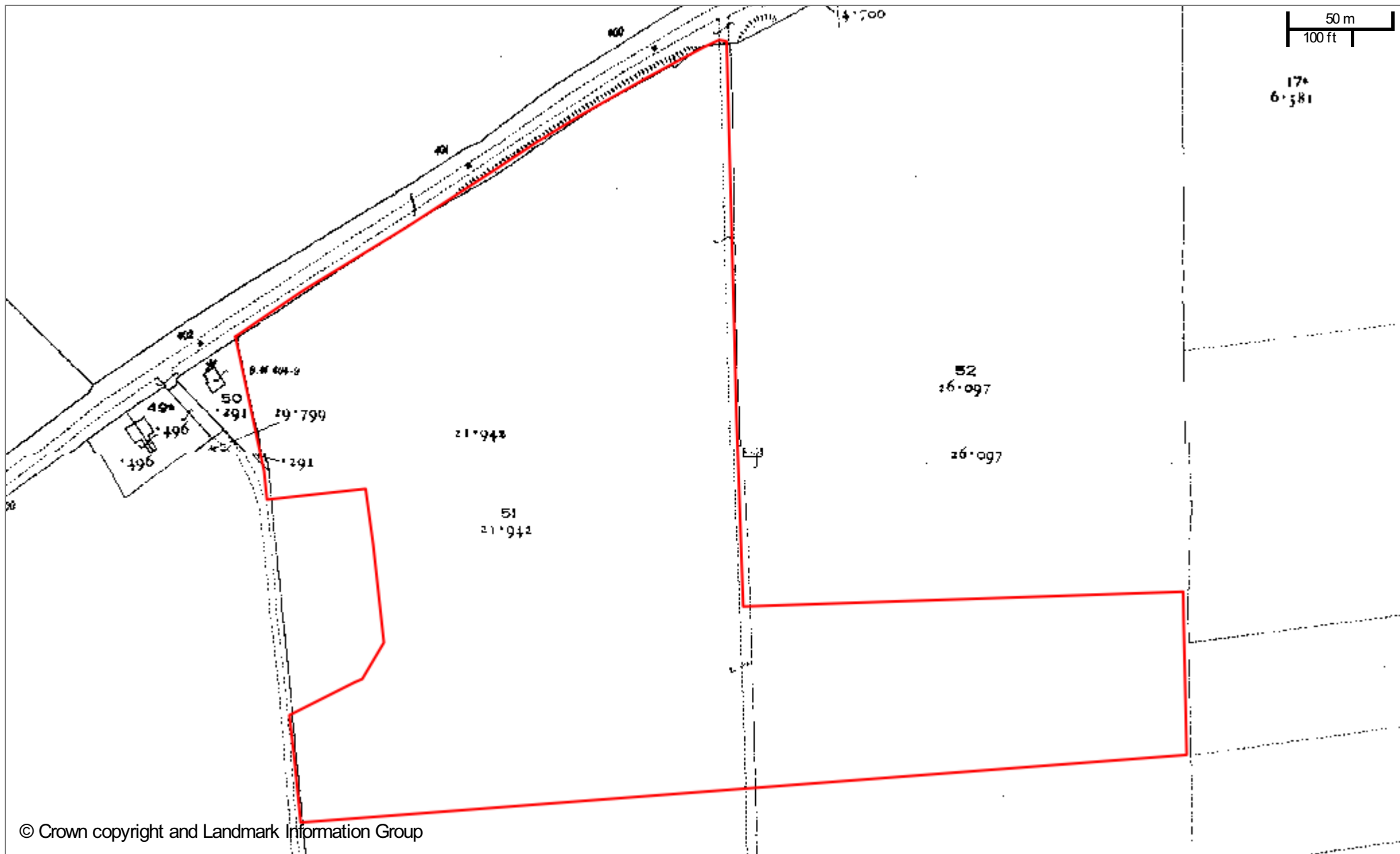
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Historic map 1970-1980

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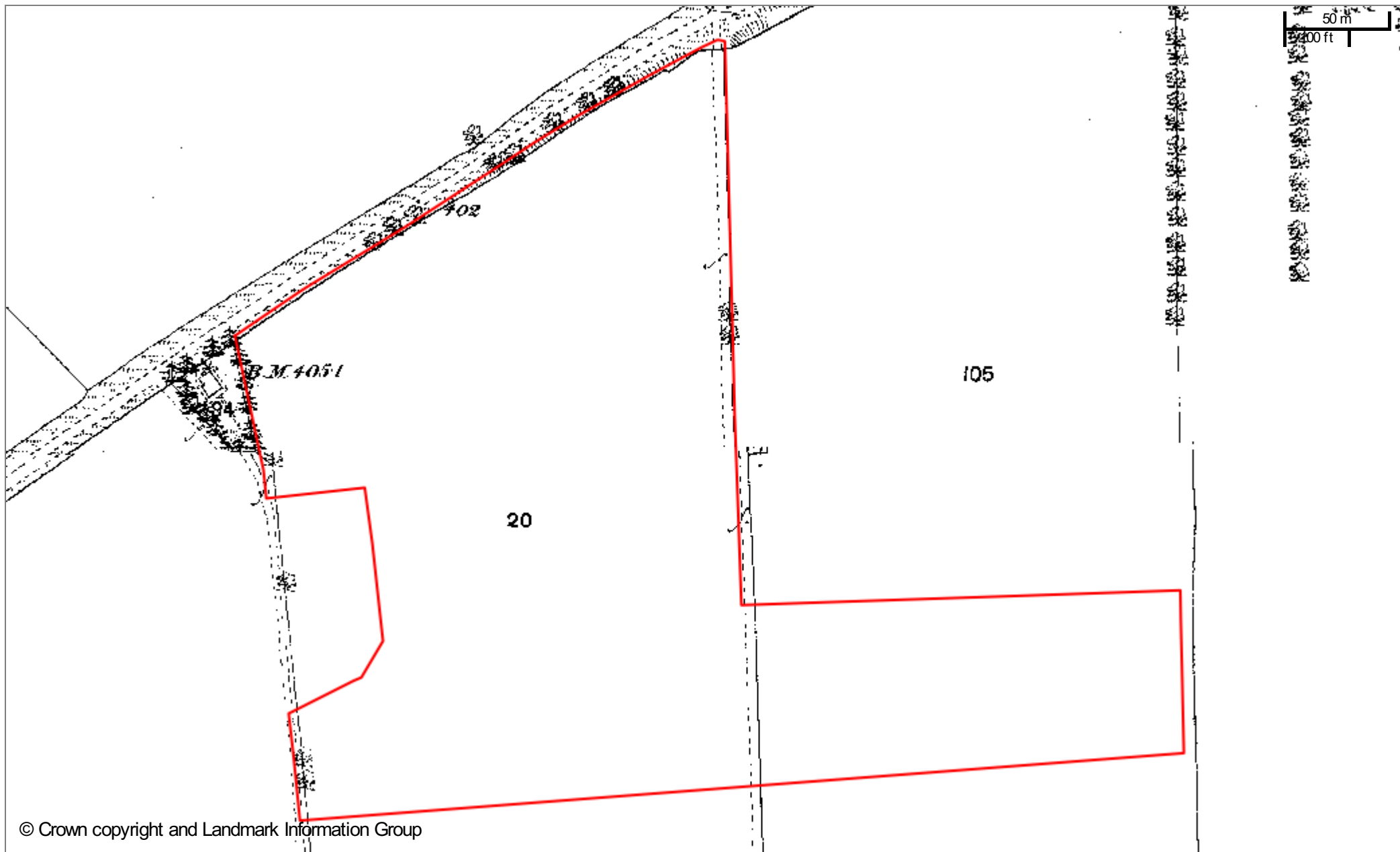
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Historic map 1912-1923

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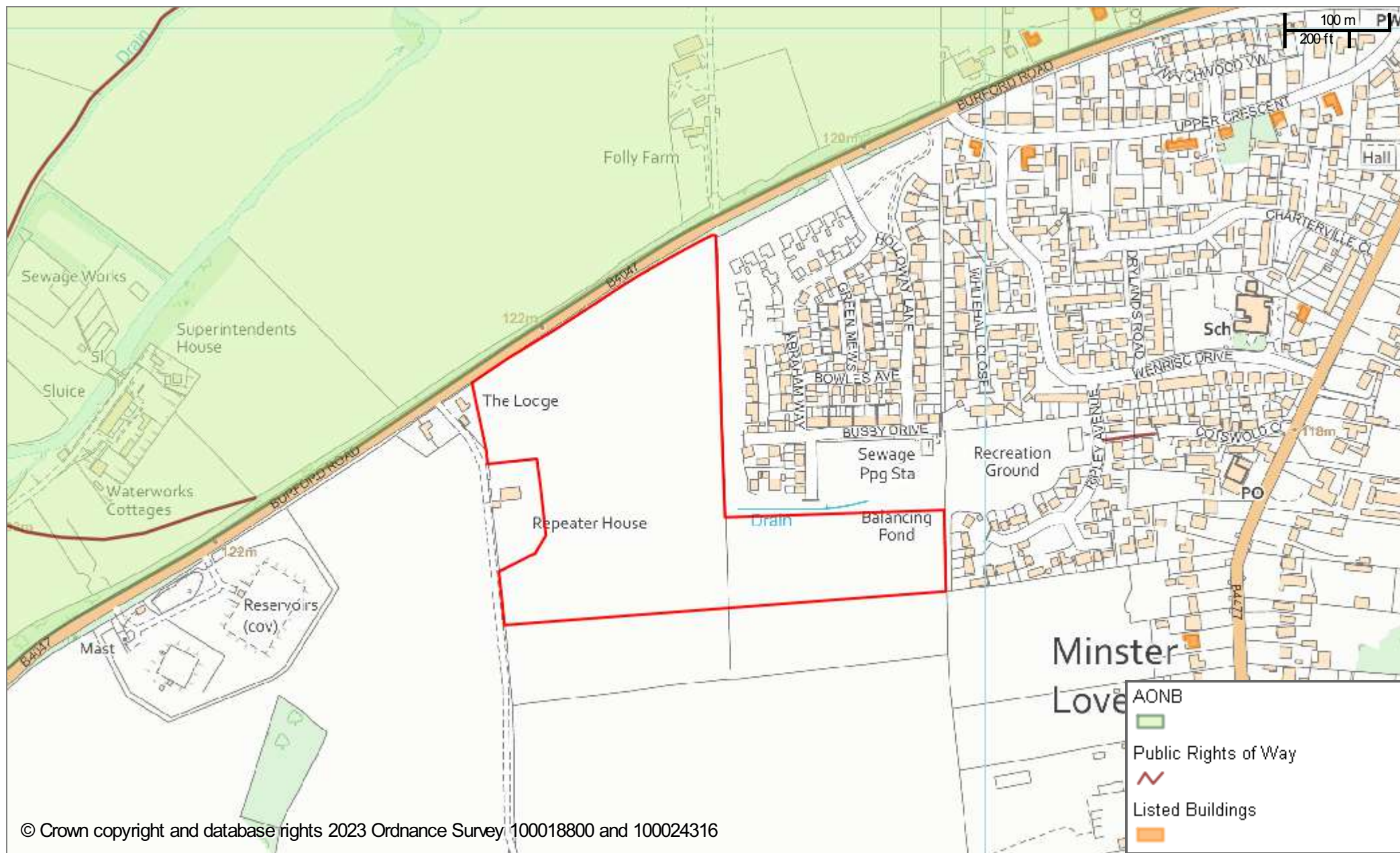
Historic map 1875-1887

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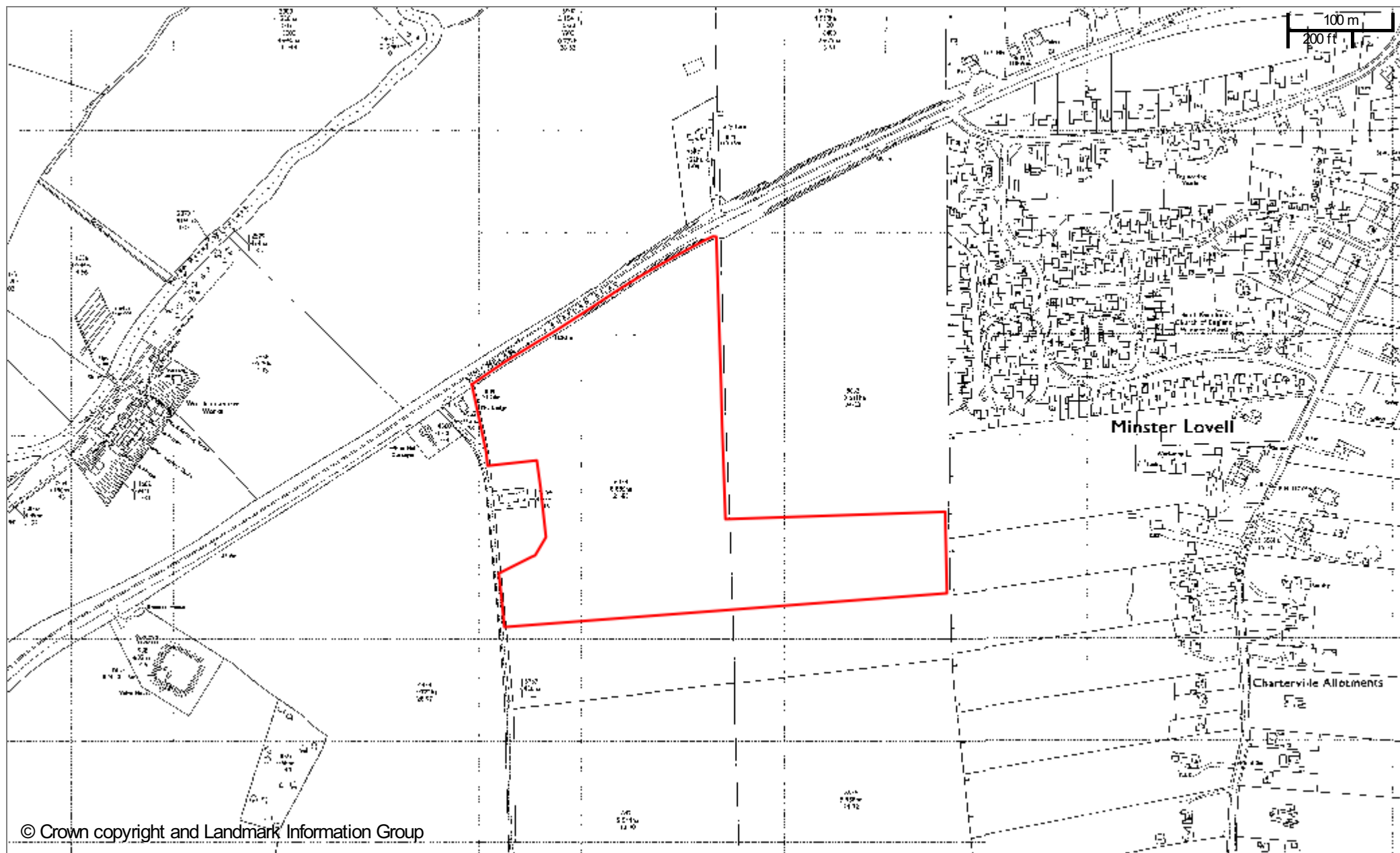
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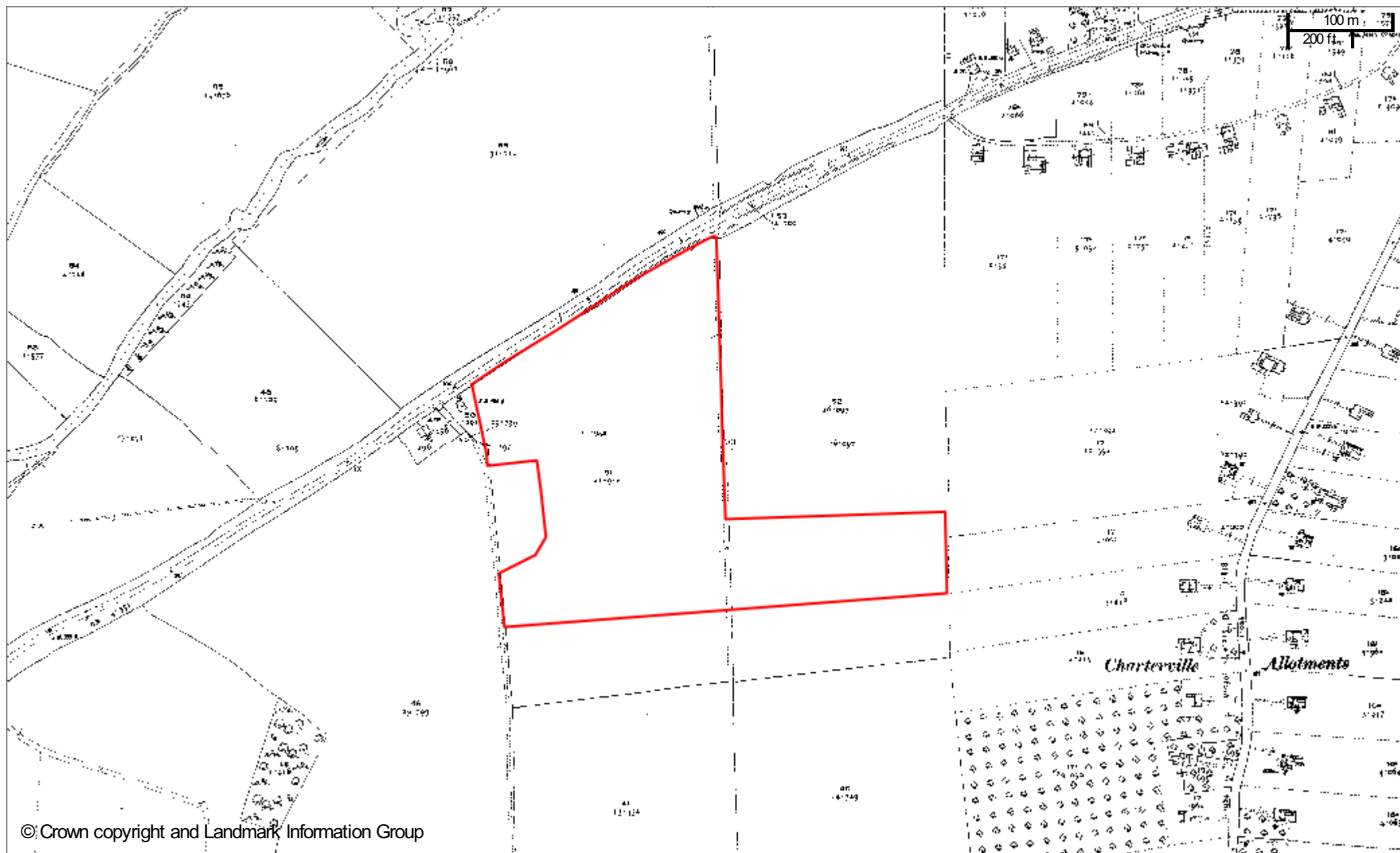
Historic map 1970-1980

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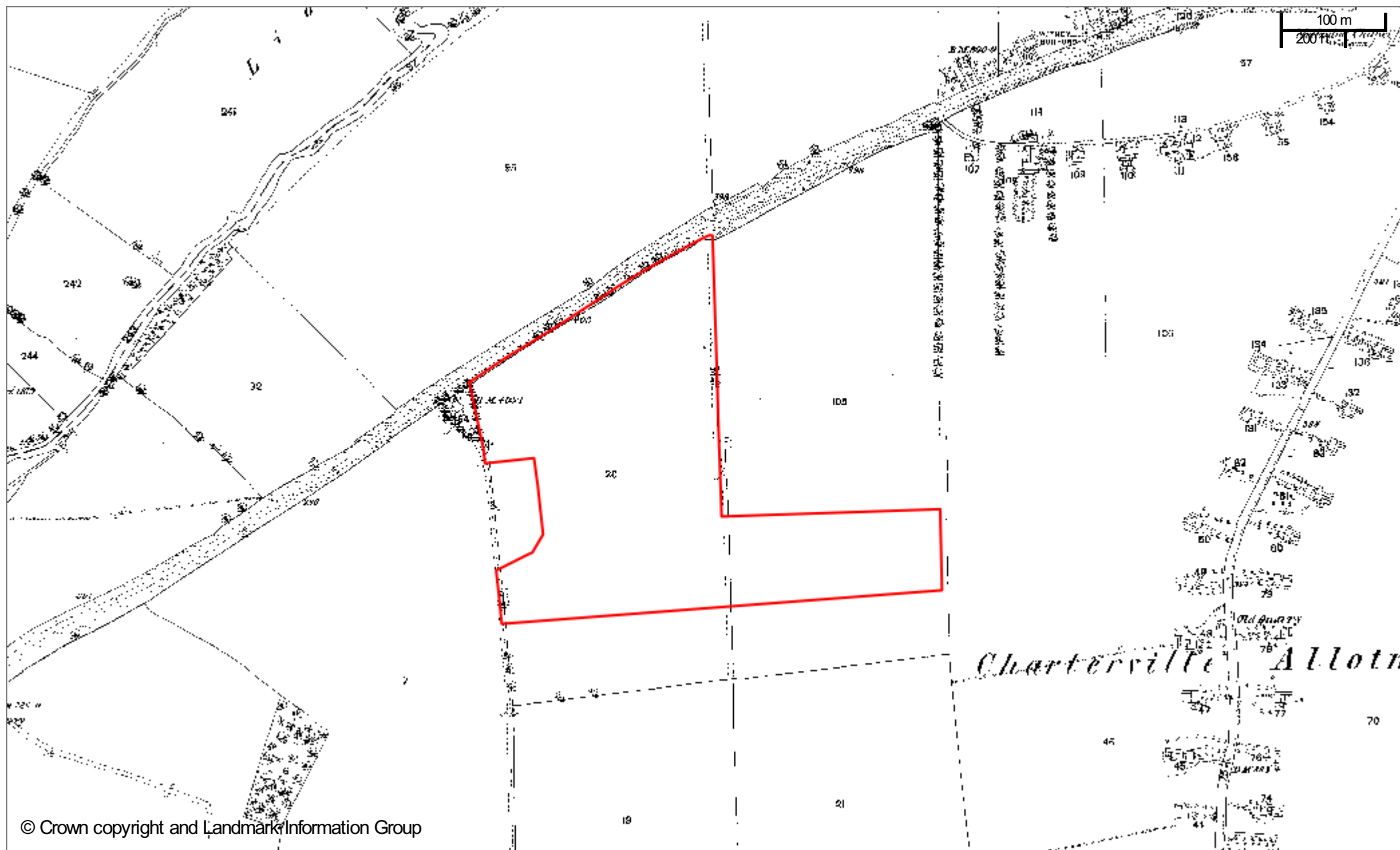
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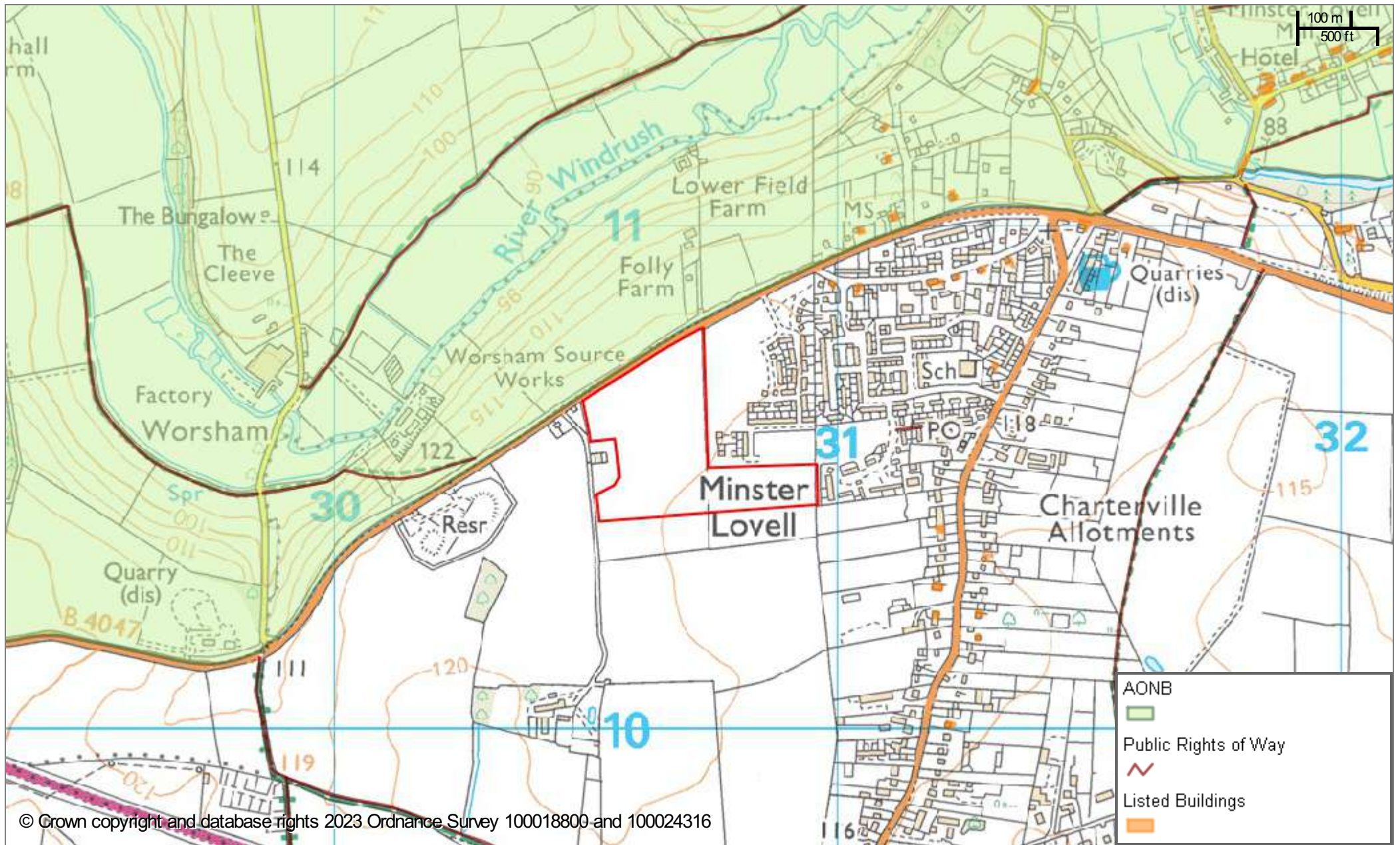
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Historic map 1875-1887

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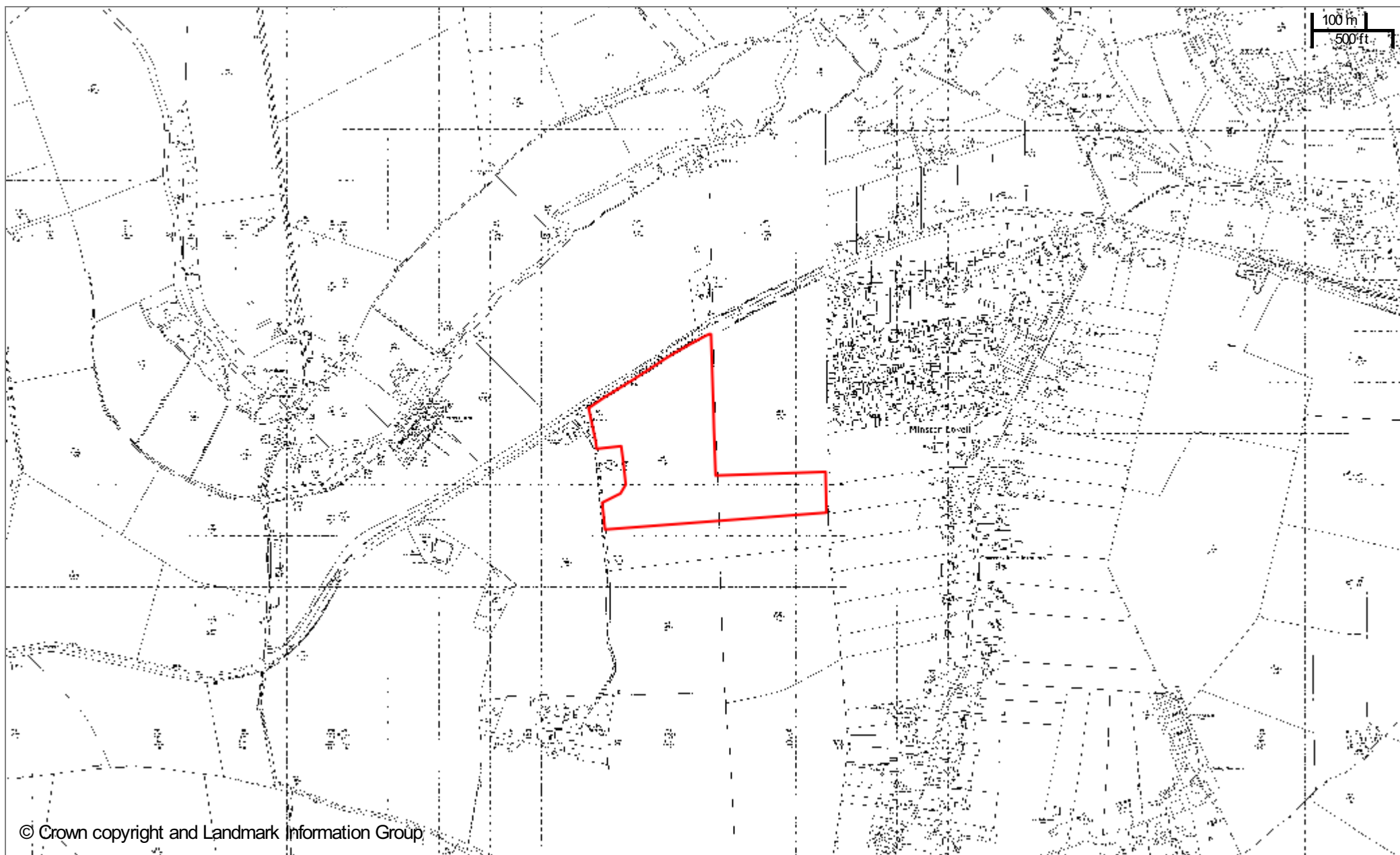




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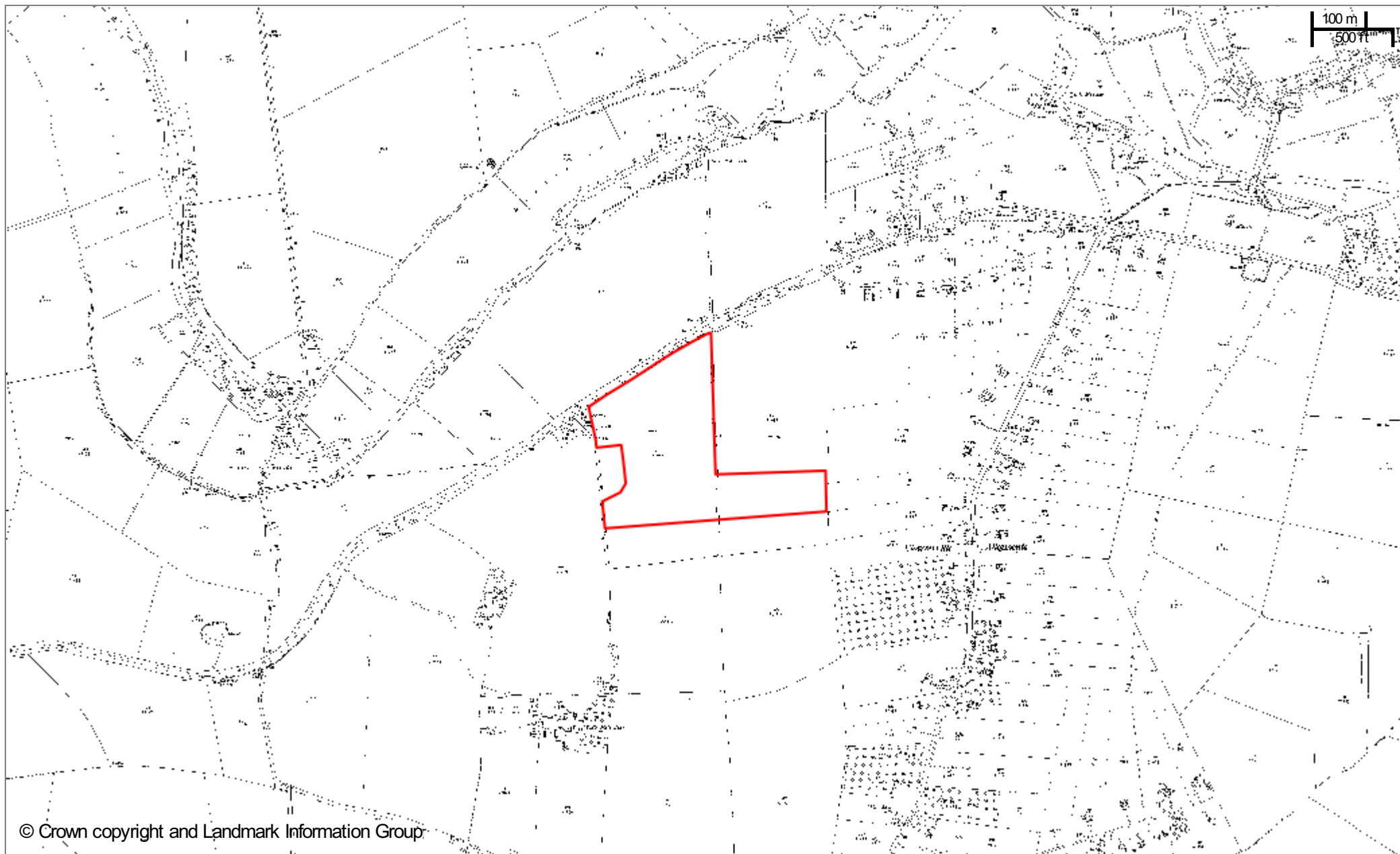
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Historic map 1970-1980

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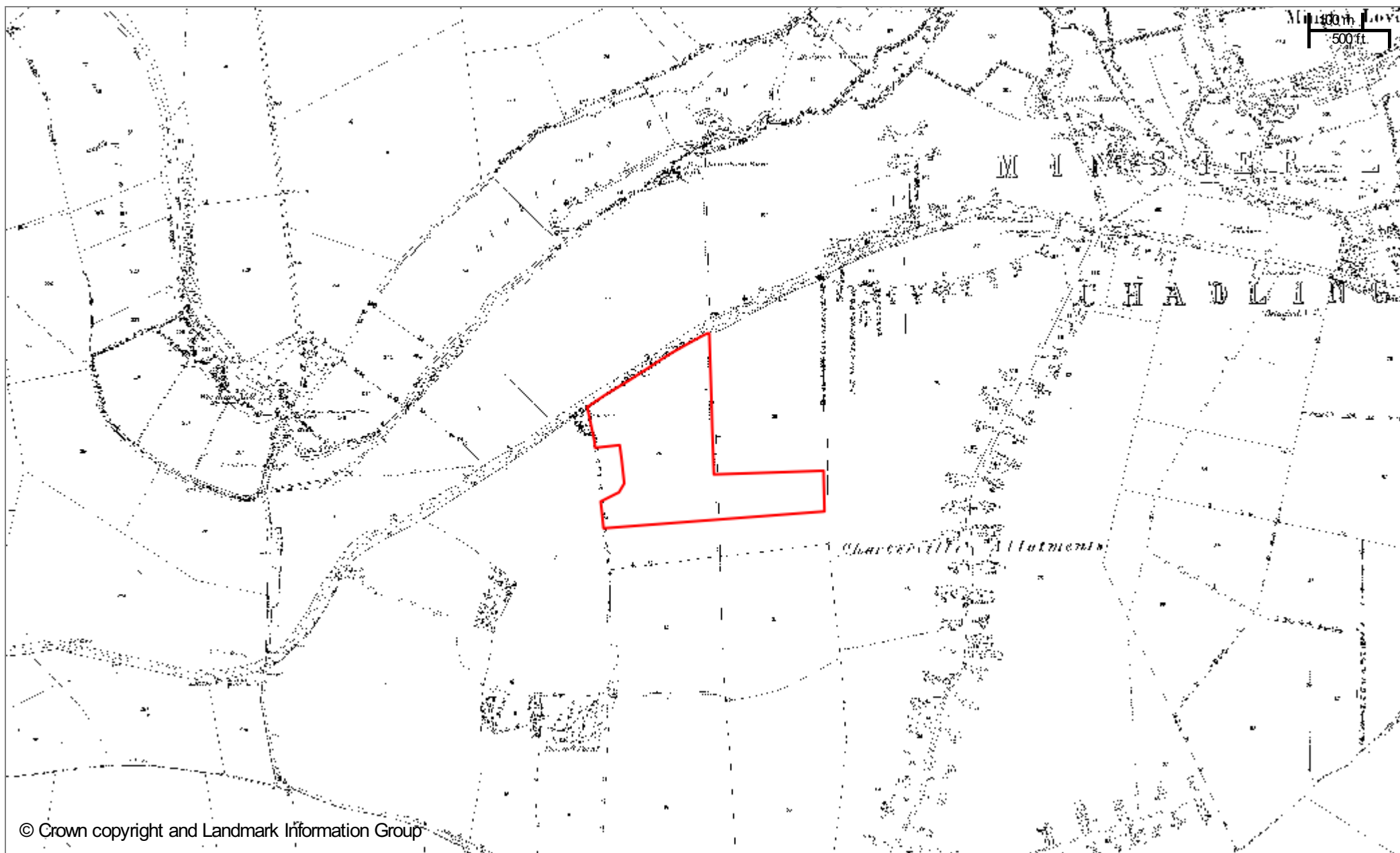
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Historic map 1912-1923

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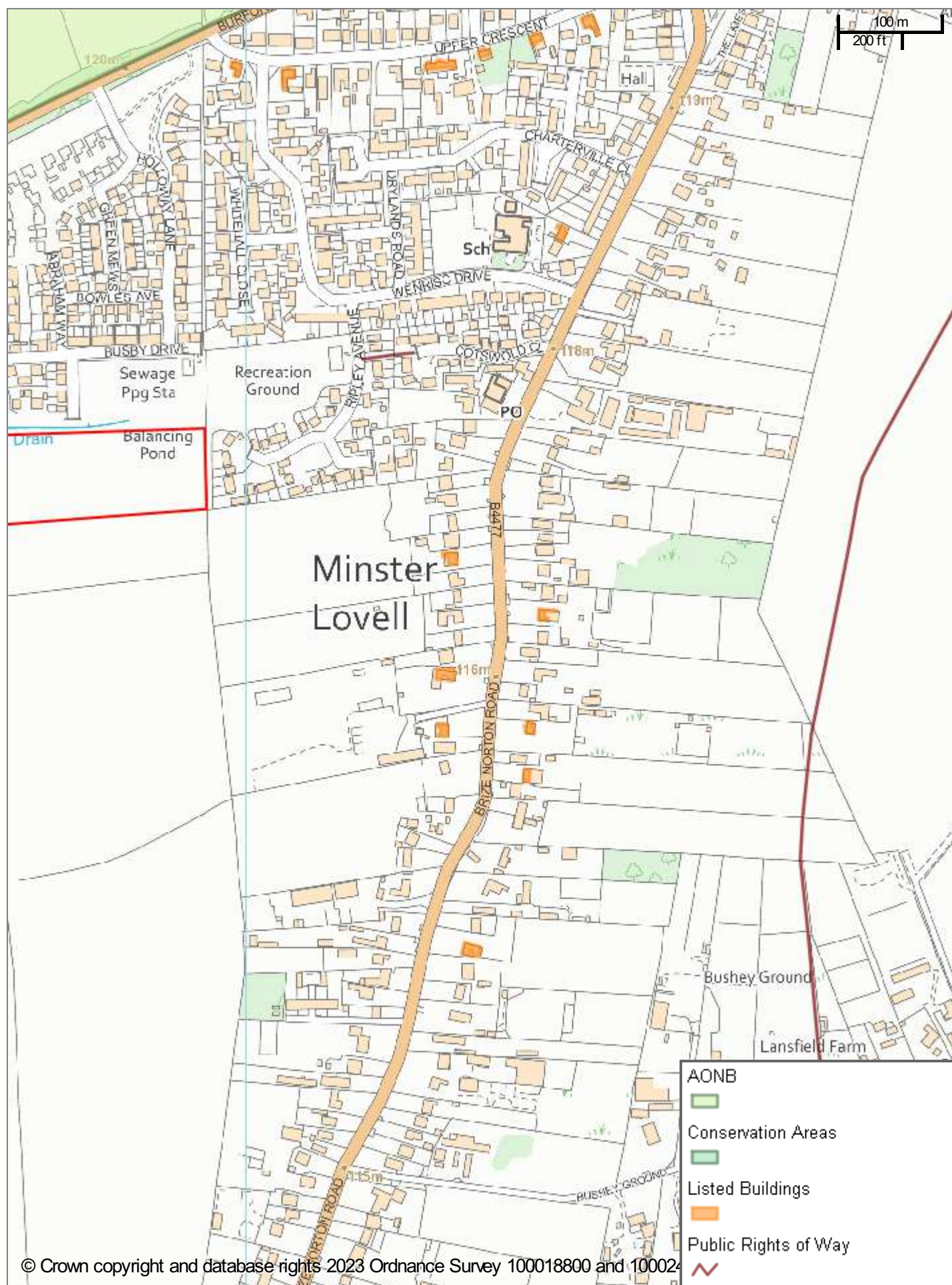
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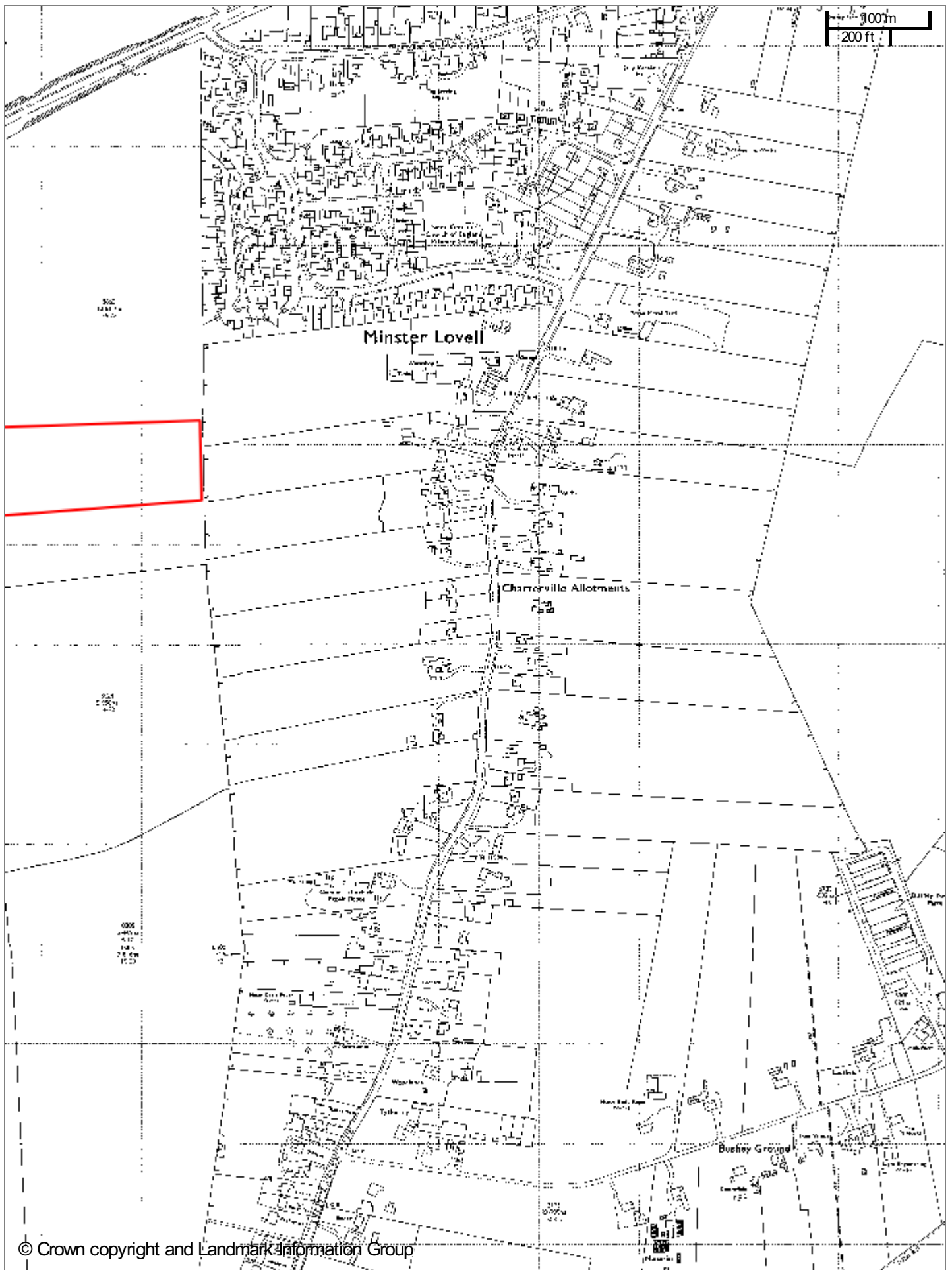
WEST OXFORDSHIRE
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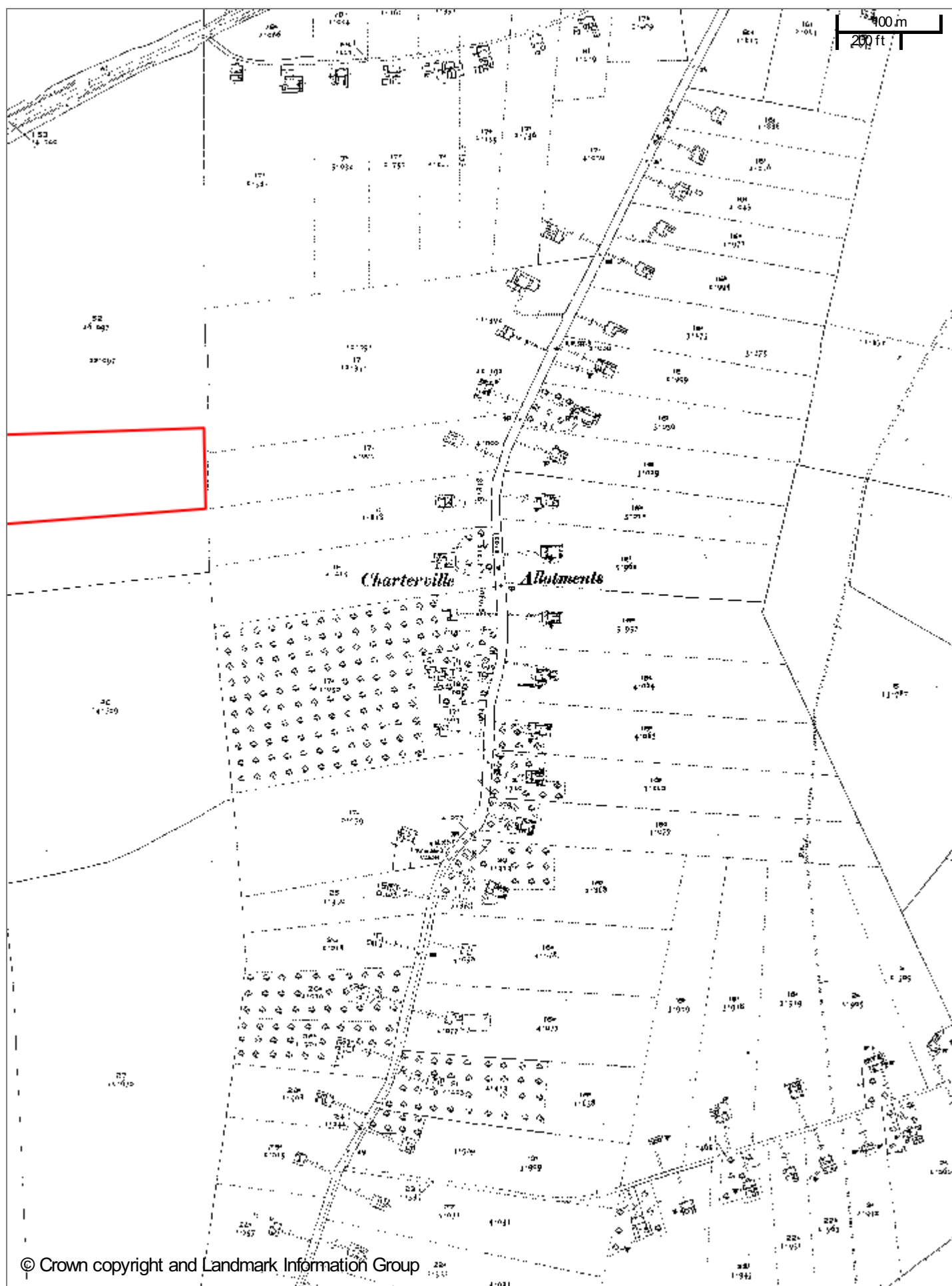


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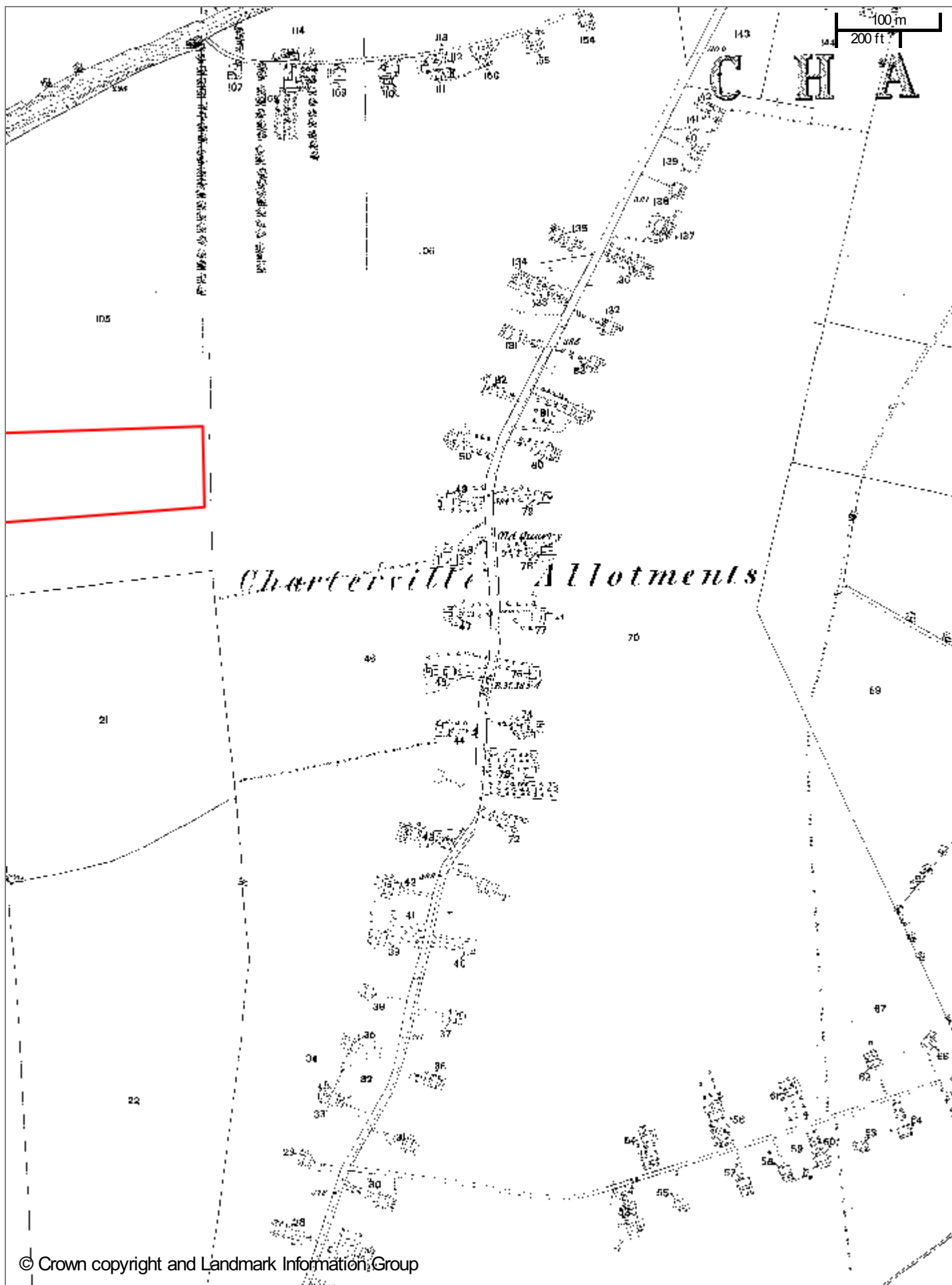


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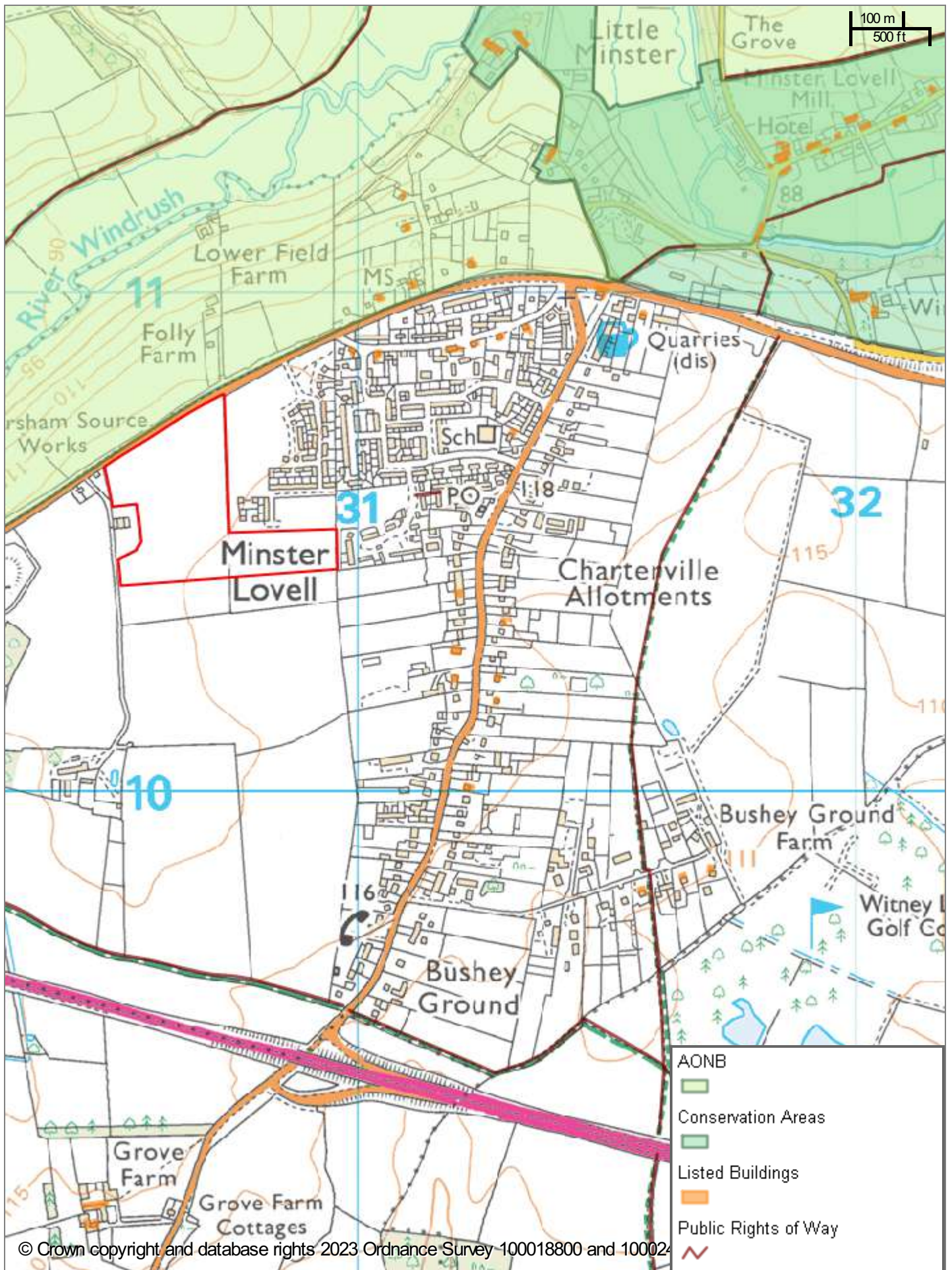


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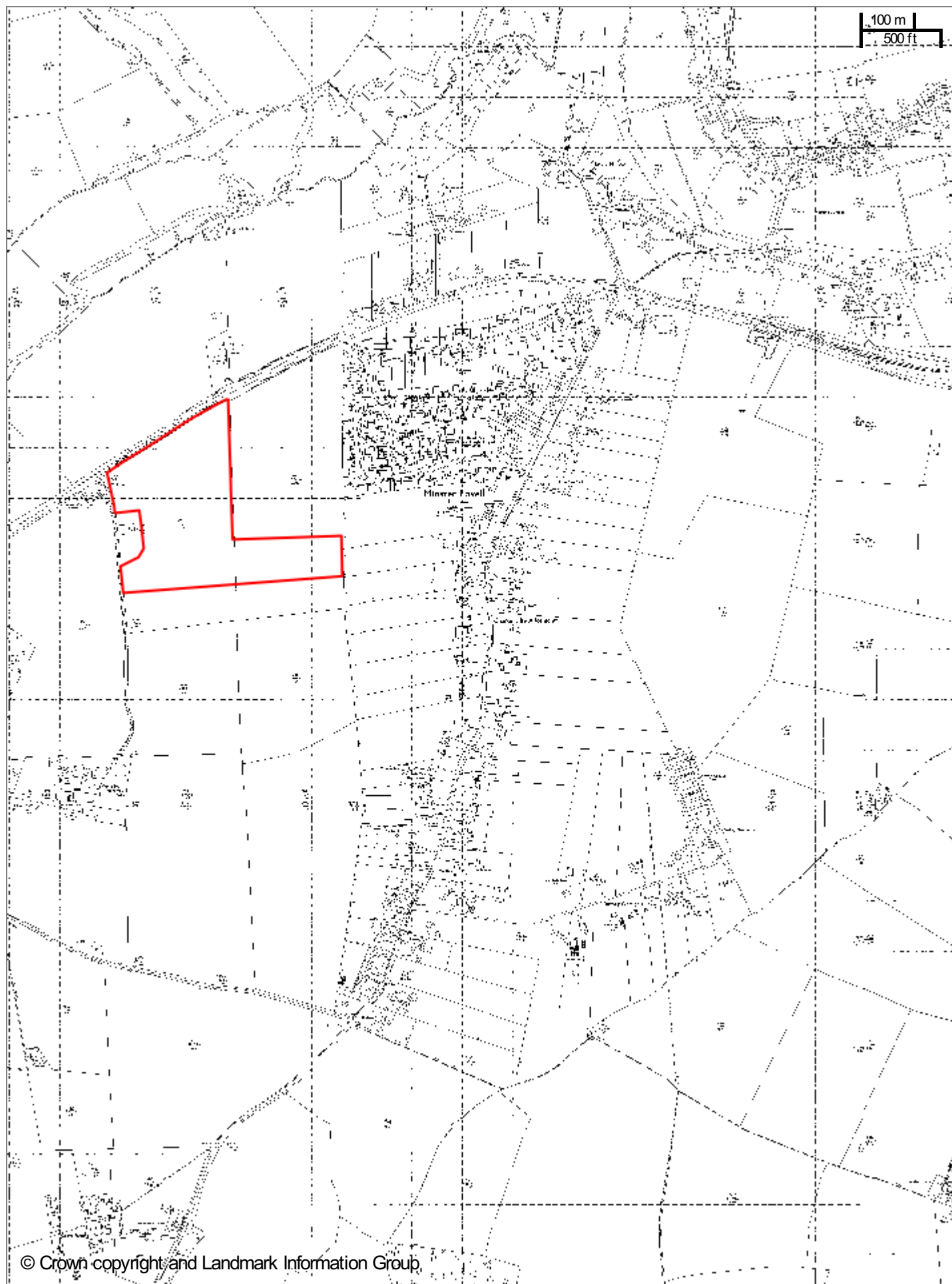
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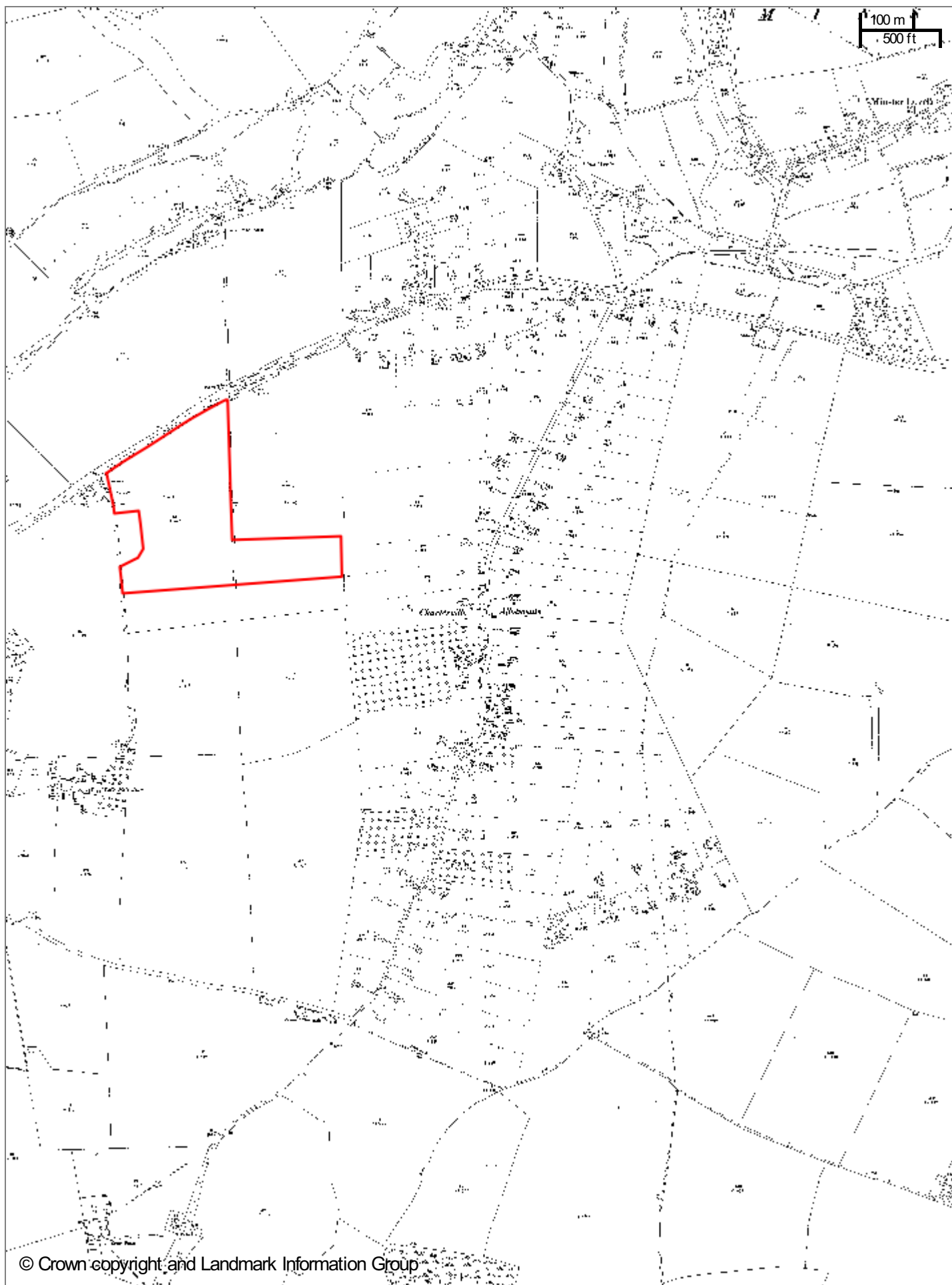
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Historic map 1970-1980

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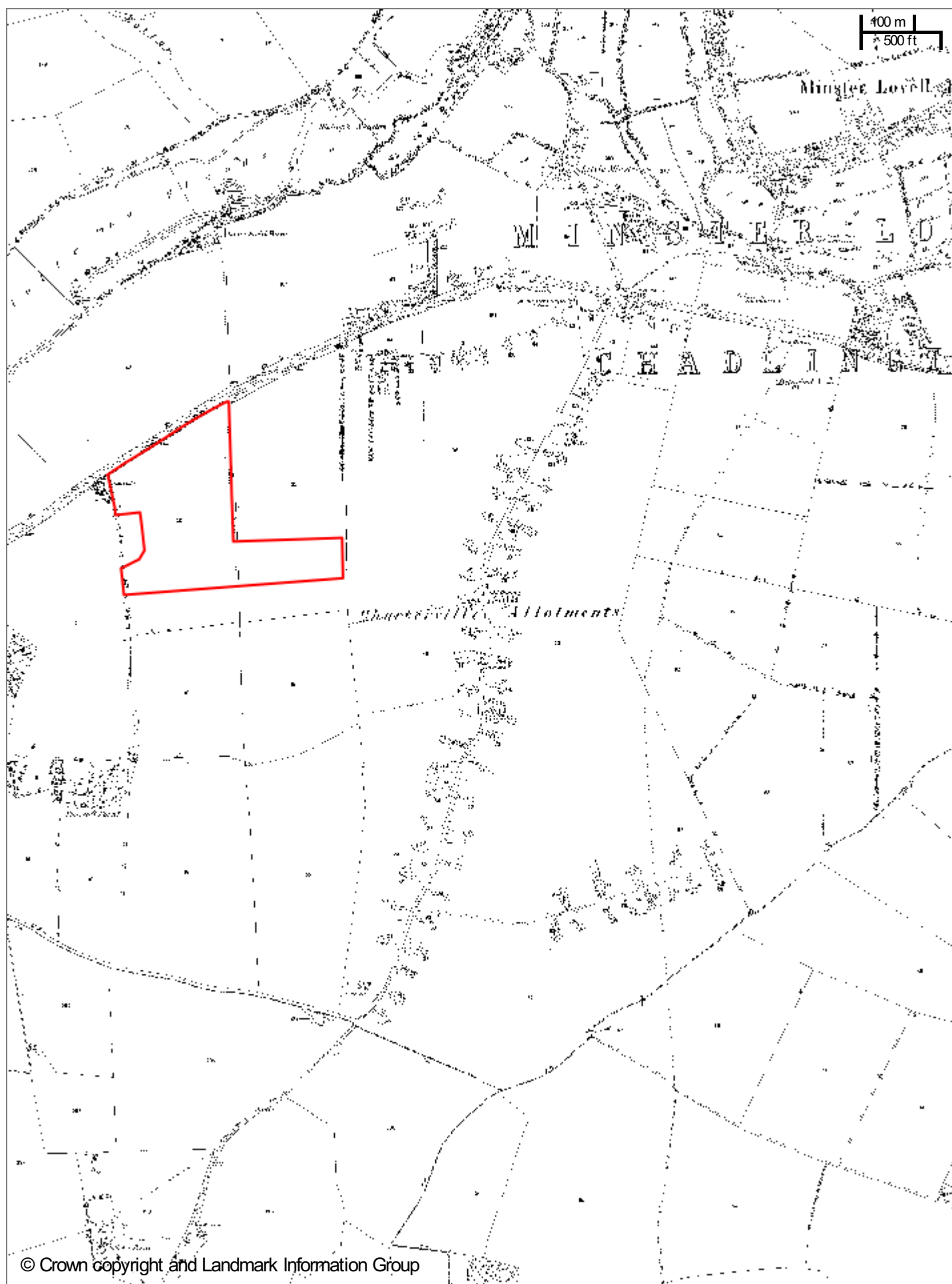
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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Historic map 1912-1923

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Appeal ref. APP/D3125/W/23/3331279 at Land South of Burford Road, Minster Lovell (southern boundary approximate)

Historic map 1875-1887

Scale: 1:10000

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Appendix 1c

**January 2024 Annotated Photographs of t
he Appeal Site and Nearby Area
taken from within the Appeal Site**



Views 1a (below) and 1b (above) Composite views of the appeal site looking from the northeastern corner of the site (NB photographs all taken January 2024). Below wide panoramic view, looking mainly southwest, looking across the “western field” part of which forms part of the site, with the dwellings in the adjoining Holloway Lane estate seen on the far left and The Lodge, which is the nearest of a small cluster of dwellings adjoining the site’s northwestern corner. Above, looking mainly south towards the southeastern corner of the western field, with the Holloway Lane estate seen on the left (the southwest) . Note the much greater visual prominence and massing of the 2-storey dwellings to the rear of the line of bungalows facing towards Burford Road at the front of the development.





Views 2a (below) and 2b (above) Composite views of the appeal site looking from halfway along the eastern boundary of the “western field”, approaching the start of the “eastern field” part of which also forms the southeastern part of the appeal site.

Below wide panoramic view, looking mainly southwest, looking across the southern part of the “western field”, with Repeater House seen on the opposite side of the field, which has an attractive character typical of an arable field of this size and in this general location.

Above, looking mainly northwest towards the northern site boundary. Note characteristic gappy hedgerows along all boundaries, with numerous field trees along the northern western and southern boundaries.





Views 3a (below) and 3b (above), Composite views looking from the southeastern corner of the “western field”.

Below, looking mainly northeast across the remainder of the “eastern field”, the northern part of which is part of the appeal site, with the 2-storey housing in the very recently built housing in the Holloway estate that I consider very clearly separate from the development in the historic part of the village in terms of character , massing and relationship to the block of 20th century housing in the northern part of the village, which is set back behind the hedgerow on the eastern side of the field/ site.

Above, looking across the western field, with Repeater House seen centrally, set away from the village and with the northern hedgerow on the skyline due to the fact that the land beyond this (within the AONB/ NL) falls to the north within the river Windrush valley.





View 4b (above), composite view looking mainly northwest from a gap in the hedgerow near the southwestern corner of the site (rather than the western field), with the adjoining field seen beyond the access drive to White Hall Farm; and with a covered reservoir accessed off Burford Road seen beyond. Note also that higher land in the AONB/ NL on the northern side of the Windrush can be seen in the distance here, as is not the case looking north from the appeal site.



View 4a (above), panoramic composite view looking mainly northeast from the southwestern corner of the “western field” (NB outside the appeal site), with Repeater House on the left and the Holloway Lane estate housing seen prominently along the northern part of the site’s eastern boundary (although set back from the boundary).



Views 5a (below) and 5b (above), composite views looking from a position close to the southwestern corner of the appeal site (again not the “western field”). Below, looking mainly east/ southeast at the southern part of the western field, with the rural character of the site (including the eastern field beyond the eastern boundary hedgerow) very obvious and no sense of development south of the Holloway Lane housing estate, which is just seen on the far left (north). Above, looking mainly northeast across the appeal site towards the very recently built housing in the Holloway estate that is visually very prominent.





View 6b (above), composite view looking from a position near the curtilage of Repeater House further to the north than for view 6a, with The Lodge and 1-2 White Hall Cottages and the gappy northern boundary hedgerow seen to the right (east).



View 6a (above), composite view looking mainly northeast from a position close to the curtilage of Repeater House towards the northeastern corner of the appeal site, with the northern site boundary to the left and the eastern boundary to the right, with the very recently built housing in the Holloway Lane housing estate appearing very visually prominent and effectively seen in isolation from the village (and certainly the historic village), which in my opinion reflects the fact that it has undeveloped land on three sides, as would also be the case for the current appeal proposal; but further to the west.



View 7b (above), composite view looking from a position near the northern boundary, looking mainly north with intervisibility to the north at this time of year.



View 7a (above), panoramic composite view looking mainly east/ southeast from the northwestern corner of the appeal site, with the northern site boundary hedgerow to the left (north), the very recently built housing in the Holloway Lane housing estate appearing very visually prominent on the eastern skyline (note again the very clear difference between the visual impacts of the 2-storey development in depth that makes up the great majority of this housing and the bungalows on the frontage) and Repeater House on the far right (west) standing clearly away from the village, even as recently extended.

Appendix 1d

**August 2021 Annotated Photographs of
the Appeal Site and Nearby Area
taken from nearby land**



View 1a (below) and 1b (above) views of the 19th century Chartist settlement, Minster Lovell (Charterville) seen approaching from the east on the B4047 Burford Road, with the White Hart public house a landmark building located opposite the road to Old Minster Lovell on the north side of the river Windrush below. In composite view above at the northern end of the B4477 Brize Norton Road (which runs south through the village and crosses under the dual carriageway A40 just south of the village), note methodist chapel seen centrally, with the main “Spar” food store located close to this junction on the west side of Brize Norton Road. Note also that although some of the original Chartist bungalows were built on the north side of Burford Road, it already has a rural character passing north of the village.





2a (below) and 2b (above) composite views looking mainly west, travelling past the 19th century Chartist settlement, Minster Lovell (Charterville) along the B4047 Burford Road. The main built up area of the village lies to the south/ on the left, principally non-historic bungalows set back from the road in Wychwood View or larger detached dwellings facing onto the road; but there are also examples of more dispersed dwellings, including several historic Chartist bungalows on the northern side of the road (see example below) to remind the traveller that Charterville has historic origins.





3a (below) and 3b (above) views looking mainly west, travelling past the 19th century Chartist settlement, Minster Lovell (Charterville) along the B4047 Burford Road. Below, composite view of the Horse and Radish on the south side of the road (the second public house in the village, located some 450m or so from the proposed with access and very close to the western end of the historic Upper Crescent, which was part of the original Chartist settlement plan). Above, closer view of the western end of Upper Crescent, with the pedestrian access from the Holloway Lane estate 20m beyond (note that a hardsurfaced footway has been provide to link the estate to Upper Crescent and the village beyond, making provision of a footway leading to the appeal site access less beneficial).





4a (below) and 4b (above) further composite views passing the Holloway Lane estate on the B4047 Burford Road, approaching the current appeal site. Note in both views that the front row of housing in the Holloway Lane estate are genuine bungalows, the design of which has clearly been influenced and references the design of the Chartist bungalows (at least in terms of their front elevations). I have doubts about this approach because it cannot really replicate the Chartist layout or spacing but at least it shows an awareness of the village's history. It also means that in longer views where the western edge of the estate can be seen, views are dominated by the taller 2-storey dwellings to the rear - but the frontage 2-storey dwellings proposed at the appeal site would be more visually prominent.





Views 5a (below) and 5b (above) further composite views from Burford Road, at the northeastern corner of the appeal site.

Note in lower view that the road has the character of a sometimes busy connecting country road that is leaving the settlement behind at this point.

In upper view, note that the untidy frontage reflects use as a site compound when the Holloway Lane estate was being built (see aerial photographs); but that this does not materially detract from a recognition that this field is part of the rural setting of Minster Lovell (Charterville) as a historic rural village and has an intrinsic character and beauty that should be recognised, noting also that in my opinion, its value must also reflect its location at the southern edge of the Cotswolds AONB/NL.





View 6b (above) is a composite view from the access track leading to White hall Farm (where there are a small number of dwellings), looking mainly northeast across the appeal site towards housing in the Holloway Lane estate. Note overtly rural character of the site and contrasting character of the effectively continuous line of recently built 2-storey 21st century housing along the western edge of this estate, albeit that this housing is set back from the boundary behind an established hedgerow.



View 6a (above), looking mainly east along Burford Road, at 1-2 White Hall Cottages and the Lodge located at the northwestern corner of the site, which is a cluster of stone dwellings at the northeastern corner of the appeal site that has stood in open countryside well away from the village since their construction. A farm access road leads away from the road between these dwellings past the 20th century Repeater House to White Hall Farm.



Views 7a (below) and 7b (above) are composite views from Burford Road, looking across the appeal site towards the Holloway Lane estate housing located set back from the site's eastern boundary behind an established hedgerow but still visually very prominent, with their overtly contemporary form leaving behind any associations with historic Charterville that may be found in the frontage bungalows.





Slide 8: Above and below, views out from Burford Road looking mainly north across the undulating hills and vales of the Cotswolds AONB/ National Landscape throughout the year emphasise the rural character of the area and the importance of the setting of the historic rural village of Minster Lovell (Charterville).





Views 9a (below) and 9b (above), views looking towards the historic part of Minster Lovell, starting at Upper Crescent, on the southern side of t road.
 In view below, note frontage bungalows in Holloway Lane estate set back behind a wide grassed verge and an established hedgerow featuring numerous trees.
 The DAS indicates that the appeal development would continue this line of housing but with 2-storey dwellings to a maximum ridge height of 10m.
 In upper view, note again hardsurfaced footway connecting the Holloway Lane state to the start of Upper Crecent, where the historic village begins.





Slide 10: Views of historic Chartist buildings on the southern side of Upper Crescent, including many original Chartist bungalows, with their very distinctive form (despite most being altered and/or extended to a greater or lesser degree); and the tall school/ meeting room.

Five of the bungalows (Nos. 5, 9, 17, 35 and 37) are grade 2 listed and the school/ meeting room is grade 2* listed, with the list description referring to Charterville as the *third of five estates established by the National Land Companyformed by Feargus O'Connor in 1845 to enable people from factory towns to live on small holdings and qualify for a vote.ran into difficulties and was dissolved in July 1851*



MINSTER LOVELL UPPER CRESCENT SF3110 (South side) Charterville 20/123 Nos.19, 21 and 23 07/07/77 (Formerly listed as No.19) GV II*

Chartist school and meeting room, now 3 dwellings. Circa 1847. Coursed squared stone with stone quoins to corners; slate roofs with lead ridges and hexagon-shaped slates, having coped stone gables. 2 storeys and attic; 3-bay central range with single-storey, 3-bay wings to left and right. Stone porch with chamfered rustication to centre of central range, having basket-arched archway and C20 door to doorway. C20 cross-windows to ground and first floors of central range. Flat stone band between ground and first floors and between first floor and attic. Cross-gabled roof, with octagonal 2-light casement to attic. Wings to left and right have central stone porches with basket-arched archways and plank doors to doorways. Wood cross-windows to left and right of wings. Flat stone band to eaves of wings, with plain stone parapets. All windows have stone lintels with keystones. Interiors not inspected. History: Charterville was the third of five estates established by the National Land Company. Company formed by Feargus O'Connor in 1845 to enable people from factory towns to live on small holdings and qualify for a vote. The Land Company ran into difficulties and was dissolved in July 1851. (Working-Class Housing in Oxfordshire, by Crispin Paine et.al. in "Oxoniensia" vol 43, 1978, pp206-212; Charterville and the Chartist Land Company, by Kate Tiller in "Oxoniensia" vol 50, 1985, pp251-266)



Views 11a (below) and 11b (above): views of the Ripley Avenue equipped play area/ playing fields. In composite view below, note this provides a significant play area and football pitch(es) beyond. This open land adjoins the main area of open space in the Holloway Lane estate to the west, which adjoins the largest area of open space in the appeal proposal. The hoggin path on the right hand (northern) side in both views leads to the Holloway Lane open space. If the two new estates are connected as intended, it will provide an alternative route into the village, with some dwellings in the southeastern part of the new estate being less than an 800m walk to the school.





Views 12a (below) and 12b (above), views of the two main shopping facilities within the village, both on Brize Norton Road. Below composite view of the Spar main food shop located towards the northern end of Brize Norton Road, near its junction with the B4047 Burford Road. Above four further shops set back from the road further to the south on Brize Norton Road. This parade includes a post office, a furniture showroom, a hairdresser and a kitchen designer/ fitter, as well as a car sales outlet. It may well be that the high levels of passing trade on Brize Norton Road and/or Burford Road may make this a more attractive location for at least several of these businesses rather than purely serving the needs of local residents.

