

Statement of Community Involvement

November 2022

Park Gate

Burford Road, Minster Lovell

Content

1. Introduction	3
2. National Planning Context	4
3. Local Guidance	5
4. Community Consultation	6
5. Feedback Received	7 -10
6. Our Response to the Feedback Raised	12-15
7. Appendices	16 - 21
8. Background – About Catesby Estates	22

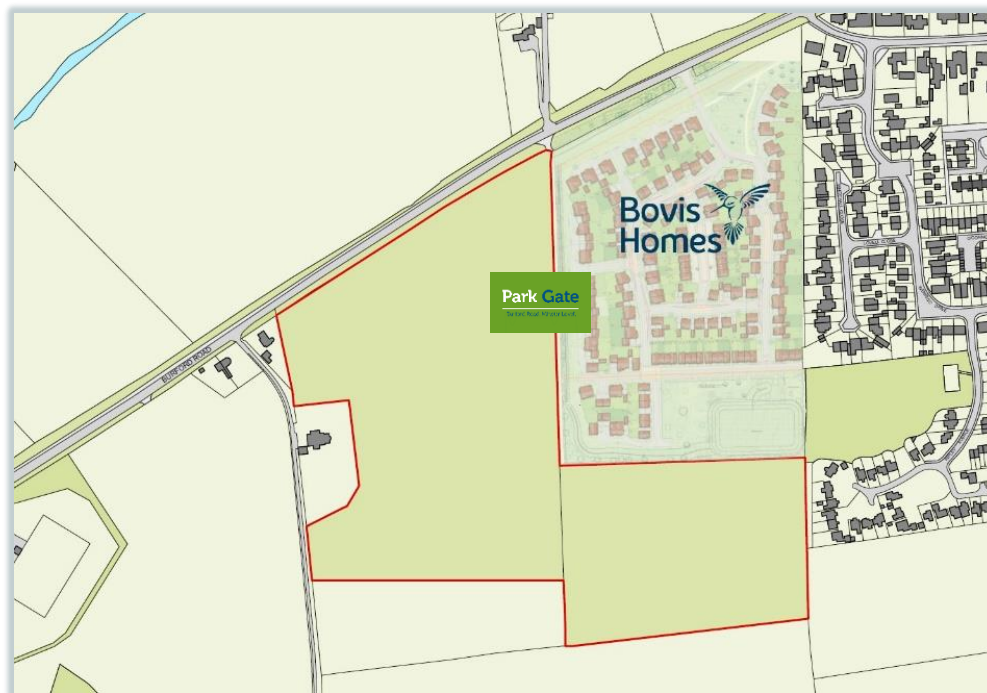
1. Introduction

This Statement of Community Involvement (SCI) sets out the strategy undertaken for consulting the general public on our forthcoming outline planning application for the development of up to 140 homes on the land south of Burford Road, Minster Lovell.

We are committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposals and had a chance to input into its development.

In accordance with West Oxfordshire District Council's Statement of Community Involvement, this SCI demonstrates how we have actively informed and involved the local community about our plans.

This SCI gives an overview of all consultation activity undertaken prior to the current planning application submission.



Site Location Plan

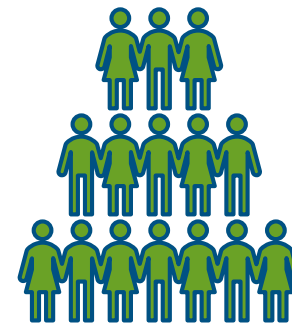
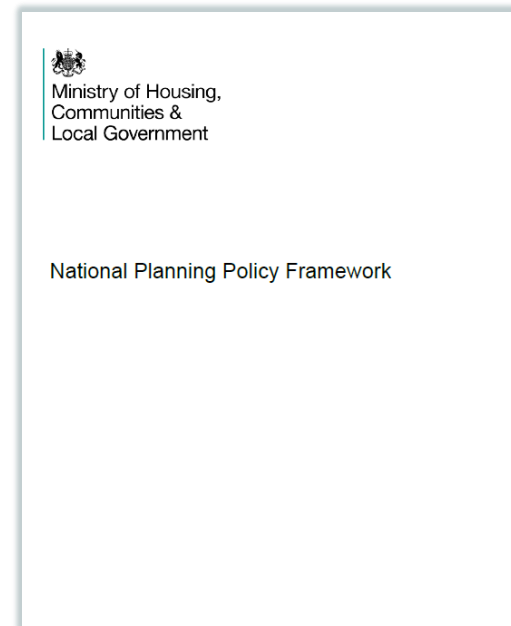
2. National Planning Context

Community involvement is a key point within the national planning policy (NPPF) noted as:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

We interact with local communities as soon as possible within the planning process, working closely with planning officials and Councils, striving for excellence in communication to inform and consult with all parties at each stage of the process.



3. Local Guidance



West Oxfordshire District Council adopted its current Statement of Community Involvement in February 2020. It applies to both the preparation of local planning policy documents and to planning applications.

Section 5 of the Council's Statement of Community Involvement contains guidance on what is expected of applicants by way of consultation and engagement for major planning applications.

4. Community Consultation

This section of the SCI sets out the public consultation undertaken in connection with our proposals.

Our proactive approach has included:

- Meeting in person with the Parish Council on 3 October 2022
- Informed the Parish Council and Ward Councillors via email of the public consultation period on the 14 October 2022
- Leaflets sent to residents and commercial businesses in the local area detailing ways to view plans and provide feedback

Advertisement of the consultation

Circa 900 copies of a A5 four-page leaflet advertising the consultation were distributed to homes and businesses most likely to be affected by the development. The leaflet was delivered on Monday 17 October 2022 - see [appendix A](#)

A notice detailing the public consultation was run on the 20 October 2022 in the Whitney Gazette, both hard copy and digital - see [appendix B](#)

Consultation website

The purpose of the consultation website (www.catesby-parkgate.co.uk - see [appendix C](#)) was to explain our proposals and also allow interested parties to submit feedback. The website contained our proposed plans (illustrative masterplan and parameters plan), a range of information about the proposals (principally technical and environmental) and links to useful resources.

Feedback

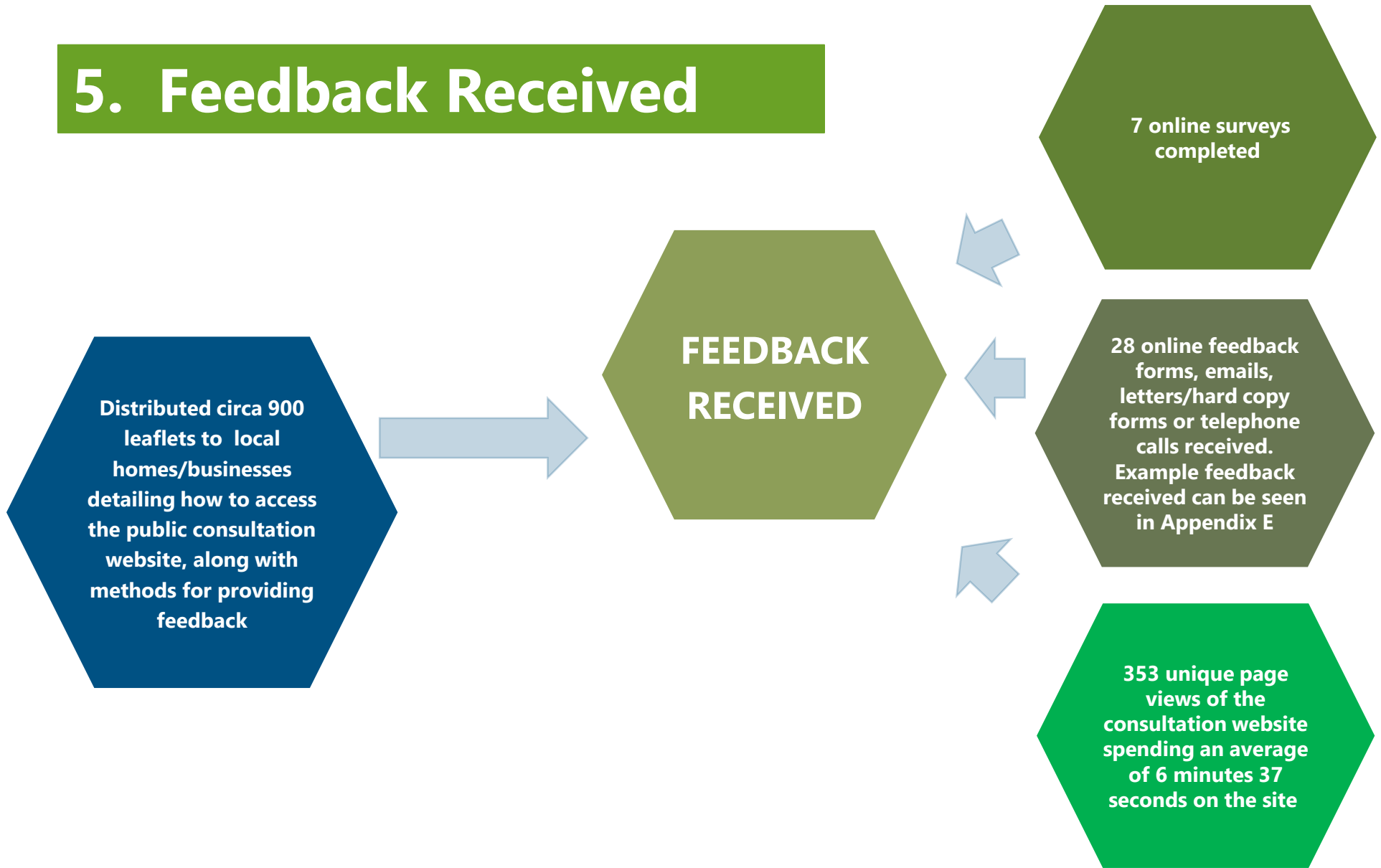
Five methods to provide feedback were available (telephone, email, online feedback form, online survey or freepost), encouraging members of the public to get in touch if they had any further questions or wished to discuss the proposals in more detail (see [appendix D](#)).

Ongoing dialogue and updates

Regular email correspondence with the Councils and Ward Councillors will continue as part of our ongoing commitment to community engagement.

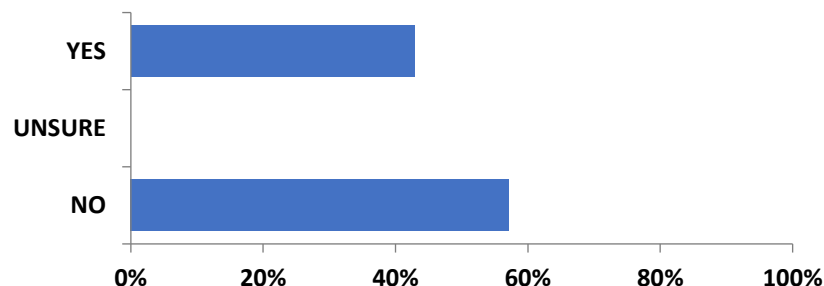
Following analysis of the feedback received the website will be updated and will continue to be updated as our proposals for the site progress.

5. Feedback Received



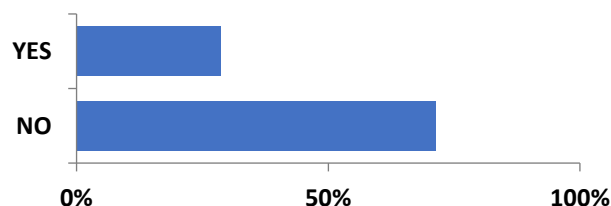
Feedback – Online Survey Results

Q1: In Minster Lovell the average house price over the last year was £576,938 (Rightmove) compared to the UK average of £292,000 (ONS). Do you think there is a affordability issue in Minster Lovell for those looking to take their first steps on the housing ladder?



Q2: 40% of the housing delivered at Park Gate would be affordable housing. Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market. This will assist those looking for their first home, and lower income individuals and families to get on the housing ladder.

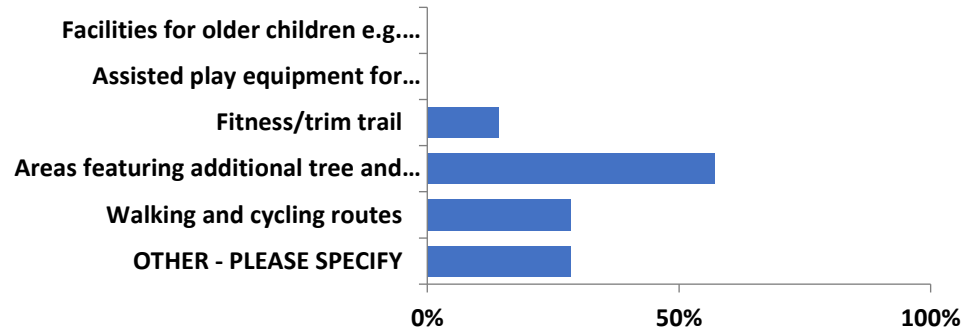
Do you support affordable housing being delivered at Park Gate?



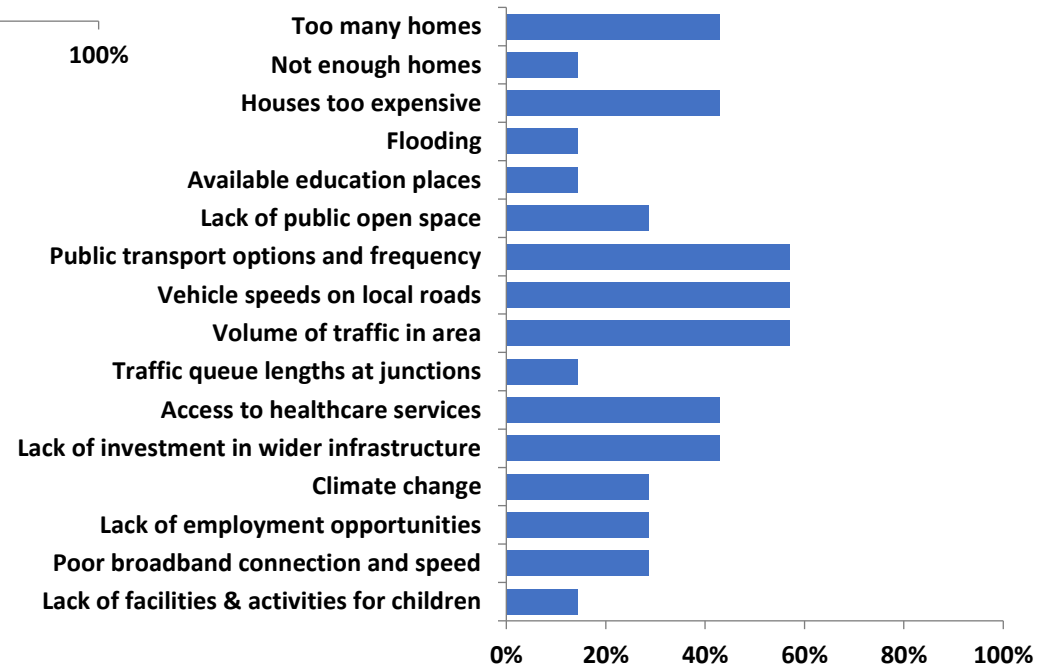
Q3: We recognise there are well-used existing services and facilities within Minster Lovell. Would Minster Lovell benefit from any of the following as part of our proposals?

	YES	NO	UNSURE	TOTAL	WEIGHTED AVERAGE
Affordable Housing	28% 2	71% 5	0% 0	7	1.71
Bungalows	42% 3	57% 4	0% 0	7	1.57
Range of smaller homes (1 -3 beds)	57% 4	42% 3	0% 0	7	1.43
Additional school places	57% 4	28% 2	14% 1	7	1.57
More public open space	42% 3	57% 4	0% 0	7	1.57
Off-site highways improvements	57% 4	42% 3	0% 0	7	1.43
Walking and cycling routes	71% 5	28% 2	0% 0	7	1.29
Financial contributions to upgrade & support existing facilities	71% 5	28% 2	0% 0	7	1.29

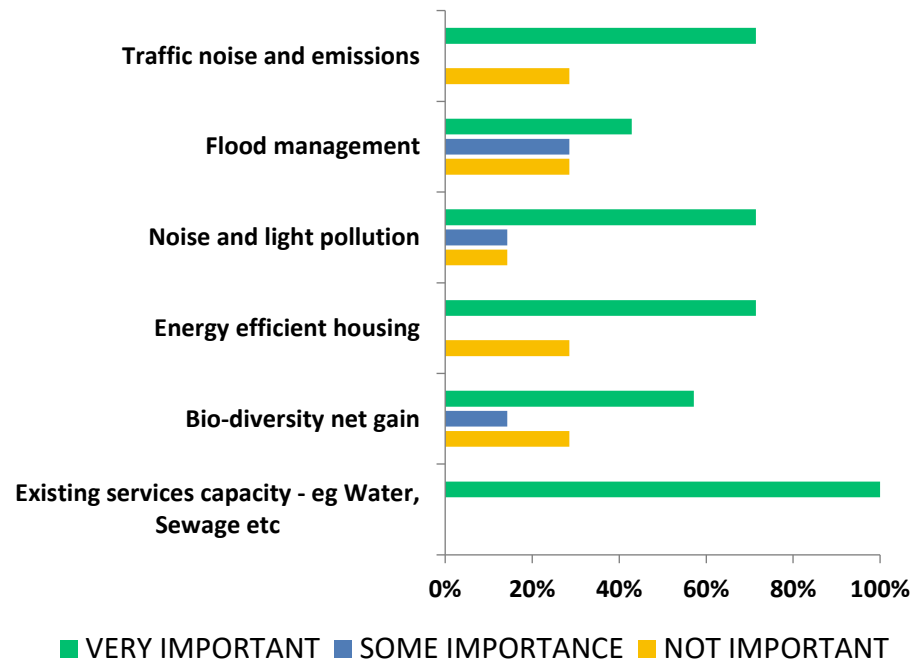
Q4: Public open space facilities are proposed at Park Gate. What sort of facilities would you like to see incorporated into the public open space?



Q5: What do you think are the main issues affecting Minster Lovell currently?



Q6: In terms of environmental impact please rank the importance of the following concerning any new development in Minster Lovell:



Q7: Are there any issues or opportunities in Minster Lovell that you feel are relevant to our proposals? Please explain your answer

No I do not support your scheme! As a resident of this village my whole life building more houses is ruining our village! With the latest bovis homes build it's already made a drastic impact on our village and it's NOT for the good! With you lining your pockets to ruin our beautiful village is an outrage, Thames water are already unable to cope with sewage issues where they are dumping it into our once beautiful Windrush river! I am strongly AGAINST your proposal ALONG SIDE MOST OF THIS VILLAGE

Low level crime from new housing development

No

I have an issue with Thames water not being able to manage waste from existing homes. They are the worst water company when it comes to sewage being put in the local rivers. Plenty of evidence available fines etc. No new house should be built until more treatment works are constructed.

Link to water infrastructure

Yes already explained

Summary of Feedback Received

The feedback from the public consultation can be broadly summarised into the following categories:

Key takeaways from the survey:

- 42% think Minster Lovell would benefit from bungalows and smaller homes
- 57% want additional school places
- 42% want public open space
- Highways (57%) and cycle routes (71%) were highlighted in the survey as being beneficial
- 72% want contributions towards upgrading existing facilities

Housing / Principle / Affordability / Impact

1. Too many homes in the area
2. Homes too expensive
3. Antisocial behaviour issues within the village and in particular the new Bovis estate
4. View of fields impacted and effects on wildlife

Facilities / Infrastructure

1. Education capacity and lack of spaces
2. GP capacity/ability to see patients
3. Lack of water pressure and water/sewage capacity in general. Sewage into the Windrush, and Worsham Reservoir capacity

Highways / Traffic

1. Lack of transport options and frequency
2. Traffic volumes and speed in the village and A40
3. Footpath from Dovecote to Ripley not in place



6. Our Response to the Feedback

Our response to the feedback received is set out below.

Principle / Affordability



Too many homes in the area

Our site adjoins the established built-up limits of Minster Lovell, which is a sustainable village containing a range of day to day facilities and also benefitting from its close proximity to Witney. The site is not within the Green Belt or Cotswolds Area of Outstanding Natural Beauty. Not all housing growth can or indeed should go to Witney, Carterton and Chipping Norton. There is a need for development in villages such as Minster Lovell to help meet housing needs and to spread the benefits of growth and help sustain the more rural parts of the District.



The adopted West Oxfordshire Local Plan allocated the Bovis site in Minster Lovell for the development of up to 125 homes establishing the acceptability of medium scale housing growth in the village. West Oxfordshire District Council accepts that its currently unable to demonstrate the required five-year supply of housing land. There is no immediate remedy to this situation and there are expected to be substantial shortfalls in the Council's ability to deliver its housing requirements across the Local Plan period to 2031. As a result of the lack of a five year housing land supply, both national and local planning policy indicates that when determining planning applications a presumption in favour of sustainable development should be applied.

Our proposals will help deliver additional new homes in a sustainable location, respecting the village character and local distinctiveness and helping to maintain the vitality of the local community. In this regard the benefits of the development will demonstrably outweigh any limited harms which will result.



Homes too expensive

40% of the proposed homes will be affordable. The tenure split will be 66% rented affordable (up to 37 dwelling), 25% First Homes (up to 14 dwellings) and 9% shared ownership (up to 5 dwellings), which meets the requirements of the West Oxfordshire Local Plan 2031 (2018) and the Affordable Housing SPD (adopted 2021).

The proposed development will make a significant contribution to the delivery of affordable housing, in an area where affordability poses a serious challenge to households in housing need.

The benefits of the new affordable housing will be significant. Improving the supply of affordable homes will mean that households needing affordable housing will spend less time on the waiting list and in unsuitable accommodation. This will improve the lives of those real households who will benefit from the provision of high quality, affordable homes that meet their needs.

The proposed development will also mean the Council will be better placed to address the most severe housing issues such as those households facing crisis through homelessness. The proposed affordable housing will come forward in a mix of tenures including affordable rented housing and affordable routes to home ownership, therefore helping to meet the needs of different parts of the housing market.

Antisocial behaviour issues within the village and in particular the new Bovis estate

Our proposals have been designed to create a safe development so that crime and disorder, and the fear of crime do not undermine quality of life or community cohesion. This will be achieved through the use of attractive, well-designed, clear and legible pedestrian and cycle routes and high-quality public spaces.

Views / Ecological Impacts

View of fields impacted

The proposed homes have been designed to be set back from the existing properties to the west (Repeater House, the Lodge, and White Hall Cottages) and east (Ripley Avenue), leaving space for structural planting to strengthen the existing vegetation on these boundaries and help screen the development.



The new homes proposed will not extend beyond the line of the neighbouring development at Ripley Avenue. Any parts of the site south of this line form part of the open space. The area of open space to the east of the site will connect to the recreational ground to the east. Avoiding development in this area will ensure that views are retained to open countryside, whilst respecting existing building lines.

Impacts on wildlife

As intensively farmed agricultural land, most of the habitats within the site are common / widespread and have limited ecological value. The landscape design seeks to retain and enhancing the vast majority of boundary hedgerow and trees, along with the planting of additional trees and creation of new wildlife areas.

A range of wildlife friendly features will also be incorporated (i.e., bat and bird boxes, hedgehog highways), in addition to soft landscaping which will include habitats such as grasslands (featuring wildflower) and large vegetative buffers to the boundaries providing a permeable site for wildlife.

A sympathetic approach will be taken to local nearby wildlife sites, implementing signage to inform the public and reduce potential pressures and impacts. Furthermore, the proposals provide sufficient inherent mitigation for protected species, such as bats and birds to ensure they can be retained on-site, with no significant negative impact.

We are required by policy to deliver a positive net gain in biodiversity on site. Working with the existing features and supplementing those with new co-ordinated landscape and ecology features we are pleased to be able to provide a biodiversity net gain. The ecology report submitted as part of the planning application demonstrates how this is achieved.

Facilities / Infrastructure



Education capacity and lack of spaces

If there is judged to be insufficient capacity at existing schools to accommodate the new pupils residing in the proposed development, the Local Education Authority will request financial contribution to expand school places.

In addition to funding new school places, contributions will be made towards improvements required to other community infrastructure including:

- public transport infrastructure, including route funding, new bus shelters, timetable information
- local sports and play facilities
- new or enhanced allotments
- stocks at local libraries



GP capacity/ability to see patients

Local GP practices in Witney and Carterton are currently accepting new patients. As part of the determination of the application the Clinical Commissioning Group (CCG) will have the opportunity to request funding towards the expansion of existing GP surgeries.



Lack of water pressure and water/sewage capacity in general. Sewage into the Windrush, and Worsham Reservoir capacity

Thames Water have confirmed that the existing sewage and freshwater network serving the site can be upgraded to accommodate the proposed development - funded by the housebuilder (should planning permission is granted).

The subsequent management / treatment of wastewater is the responsibility of the statutory utility provider (Thames Water) as governed by relevant Environmental Legislation. It is therefore outside our control.

Highways / Traffic



Lack of transport options and frequency

For a rural location the site is well served by public transport. As detailed in the supporting Transport Statement, the nearest bus stops are located on the B4047 Burford Road approximately 950m to the east of the site, which are served by the 853, 233, V20 and V25 bus services.

The 853 provides access to Gloucester, Cheltenham and Oxford providing three services per day during the week and a reduced service on the weekend. The 233 gives access to Burford, Witney, Woodstock and Long Hanborough hourly during the week and Saturday. The V20 and V25 provide limited services on Wednesday and Thursday to Oddington, Bedington, Milton under Wychwood, Shipton, Burford and Witney.



As part of the determination of our application, the Local Highway Authority may request financial contributions to enhance the frequency of the above services.

The nearest train station is Hanborough Train Station accessible by the 233 bus. The station provides access to Worcester and Great Malvern through to Oxford and London Paddington, with connections in Oxford up to Coventry and Birmingham.

Traffic volumes and speed in the village and A40

As part of our Transport Assessment ("TA"), we have undertaken traffic counts and surveys of the local road network to help understand traffic patterns. The assessment also includes other known committed and allocated development sites and takes into account traffic growth generally through to the end of the current Local Plan period.



The assessment of the existing roads and junctions likely to be impacted on by traffic generated by the development indicates that there is sufficient capacity to cater for the forecast modest increase in traffic generated by the development and there will be no 'serve' impacts on local roads. The application will be supported by a framework green travel plan which will set out incentives to reduce single occupancy car journeys to and from the site, as well as securing electrical vehicle charging for future residents.

Footpath from Dovecote to Ripley Avenue not in place. We need better links to integrate

A network of existing and proposed footpaths and cycleways will ensure that new residents have convenient access to the primary school and local facilities in Minster Lovell.



The arrangements for the construction of the new footpath across the Ripley Avenue play area are close to being finalised between Bovis and the Parish Council. If planning permission is granted for our development, it will be on the basis that the new footpath will have been constructed by Bovis beforehand.

7. Appendices

Appendix A. Consultation Leaflet and Extent of Distribution



Proposed New Homes & Public Open Space

Park Gate

Burford Road, Minster Lovell

Catesby Estates is preparing proposals for a development of up to 140 new homes on 10.5 hectares (25.9 acres) of land south of Burford Road, Minster Lovell. The site is situated immediately adjacent to the Bovis Homes 'Dovecote Park' development which is nearing completion.

Our proposals include:



Up to 140 new homes with a mix of house sizes and types, ranging from 1 to 5 bed homes (including bungalows) to meet local policy requirements



40% affordable housing (i.e., up to 56 affordable homes). Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market

This will assist those looking for their first home, and lower income individuals and families get on the housing ladder in Minster Lovell



Energy efficient housing in line with the Future Homes Standard, with homes achieving a 31% reduction in carbon emissions (compared to the previous building regulations)



Electric car charging points for each new home



New public open space including children's play equipment



Significant new landscaping and creation of new habitats to deliver biodiversity net gains

New walking and cycling routes connecting to the village

Park Gate

Burford Road, Minster Lovell

As part of designing a high-quality development we are seeking your feedback on our initial proposals. We want to work collaboratively and listen to local residents to identify, understand and seek to resolve any concerns associated with our proposals before we submit a planning application.

To assist this process, we have prepared an indicative illustration showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space and green infrastructure. Plans are available to download and view on the consultation website.

You can find out more about our proposals and view our plans at www.catesby-parkgate.co.uk

Have Your Say

The website www.catesby-parkgate.co.uk contains a range of videos, plans, images and links to reports housed on third party websites, which we hope you will find informative. The website will be updated on a regular basis as our proposals and our planning application for the site progresses.

Your feedback will help shape our proposals before we submit our planning application to West Cheshire District Council. Comments received will be compiled in Statements of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at: www.catesbyestates.co.uk



How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN MONDAY 31ST OCTOBER 2022

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-parkgate.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

Catesby Estates plc

part of Urban⁴Civic

www.catesbyestates.co.uk

DISCLAIMER

We have taken all reasonable measures to present this information with due care and it is considered correct at time of printing. However, the information contained within is subject to change without notice, and Catesby Estates plc and its employees and agents shall have no liability for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on this information.

Changes in data (information and/or) move the data around how companies process your personal data have changed. A data notice restricts individuals sharing their personal information with third parties in any of their choosing.

This is an opportunity for you to give your feedback on the proposals, and you are welcome to submit as much or as little information as you wish using any of the four feedback methods detailed within this literature (website, email, online or telephone).

All comments received will be reviewed by Catesby Estates. Your feedback will be compiled in Statements of Community Involvement Documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process. Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk catesby-parkgate or contact us at: 01788 726810 / info@catesbyestates.co.uk

Appendix B. Press Advertisement

October 19 to 23, and at 1 the Lays in Witney from Wednesday to Monday, October 26 to 31.
For tickets and information, call 07 562 450045 or see www.circusginnett.com

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Subject reer

ursury fire in Milne Keynes, where we support crews from Buckinghamshire, and mobile home fire in Oxfordshire.

"At each incident, I assigned a specific task. I assigned commander care, monitors my progress, to make sure I don't endanger myself or others. This is the best way to learn, receiving encouraging feedback and knowledge and

PUBLIC CONSULTATION

Park Gate, Burford Road, Minster Lovell
Catesby Estates is preparing proposals for new homes and public open space on land off Burford Road, Minster Lovell.

Your views are important; this is an opportunity for members of the public to review & provide feedback on our proposals.

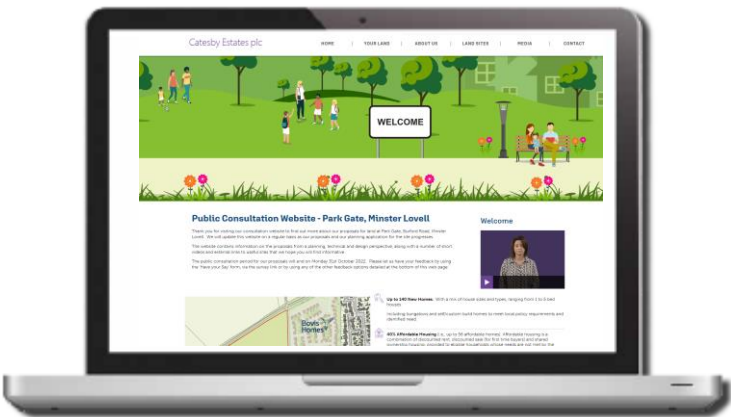
Find out more at: www.catesby-parkgate.co.uk
You are able to submit feedback via the online form and survey on the website or via:
info@catesbyestates.co.uk, 01788 726810 or
Freepost CATESBY ESTATES

Feedback closes 31st October 2022

Exchange and Mart

OXFORD'S POPULAR TOY AND TRAIN FAIR

Appendix C. Consultation Website



Appendix D. Feedback Form & Survey

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN MONDAY 31ST OCTOBER 2022

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-parkgate.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

Park Gate
New Homes & Public Open Space

Public Consultation - Proposed New Homes & Public Open Space

Thank you for visiting our consultation website to find out more about our proposals for land at Park Gate, Burford Road, Minster Lovell.

We will update our website www.catesby-parkgate.co.uk on a regular basis as our proposals and our planning application for the site progresses.

Catesby Estates are preparing proposals for a new housing development on land off Burford Road in Minster Lovell.

As part of designing a high quality development we are seeking your feedback on our proposals. We want to work collaboratively and openly with local residents to identify and understand any potential concerns associated with our proposals.

To assist this process, we have prepared an indicative masterplan showing the potential layout of the proposed development including vehicle/pedestrian access points, public open space and green infrastructure.

Your feedback will help shape our proposals before we submit our planning application to West Oxfordshire District Council.

Comments received will be compiled in a Statement of Community Involvement which will be submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Have Your Say

We appreciate you will have your own thoughts on what's happening locally to you and we welcome your comments.

FULL NAME* **EMAIL*** **TELEPHONE**

ADDRESS* **TOWN*** **POSTCODE***

SUPPORT
I support this scheme ()

COMMENTS*

HOW DID YOU HEAR ABOUT US?

☐ SOCIAL MEDIA
☐ MAGAZINE
☐ RECOMMENDED
☐ GOOGLE SEARCH
OTHER (PLEASE SPECIFY)

* Mandatory Fields

To view our data privacy notice and other policies, please [click here](#)

By submitting this form you agree to us using your information. If a planning application is being considered, where appropriate your comments will be passed to the Council dealing with the application.

[Send comments & close this window](#)

Appendix E. Feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received



I feel that all these small housing projects are just a way of getting around developers and councils responsibility for putting in the correct infrastructure. Witney already lost a doctor's surgery at deer park which has never been replaced and there have been no new schools or shops or community centres with any of these numerous developments which have happened over the last few years. They just rely on exciting communities and it's infrastructure which is fit to bursting. So I no longer support any small housing project, because what you write on your plans and all your promises are not to be trusted.

Another development to spoil the view, albeit our view has already been destroyed by Bovis. Seeing as it will be built regardless of what local sentiment is I have the following points. 1. Funding for schools is very different to proactively helping to ensure the small village school has enough places. What are your plans? 2. The village is surely increasing to a size now where a later bus route is required to ease congestion and allow easy transfer between the village, Oxford and local towns. Will you be consulting the council and Stagecoach to make this happen? 3. Affordable homes actually means social housing. The village and the new estate of Dovecot Park do not have enough affordable homes for young working families on average incomes who don't claim any form of benefit. Just because this area seems to hold rip off prices for houses, doesn't mean the majority of young locals can afford them. With interest rates going through the roof, how do you plan on delivering homes that normal people can actually afford (not part rent) without having sold a house in London first? 4. The footpath from Dovecote to Ripley has been an after thought for Bovis which still isn't complete as we go into a second muddy winter. How can you say that connectivity and existing pathways are sufficient? 5. How do you intend to manage sewage so yet more filth doesn't get dumped into the Windrush by Thames Water?

We do not support this project as the Dovecote development was enough redevelopment for the village of Minster Lovell. The local amenities and roads will not be able to cope with the increase in traffic and footfall.

This scheme would destroy the village feel of Minster Lovell and the beautiful green spaces that surround the village. The wildlife would be seriously impacted and their habitat would be further destroyed. There is not enough infrastructure in the village to support this amount of extra housing. The affordable housing on the current Dovecote Park has brought drugs and anti social behaviour into the village. Having moved to Minster with our teenage children, to get away from that, the high percentage of more affordable housing would be detrimental to the area.

I am a Ripley Avenue resident and have lived in Minster Lovell for nearly 38 years. I am disappointed that the new developments are so disjointed- they should really link with Wenrisc Drive and therefore Ripley Avenue rather than three separate estates. The villagers should all feel part of a village not their area. At the moment there is no path for the residents of Dovecote Park to go through Ripley Park- which is unfair when they have pushchairs/prams and primary school age children. How do you plan to integrate the new families? Please pay attention to infrastructure before the houses are built - paths, the speed of vehicles on the A40, where will the doctor's surgeries be, which schools have room. Rather than electric car chargers shouldn't you be considering the additional traffic on the A40 in the village, installing bike lanes to encourage leaving the car behind etc. What infrastructure will you be "giving " to the village rather than adding additional houses to that which is already here? I assume that you will have a number of offers to sell the 60% private ownership houses - part exchange, etc. Whilst trying to sell our home during the first stages of Dovecote we found that we were constantly being told that the price set for our home was too high - even though lower than Dovecote houses - but we couldn't offer no estate agents fees, no stamp duty, offers on flooring etc that the p/e youngsters receive. So the new houses effectively lowered the value of our house and we decided not to sell. How will you help villagers who want to move but are not at the stage of life where they need mortgages and therefore not eligible for all the offers? How will social housing be allocated? Many families have seen their children move from the area due to high housing costs and lack of housing stock here. Will Minster Lovell people be given priority if they want to stay in the village? Where next? When you have exhausted the A40 will you start further developments and join us up to Witney or Curbridge ? I hope not!

I think that if these proposed new homes go ahead then it will be a massive over development of what used to be a lovely little village. I understand that new houses need to be built, but there is no infrastructure being put in place to cater for these houses and the many other hundreds of houses that are being built in the local surrounding areas. No new schools (Primary and Secondary), early years provision, dentists, doctors, etc. We are already noticing changes within the village as a result of the current Dovecote development, increase in traffic through the village, cutting through Wenrisc Drive to get to Brize Norton Road and speed limits are not being adhered to. There is already a divide between the existing village and new development, this being shown by the creation of a separate Facebook page for Dovecote estate solely, when there is already a community Facebook page set up. I'm not sure when it will stop, the villages will be joined together and no longer remain villages but all part of one big housing estate.

I categorically OPPOSE this new development. No other comment needed. End of.

Appendix E. Feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received



1. There will need to be a roundabout for the site access road onto Burford Road because of the new traffic volume. 2. The 40mph zone signage and markings will be needed to be moved to the Whitehall Nursery Farm access road area of Burford Road. 3. The existing Dovecote development was originally for 50 properties (it's now 125). Will the proposed 140 properties be inflated to a higher number? 4. It makes no sense to have the properties heated by gas. Will they all be heated via ground or air source heat pumps? Air source heat pumps are very noisy on days when the temperature is <0 deg C. 5. I'd like to see the detail of the wastewater management design.

water are already unable to cope with sewage issues where they are dumping it into our once beautiful Windrush river! I am strongly AGAINST your proposal ALONG SIDE MOST OF THIS VILLAGE

I DO NOT support this scheme. I lived in Minster Lovell for many years bringing up my children. I passed my house over to my daughter so that she can bring up my grandchildren in the lovely village it was. Where people looked after each other, children also took care of each other. Now, new housing have been build and Minster Lovell its no longer safe for children to grow up in. The new estate has bought in people from all over the place and has become a drug warren, the crime rate has shot up. New people invading the village will mean the village school being affected and the village not being a village. With that neighbourhood kindness throughout the village. It's no longer safe for my grandchildren, let alone more people spoiling the village life. Having more housing will take away the village completely, there will be more traffic, people etc when the water was cut off due to burst pipes, it was days before it returned, the sewage works can only just cope with what they have, the little village school will have wo be bigger, so no longer a village school.

No I do not support your scheme! As a resident of this village my whole life building more houses is ruining our village! With the latest bovis homes build it's already made a drastic impact on our village and it's NOT for the good! With you lining your pockets to ruin our beautiful village is an outrage, Thames water are already unable to cope with sewage issues where they are dumping it into our once beautiful Windrush river! I am strongly AGAINST your proposal ALONG SIDE MOST OF THIS VILLAGE

Dear Catesby Estates PLC, I have watched and listened to your promotional videos. I must say nothing stands out as you just seem to comply with planning regulations and criteria. I must say that I was positive about the new Bovis site, the layout, lack of any real inconvenience and the fact that I have seen local young families be able to be housed in their village they come from or choose. Therefore I wouldn't class myself as a NIMBY or negative to change, but I do feel for a fairly small village this is a too big a development. I would think that 140 new dwellings would equate till almost 400 extra people living in the village. I do not feel the local infrastructure and services will cope with this additional load on both. We were told that services were nearing capacity when the Bovis site was planned and due to it not being finished yet, we don't really know how this has worked out yet. I do believe water pressure is affected, luckily I have chess pit for sewage so not affected but I believe it will be, internet is affected by more usage and the capacity to enlarge the local primary school is not very practical either. The site it is on is not very large for possibly one or two classes. Sorry to be negative but please leave this field in place and go and build elsewhere. Mike Collins

First of all: why is there no box to tick that says 'I do not support this scheme'?? I do not support the scheme for several reasons: 1. We do not need any further development that is unconnected to the village: another self-contained estate feeding onto an increasingly busy road 2. Development without infrastructure just puts further pressure on a village with only limited facilities. We need additional school spaces (probably another school), doctor and pharmacy facilities and more. 3. Additional housing on this scale will put more cars on already busy local roads without, no doubt, any thought - or money - going towards transport infrastructure 4. You should be building only houses with the highest standards of insulation and powered by green energy: Thinking should engage with environmental issues, including the long-term future of the planet

We are just recovering from the noise and mess from the new Bovis homes and certainly are not in favour of a further development which brings more problems to our roads and countryside. This a green field site and should stay that way. We need more crops not housing. The Bovis site has been tagged on to the village with yet no foot access to the village. Wenrisc Drive has now more traffic and is becoming a race track as the Bovis residence are using it as a cut through to the school and shops. The school would need upgrading to take more children and there is a bad parking problem outside the school. Thanes Water in this area are a disgrace and they know it so a new sewage system would have to be the first priority. Our river is an open sewer! We need a new burial ground as the church yard is almost at capacity!! The village hall is old and needs upgrading. All these things need sorting before starting on new housing. We will soon become a Witney sprawl. This all comes down to the landowner just making money for himself with no care for our village. This land should stay agricultural for this is what's needed in this country more than housing at the moment. Will you listen? I doubt it!!

My husband and I would find it a great pity to have our beautiful view of the fields spoilt by housing. However we realize people have to live somewhere. If the plans do go ahead we have a few suggestions as to how to use the land between or in other areas nearby: 1. A community garden/allotments where people could grow fruit and vegetables and flowers and work together in a relaxed environment. 2. A dog field so that dogs could be let out to run in a separate place to the sports field where children play. The hilly ground near Hailey road in Witney is a good example. 3. A small animal park with deer and chickens for everyone to enjoy.

Appendix E. Feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received



I would not be in favour of further development in the village, especially on such a large scale. I for one would much prefer to see ten houses built in sixteen villages rather than 160 more in our village. The character of which is already changing as a result of the big new build that your proposal would surround on two sides. In Minster Lovell, we all remember Phil Shaw, the local WODC planning supremo, saying that if we didn't contest the Bovis Homes scheme, then 'Minster Lovell would have done its bit', and he wouldn't encourage further big developments. I can't see that anything has changed since this was said. We already have water and drainage issues at the 'top' of the village, and traffic is only set to increase when the Bovis estate is completed. So I say enough is enough, and let's not ruin the character of the village as has been done in Long Hanborough just a few miles away. Really don't believe this massive estate is what Minster Lovell needs, it would completely swallow up a lovely old village and would bring unwelcome things such as more traffic, more people and would destroy the picturesque countryside surrounding us.

Living in Worsham (just off Burford Road) we already experience disruption due to the Bovis Home development. There are not enough medical, educational or transport facilities in the area, and 140 more homes will only overwhelm this shortage further and cause even bigger waiting lists for healthcare. Therefore we would not encourage the scale that is being proposed.

1) The southern boundary should be in alignment with the southern boundary of Ripley Avenue. Developing beyond this will detrimentally impact the Chartist Estate and linear alignment of the village and could impact on the SSSI. No objection with developing west, but not south. 2) A community hub and Placemaking features should be included in the masterplan because the existing Village Hall is inadequate. (Example, communal planting areas, exercise routes, artwork). 3) Use of private driveways should not be permitted as they will be maintained at the cost of residents. 4) All homes to be designed to zero carbon standards. 5) All ML homes should have received your flier, not just those you chose.

My husband has lived in Whitehall cottages for 56 years and I myself for 27 years. We decided to make this our home and raise a family because of the small village community, which I feel will be lost along with amazing country side. So much of our environment is being lost to cramped and at times unsightly housing. I'm afraid that the wildlife, birds, badgers, foxes, deers to name but a few, to which I have had the pleasure to enjoy watching over the last 27 years will suffer greatly from the displacement caused. I also have concerns about whether Worsham reservoir has the capacity to cope with the amount of new housing especially as we have already experienced problems with water and electricity supply over the last few years. I understand more houses are needed but I don't think overwhelming a small village with a large scale housing development which will dramatically increase the traffic is the best way forward. I think the impact on the village especially those who have decided to live here because they wanted a country lifestyle with open spaces, fields unhampered by being a part of a housing development is detrimental to the future life we planned and also in a financial sense. This had been a family home for three generations and the idea was for it to be continued for further generations, but it's appeal will be sorrowfully reduced by these developments.

I do not support this scheme to build 140 new homes I feel that this proposed plan will have an adverse effect on the village especially the Burford Road end of the village The increase of housing will add extra pressures on the roads ,local schools ,the community hospital minor injuries unit which is already under immense pressure ,GP practices and local services petty crime has increased in the village since the building of the new estate adjoining to Ripley Avenue The village is in danger of being spoilt

I would be against this development for the following reasons; 1. The villages infrastructure cannot cope with another estate. The primary school cannot possibly cope with say another 100 plus students. The preschool is full already due to Dovecote Park. 2. The drains are already backing up in the village, more houses will make this worse. 3. The village roads (particularly the Brize Norton Road) are not built for more traffic. 4. I grew up in the village and have now moved back. I moved here to live in a village and for my children to live in a village. With more and more houses this will soon become town like. We paid a premium for the houses for this reason. 5. I live on Dovecote Park and the drug issues we have had to deal with due to someone in social housing has been awful. We have dealt with drug raids, dog chases and machetes. 40% social housing is far too high. The people that are being moved into these houses have no local connections and some cannot integrate with village life. You say that these houses are to help people remain in the village that cannot afford to but that is not what they are used for. 6. I hope the proposed plans stay this way with the recreational area behind Ripley Avenue. We currently have our property on the market for a house that backs onto that field. Also, Dovecote Park has no green space as such, so this would be desperately needed. 7. Would the signs be clear so that people didn't drive down Holloway Lane for the new estate? Overall the village just doesn't need more houses until there is a new school, preschool and the rest of the infrastructure is addressed. The village smells of drains and I have already had to sign my daughter up to the preschool for 2024... I worry she won't get a space at the primary school with her sister.

I strongly object to this, potential, development on the edge of Minster Lovell . The village infrastructure will not support a development of this size. There are no facilities in the village for a further 280 plus people. The development is too far away from the village shops and post office to expect people to walk to them and will increase car usage on the already creaking Brize Norton Road with its very, very limited parking facilities. This development will add nothing to the village. I therefore repeat that I strongly object to it



Appendix E. Feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

As residents of the Riverbank Studios for 9 years in this quiet idyllic environment in the Windrush valley, we strongly object to the proposal that would see a greenfield farming area redeveloped with plans for up to 140 homes and parking spaces raising the following risks : o Environmental impact : o of increased traffic, associated noise and air pollution o on existing drainage and waste disposal system and risk of blockage and contamination. o on refuse and recycling disposal - even yesterday waste was dumped down Worsham Lane in spite of penalties. o on electricity infrastructure which also lacks reliability with frequent blackouts. o Biodiversity impact o Construction noise whilst rebuilding and impact of the construction vehicles to biodiversity. o Requirement to ensure all planting is appropriate and provides a net gain on site. In particular, a species list will need to be included detailing the species mix to be planted, ensuring where possible fruiting and pollinating species are planted. In addition, a maintenance plan will ensure that long-term biodiversity net gains can be secured. o Carbon footprint o There is a limited operational bus service nearby and the nearest railway stations are Charlbury or Hanborough. All construction, new home owners and visitors will likely be by car, this will add to the carbon footprint of the proposed Parkgate development. o Any additional transportation systems contribute to degraded air quality, as well as a changing climate. Transportation also leads to noise pollution, water pollution, and affects ecosystems through multiple direct and indirect interactions. o Up to 140 additional household carbon footprints where daily activities cause emissions of greenhouse gases. For example, producing greenhouse gas emissions from not only driving but also home heating, or lighting etc. o Local amenities o Concerns that there is no capacity for local amenities like doctors to serve up to 140 additional new homes It is respectfully requested that the outline planning application for the Parkgate development of up to 140 new homes is rejected

I STRONGLY OPPOSE this scheme. It is an opportunistic attempt to build on agricultural land that has never been zoned for development. The footprint of the proposal significantly impinges upon 'backland' that has long been recognized by numerous Planning Inspectors as being integral to the historic character of the Chartist Settlement upon which the Village of Minster Lovell is based. The 140 new homes represent an additional 350 or so additional people residing in the Village. The facilities of the Village (such as they are) will not be able to cope with this influx after the Barratt homes development is completed. There is no more space at the Primary School; there is little parking in the Village and there is no Medical Facility. There is little opportunity for further employment so this development would simply be a commuter dormitory for other towns. This 'suburb' will have no real connection to the Village. Finally, I question the need for further housing in this area given the amount of new building already under way at Carterton, Witney and soon to be at Salt Cross

I do not support this proposed development. Catesby are promoting 181 acres of land to the west of Minster Lovell - this proposal is just the tip of the iceberg that will see the village completely engulfed if approved. The A40, village amenities (including the school and communal facilities) and Witney town centre cannot support this scale of development. The environmental impact of yet another development on a greenfield site is also extensive including cutting through existing hedgerows thus disrupting vital corridors for wildlife and the inclusion of a few small proposed patches of green are token efforts at addressing concerns.

Firstly, you have not allowed sufficient time for residents to respond to your request for feedback. I only heard about your plans when your leaflet dropped in my letter box which was less than 2 weeks ago. My initial reaction was shock and disbelief at the size of the project. You have clearly bought more land than you are showing in the leaflet and I think you are misleading the residents from day 1. The plot of land that you have bought extends right down to the A40 so this is clearly only phase one of a much bigger project. Minster Lovell is not a very big village and I think your development is out of proportion and will drown the village. You state that you work with developers so you are clearly not the builders. Everyone knows that these developments are all about squeezing in as many house as possible to make as much money as possible. I hope that you are not planning on simply following Bovis example who have not included any green space other than at the entrance to the development. I would want to see much more evidence of green space given that you are planning to build on farmland - which I am still reeling from but I accept that this is government policy! I am seriously thinking of moving house as Minster Lovell will soon be swallowed by other huge housing developments in Carterton and will not have any identity at all as a historic village. Utterly depressing.

8. Background – About Catesby Estates

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver new high quality homes on developments that are seen as a positive part of the local community in which they are located.

The pressure on the housing market is significant with the demand for homes outstripping supply.

An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

Catesby Estates are part of Urban&Civic plc the leading master development business in the UK.

Find out more:

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