



MINSTER LOVELL PARISH COUNCIL

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Parish Clerk: Alexandra Molton

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MINSTER LOVELL PLANNING POLICY STATEMENT

The village of Minster Lovell lies to the north and south of the B4047 (former A40). The following policy statement applies to the area of Minster Lovell alongside the B4047 and southwards along the Brize Norton Road. Minster Lovell Parish Council and West Oxfordshire District Council will take this Policy Statement into account when assessing future applications, in conjunction with the Local Plan 2018-2031.

Policy details

1. No development will be allowed north of the B4047. The cumulative impact of additional development here would harmfully erode the character of this area, which was designated a Conservation Area in 1990, and which lies within the Cotswold Area of Outstanding Natural Beauty.
2. Any proposed developments in Old Minster must involve detailed consideration of the location as an Area of Outstanding Natural Beauty and address this in planning applications.
3. New housing development on infill plots along the built-up road frontage in Brize Norton Road, Upper Crescent and the south side of the B4047 will only be allowed where:
 - (a) there is a minimum plot width of 19.3m (60ft) at the point where the dwelling is likely to be sited, and
 - (b) the building broadly conforms with the building line of adjoining dwellings, and
 - (c) there is no conflict with the District Council's Local Plan policies.

New housing development at Bushey Ground will not normally be permitted.

4. Special account will be taken of the effect of development proposals on the original features and setting* of any Chartist dwelling or other building included in the Statutory List of Buildings of Special Architectural or Historic Interest.
5. Developments behind existing properties – 'back land development' – will always be opposed as this results in fundamental changes to the linear nature of the Village and impacts directly upon the historically significant layout of Minster Lovell.
6. In the absence of any special local justification no new sites for industrial or commercial development will be allowed.
7. Proposals to improve the effectiveness and efficiency of established industrial and business premises will be permitted only in the event of special, local need. Proposals which would result in an intensification of activity on site with resultant detriment to local amenities and highway safety will be resisted.
8. For the avoidance of doubt, the above paragraphs 4 and 5 apply equally to the scattered development at Bushey Ground and Lower Crescent with its substandard, unadopted access off the main roads. These two parts of the village were remote Chartist allotment areas and whilst there has been some limited development, the roads have not been upgraded to the appropriate standard that would otherwise allow Oxfordshire County Council to adopt and maintain them. All new development in Bushey Ground and Lower Crescent will normally be resisted with exceptions made only for appropriate small-scale ancillary or replacement development, proposals to improve the effectiveness of established businesses or to meet special local circumstances, provided there is no conflict with the overall Local Plan policies.
9. Where new housing development is permitted, properties are to reflect the local character of the village as follows:-

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- No properties situated in front of an existing building line.
- Open aspect frontages with garages located to the side or rear.
- Development restricted to a maximum of 2 storeys.
- Construction materials and window frames to match those of existing properties in that particular area of the village and in-keeping with traditional Cotswold colours.

Appendix A – Charterville and Chartism History	Appendix E – Listed Charterville Properties - Table
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Charterville – Extracts from Kate Tiller's 'Charterville and the Chartist Land Company'

Charterville is a settlement of 78 cottages on small holdings with a school house and meeting room. It was built in 1847-8 as the third of five Chartist Land Plan estates. (Other estates are Snigs End and Lowbands in Gloucestershire, Dodford in Worcestershire and Heronsgate in Hertfordshire).

Although their presence was very shortlived, Chartist allottees' opportunities subsequently afforded to local agricultural workers by the Charterville allotments are found to have made a lasting and distinctive mark on Minster Lovell and surrounding areas of West Oxfordshire. The Chartist Land Plan settlements represent a remarkable phenomenon; pieces of raw social and economic engineering set down in randomly chosen areas of rural England.

In June 1847, Feargus O'Connor (MP for Nottingham) bought nearly 300 acres of land in Minster Lovell. It cost him £10,378 (£36.37 an acre) which some considered expensive. By September the layout of the estate had been made and between then and February 1848, 78 single-storey cottages and a school house were constructed from local stone. The cottages were solidly built (some say too solidly and too expensively) with blue slate roofs. The site was above the valley on high and rather exposed downland so water was not easy to obtain. There were three wells for the whole settlement, but each cottage had a system of iron gutters diverting rainwater into an indoor tank sunk below floor level, just as the Chartists believed in access to the land as a 'God-given right', so their water supply appropriately came direct from heaven.

The cottages take a form familiar in other Land Plan settlements. The front door, in a central bay with characteristic decorated gable, opens into a kitchen/living room with kitchen range, a store-cupboard and a dresser fitted as standard. On either side of this room were two more for use as bedroom and sitting-room. Behind was a rear range of service rooms: a central back scullery (for a pump) with two smaller rooms off. To the rear were pig-sties (the pig was to prove key to any hope of prosperity to these holdings, which were too small to sustain any larger stock). Each cottage stood on an allotment (at the time of the ballot of February 1848, 38 of four acres, 12 of three acres and 23 of two acres). These had been cleared of fences and stumps (although some disaffected settlers were to claim, not effectively so) and ploughed and harrowed twice. A pile of manure (sufficient supplies of this essential commodity were to be another problem for the future) was stacked at each gate.

The momentum of the whole Chartist Land Plan at the time was tremendous and Charterville came on a peak of enthusiasm. The results of the ballot for allotments on the estate among shareholders in the Land Company were announced in the 'Northern Star' on 12 February 1848. By the following August, only 14 months after the purchase of the site, all but four or five houses were reported to be occupied. Chartism represented an alternative to commercialism, to industrial capitalism, to machinery, to the negative effects of surplus labour. In short, the working man could have the means of self-sufficiency and earn a profit. He would keep the fruits of his labour and control his own time as his predecessors had done. He would regain his self-respect and have the right to a 40s freehold vote in the county parliamentary constituency. His move to the land would lessen the pool of surplus labour in the towns which kept wages so low there.

However, even for a fit, vigorous, well-versed small holder, four acres was marginal to make a living. In theory the family were to manage solely with spade cultivation. The allottees had no local contacts through which to exploit what market there was and they clearly lacked practical farming experienced in nearly all cases and this problem was compounded by the lack of stock and capital. The Land Company ran into

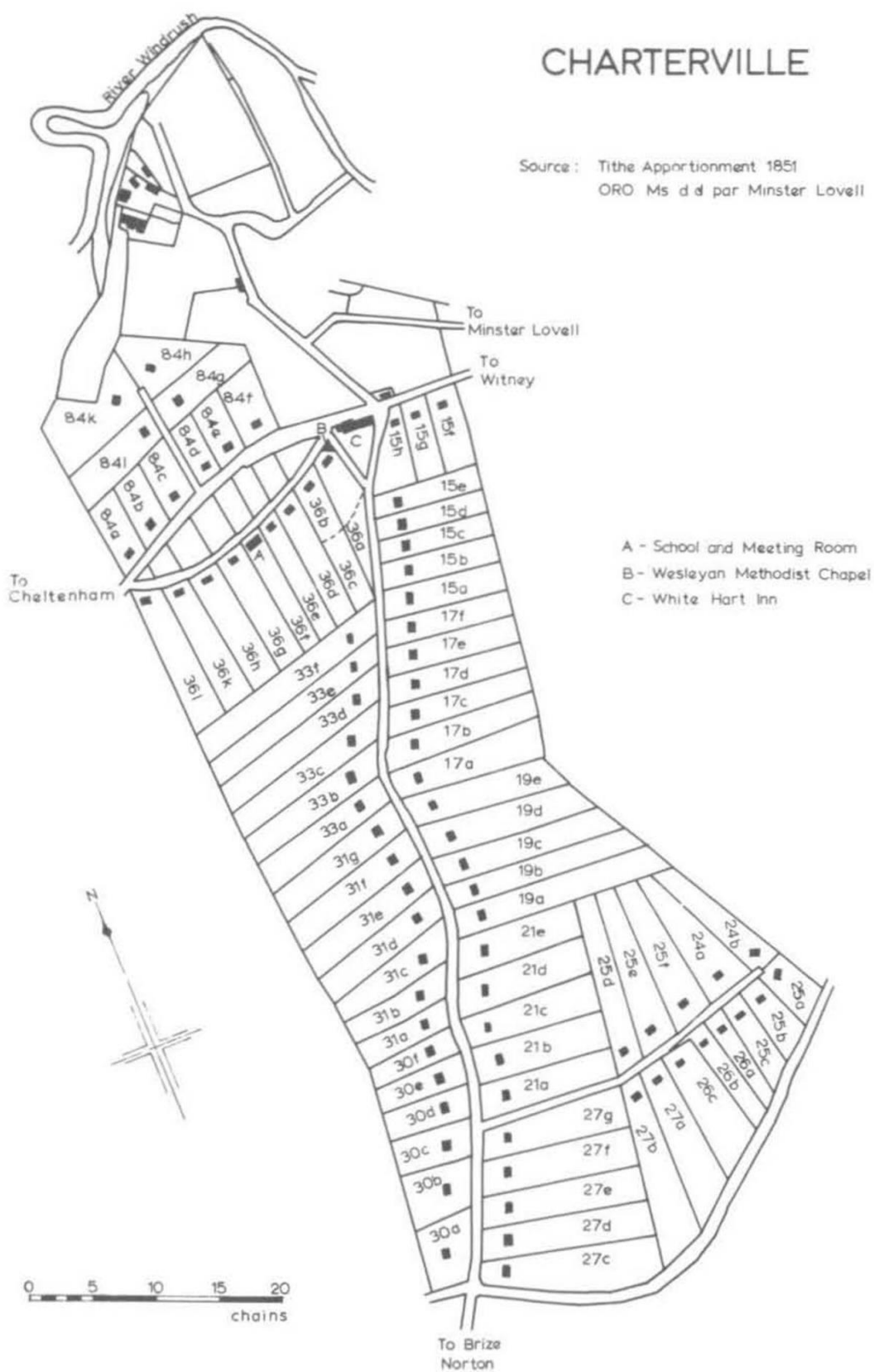
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financial difficulties as it was unable to collect rent from allottees from all 5 estates in the country and so started its demise. Of the 73 plotholders of 1848, only 33 survived in the late 1850's. By 1915 only 26 of the plots were owner-occupied confirming a pattern of sub-letting by small owners almost all of them local. So by the end of the 1850's, most of the Chartists had vanished almost without trace.

Yet Charterville and its lands remained important. It became part of the host community in that it was expected to pay rates and tithes, but it was and has remained a distinct place. Where the Chartists failed, the locals seized the unprecedented opportunity to set up on their own. It was an opportunity badly needed as Oxfordshire was the lowest wage county in the Country.

The Land Company was dissolved in 1851. In 1855, Feargus O'Connor passed away and by 1860 the National Charter Association was formally wound up.

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Picture courtesy of www.oxoniensia.org

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Listed Charterville Properties – Aerial Map

ParishOnline

Minster Lovell CP

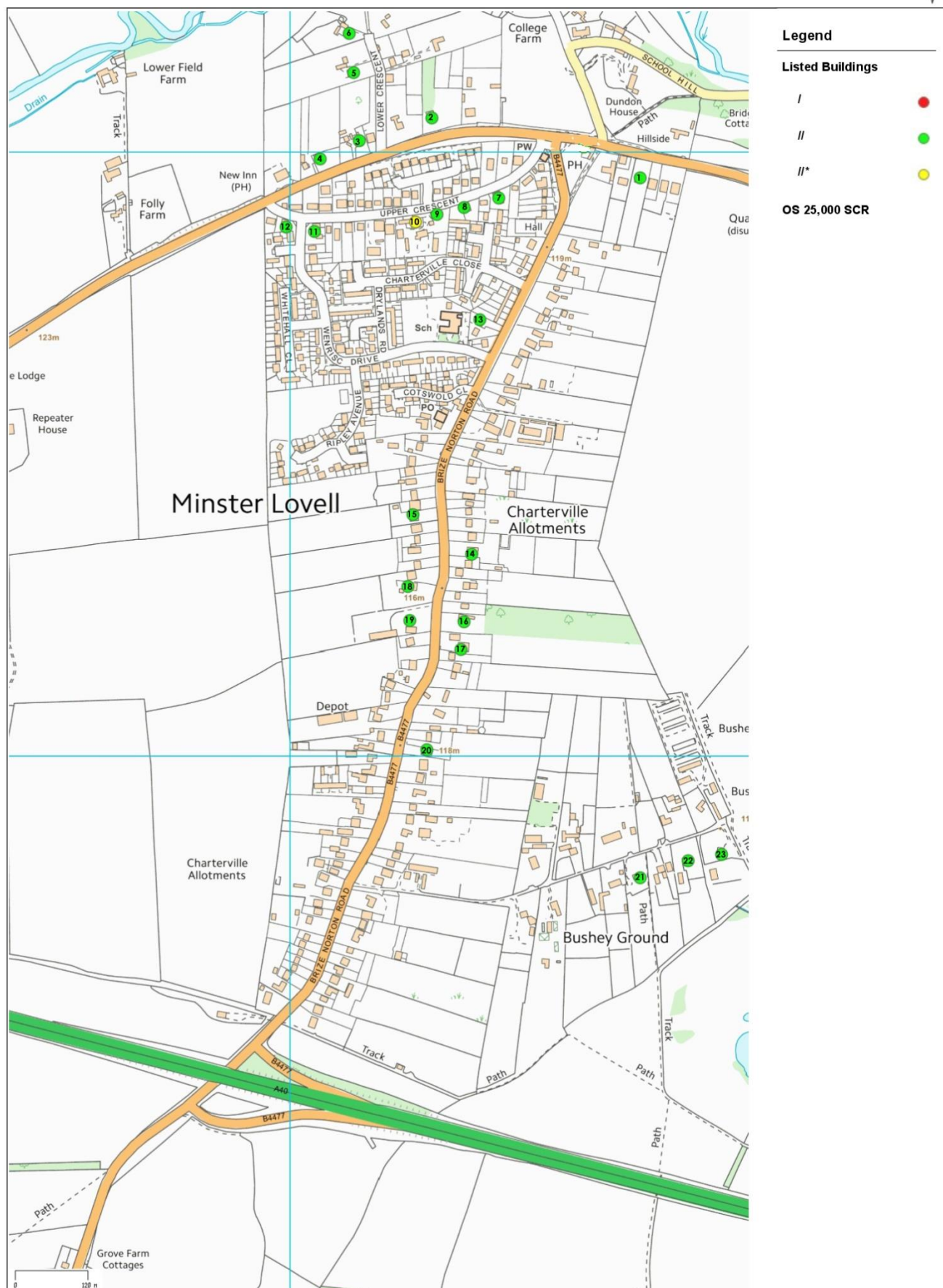


Date Created: 15-11-2016 | Map Centre (Easting/Northing): 430999 / 210200 | Scale: 1:8208 | © Aerial Imagery - www.getmapping.com © English Heritage

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Listed Charterville properties

Minster Lovell CP



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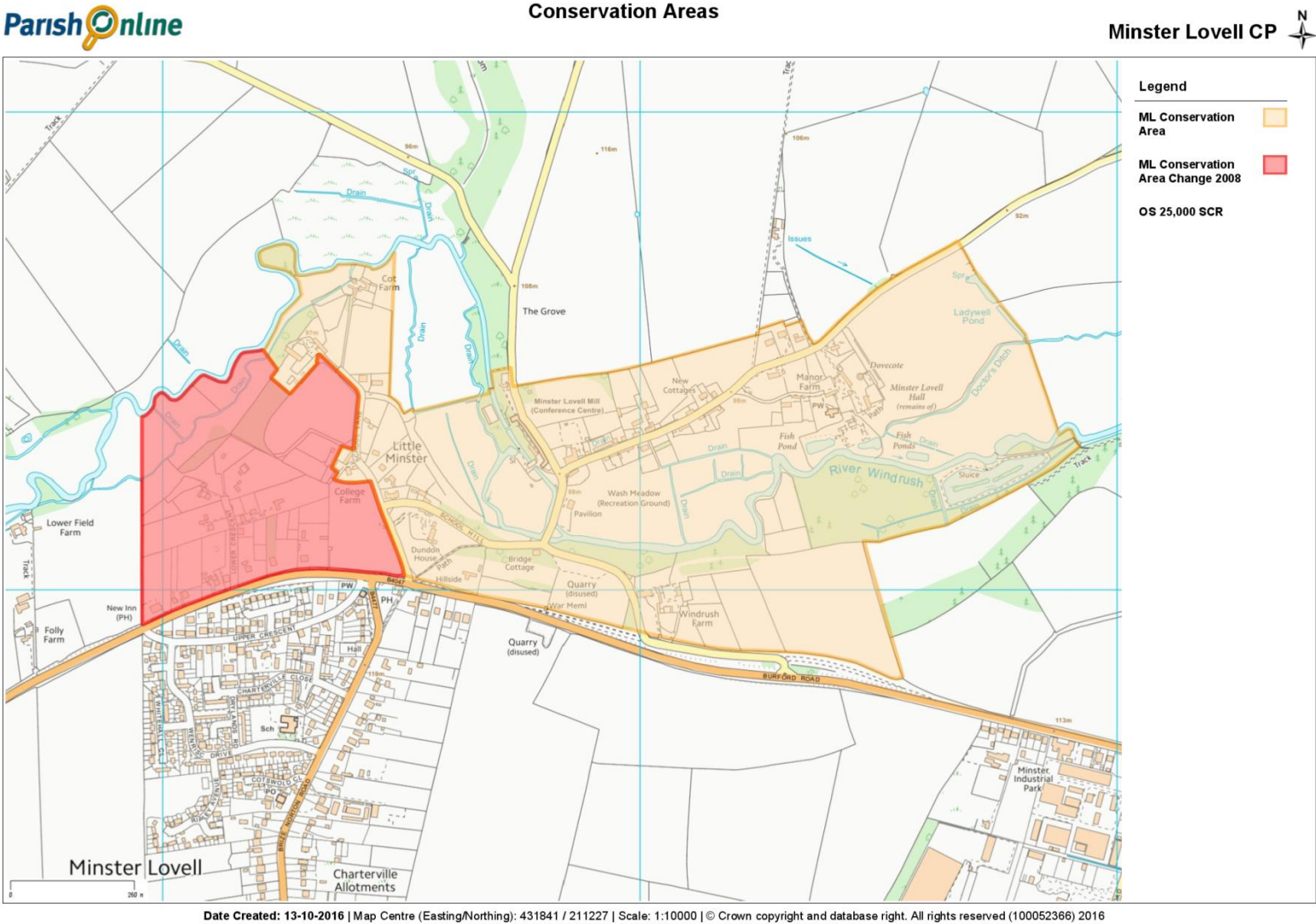
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Listed Charterville Properties

Map ID	Property Details	Heritage England - List Entry Number
1	The Chestnuts, Burford Road	1367733
2	Happy Days, Burford Road	1200407
3	Windrush, Burford Road	1053466
4	Japonica, Burford Road	1300775
5	The Laurels, Lower Crescent	1200461
6	The Little House, Lower Crescent	1053469
7	5 Upper Crescent	1200575
8	Cherry Tree Cottage, Upper Crescent	1053437
9	17 Upper Crescent	1200588
10	19 & 21 Upper Crescent (School House)	1053438
11	Cornerhouse, 35 Upper Crescent	1200657
12	37 Upper Crescent	1053439
13	44 Brize Norton Road	1053464
14	Glendale, 69 Brize Norton Road	1053462
15	86 Brize Norton Road	1200264
16	The Croft, 81 Brize Norton Road	1200233
17	87 Brize Norton Road	1053463
18	98 Brize Norton Road	1367732
19	104 Brize Norton Road	1053465
20	105 Brize Norton Road	1200249
21	Four Winds, Bushey Ground	1367734
22	The Paddocks, Bushey Ground	1200436
23	Brooke Cottage, Bushey Ground	1053467

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Note – It is unknown at the time of publication, whether the Conservation Area change in 2008 was approved by West Oxfordshire District Council.

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Previous Planning Appeal Comments

APP/D3125/A/13/2194043 – 154 Brize Norton Road

The Upper Windrush Valley is remarkably unspoilt rural character, potentially threatened, amongst other things by the 'suburbanisation' of settlements. Building two houses on an open site at the rear of the frontage development would introduce an element of such suburbanisation to Minster Lovell and detract from the character and appearance of the land behind the properties on Brize Norton Road. This would be contrary to policies that require development to respect the scale, pattern, character and quality of its surroundings and not to adversely affect the landscape that provides the setting to West Oxfordshire's villages.

Development would encourage an unsustainable pattern of development in West Oxfordshire and have a significantly adverse effect on the character and appearance of the local area.

APP/D3125/A/11/2166985) – 138 Brize Norton Road

The development would not constitute rounding-off, would significantly harm the existing pattern of development and create pressure for similar harmful development (if the application was permitted).

APP/D3125/W/16/3143114 & APP/D3125/W/16/3148659 – 78-88 Brize Norton Road

Main issues for dismissing the appeals were the impact of the proposals on the historic character of Minster Lovell and on the setting of the listed cottage at No 86; the impact of the proposals on the character and appearance of the village as a whole and whether they represent good design; whether an undesirable precedent would be set by allowing either appeal and the impact of the proposed schemes on sewerage and flooding in the village.

The reason for this unusual development pattern is that the entire village was originally called Charterville and was a planned Chartist Village, dating from the late 1840s. This would have consisted of bungalows with small rear yards for pigs, chickens etc set in 2, 3 or 4 acre plotlands. A number of the original bungalows remain scattered through the settlement and are listed, while many others are still visible, but beneath modern extensions and refurbishments. The form of the settlement has been lost at its northern end, where the back gardens and large plotlands have been developed with modern housing. Elsewhere the generously wide plots have been infilled with houses, mostly bungalows, to create the ribbon of development down Brize Norton Road. However, the modern houses appear to have been constrained within the original outlines of the Chartist settlement and this, once you know the history of the village, is strikingly clear from the map.

Any backland development of the original plotlands would inevitably help to further erode the historic outline of the village. That is accepted by the appellant. However, they point out it is not a Conservation Area, nor are there any policies designed to protect this character in either the adopted or emerging local plans. I agree that the lack of Conservation Area status may be more to do with resources than an acceptance by the Council that one is not needed, but it is surprising that the Council, if they valued the historic landscape of the village, did not seek to provide some form of policy protection at the very least.

I also consider that the historic character is more apparent from the map than on the ground. As the bungalows are set well back from the road they do not stand out and it is easy to overlook the listed Chartist bungalows. However, that does not mean they can safely be ignored. In the vicinity of the appeal site the bungalows, both modern and original, have been separated from the much larger plotlands. They have more usual sized, if still generous, back gardens. No 80 is an exception as its back garden wraps around the modern neighbours on either side to occupy the full width of the original plotland, but still is truncated. The bulk of the plotlands behind the bungalows are now fields, but still delineated with hedges and fences to their original widths.

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Although not visible in public views these historic field divisions are clearly evident from the back gardens of the houses surrounding them and taken with the survival of some of the original bungalows makes it still possible to piece together the history of the village, which would be made harder by the development of the site. Such harm is permanent and irreversible and should be avoided if possible, but given the lack of any formal protection to the area I can only give this moderate weight.

The significance of the Chartist bungalows lies very much in their connection with the land and the deliberate provision of large plotlands to encourage self-sufficiency. The land beyond No 86 is still clearly visible as a distinct field, the same size as the original plotland. Historically No 86 would have opened up onto this larger plotland and it was designed to back onto agricultural land, which it still does. Any appreciation of the wider setting of No 86 that is still possible would be lost if the land were developed and this loss would harm the setting of the bungalow contrary to s66(1). I would consider this to be less than substantial in terms of paragraph 134 of the NPPF and within that broad category, given the lack of direct connection between the bungalow and the field beyond towards the lower end of the level of harm.

As one proceeds south towards the site past Cotswold Close there is a car sales showroom and a line of small shops on the western side of the road and then the first of the bungalows in the ribbon development. On the other side of the road (the eastern side), there are a number of small developments that reduce the sense of it being a single house deep, until opposite the appeal site. On both sides of the road are two storey houses as well as bungalows, but at the point where the character of the village changes to the ribbon development there are only bungalows. This change is obvious from the street and the feel of the lower part of the village is quite different. There are views through to fields beyond on both sides. The bungalows are generally set back from the road in generous plots with large front gardens.

The development of Ripley Avenue bends around behind Cotswold Close and the garage/shops area and forms a distinct hard edge to development along the northern field boundary of the site. This can be seen through the gaps around the buildings to the south of the shops, especially the bungalows to the north of No 80. This gives a good feel as to how the proposed development would appear, when seen from the road to the south of No 80. Although the presence of new houses would be less stark than those of Ripley Avenue, because of proposed landscaping to the rear of the bungalows, the proposed 2 storey houses would still be likely to be visible, as well as a large portion of the estate which would be seen along the access road. This would have a seriously harmful impact on the character of the village at this point by extending the dense suburban development further along behind the bungalows, reducing the spacious feel to this part of the plotlands, appearing intrusive and over developed.

The open fields behind the bungalows are an important part of the character of the village. Ordinarily it is difficult to attribute any great value to the character of ribbon development, but in this case it is difficult to separate it from the specific historic reasons as to why it has developed. But, setting this aside, the regular shape and size of the plotland fields do clearly differentiate the southern part of the village from the northern and their partial loss would be contrary to BE4 as they do make an important contribution to the distinctiveness of the settlement.

The situation of the appeal site is that it occupies plotlands to the south of an existing urban development and behind the ribbon of bungalows on Brize Norton Road, some of which are listed. If it were developed virtually the same situation would exist for the next set of plots. Although Brize Norton Road bends gently to the west so the plotlands get shorter as they get closer to the A40, there are still several large plots to the south of the appeal site which would be available for development. This would radically change the size and character of the village, and development of the appeal site would be a part of that process.

The appellant argued that if any precedent had been set it was by the Ripley Avenue development. However, that is not necessarily a precedent that should be repeated. It is also the case that the character of the village changes at the appeal site, and not just because that marks the end of the larger housing development, but the frontage development along Brize Norton Road is also different, as noted above. In my view therefore the development of the site would set a harmful precedent that would make further development to the south harder to resist.

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