

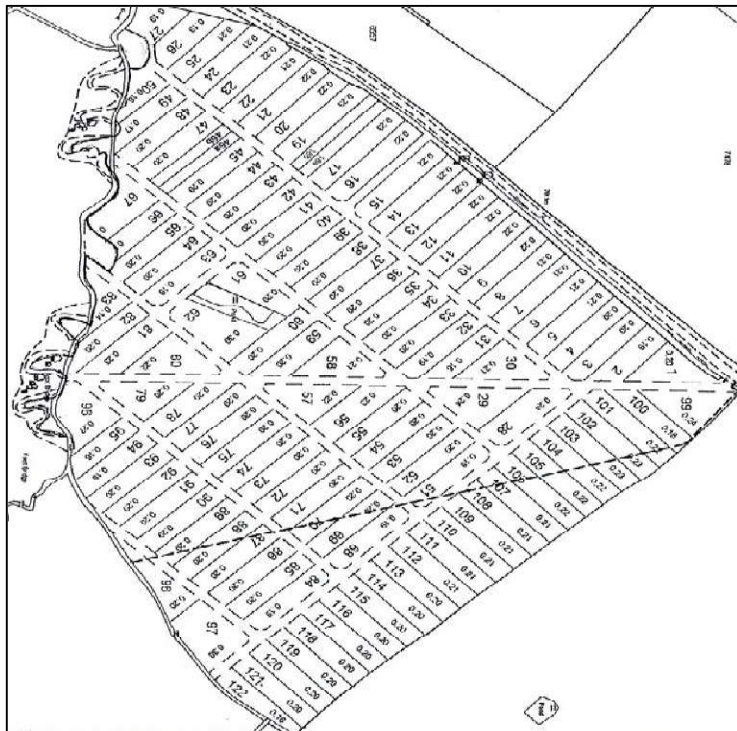
# Tetsworth Multi-Plot Field Developments

## The Field

The field lies in the Parish of Tetsworth to the south of the M40 and adjacent to the eastern side of the Stoke Talmage Road. It has been subdivided into 122 individual plots which have been offered for sale through a number of agents. The field is variously described by agents as 'pasture land' and 'designated agricultural or woodland'. The Oxfordshire Way rural footpath (PROW) crosses the field en-route between the villages of Tetsworth and Adwell.



Multi-Plot Field Looking South



122 Plot Sub-divisions of Field (north-west access gate at right)

Some of the plots have been sold and a small but growing number of owners have undertaken some form of development on their plots. SODC Planning Enforcement staff have been requested to investigate the lawfulness of these developments as they have arisen. The structures currently remain in place.

## **Plot Developments**

Approximately 3 or more years ago, a residential caravan was located on a plot adjacent to the field access gate. The caravan was placed on a gravel-covered membrane, but the remainder of the plot has remained uncultivated. Summer holiday occupation by the owner was anticipated but had not been noticed until a black car was seen parked alongside the caravan on 17 August 2025. The car was not there on 20 August, but the ground below the parking spot suggested that it had been present for a considerable period of time. Whether the car was associated with the caravan owner or an unidentified third party remains unknown.



Residential Caravan near Access Gate

At about the same time, a derelict campervan arrived on a plot straddling the Oxfordshire Way in the south-east of the field. Land to the north of the footpath was fenced and a small fruit orchard planted. Lines of leylandii evergreens were planned round the plot to the south of the footpath. The orchard may be permitted horticultural use of the land.



Campervan Plot and Orchard

Earlier in 2025, a sea container in a small fenced compound appeared on a plot adjacent to the Stoke Talmage Road. A commercial vehicle has been seen parked inside the compound. There has been no sign of agricultural activity.



Container in Small Fenced Compound

Also earlier this year a large residential caravan appeared on a plot close to the centre of the field. The owner has said that it was intended to be occupied for weekend breaks and has subsequently erected fencing round the plot including close-boarded sections. There is currently no sign of intended agricultural use of the plot.



Large Residential Caravan soon after Arrival

On 20 August, the owner of this caravan reported to Tetsworth Parish Council that: 'a few days ago we arrived and the bedroom window was broken. We thought drugs were being used inside, as there were drug papers on the floor. My husband fixed the window with polystyrene, which is harder to break. We thought it would be an isolated incident, as there is a lockable entrance gate to the plot (actually the field access gate is more than 200m from the plot). However, yesterday we went (to the caravan) and they broke the same window again with bricks. They left the other windows and doors open, and broke the inner door. There were condoms on the bedroom floor'. The Parish Clerk correctly advised the owner to report the occurrence to the police. It is speculation whether the black car parked adjacent to the other residential caravan had any connection to the reported incidents.



Fenced Caravan Plot as Developed and Vandalised, 20 August 2025

## **The Problem**

The gradual fencing and occupation of plots purchased as agricultural or pasture land with residential caravans or vehicles and commercial shipping containers without any apparent agricultural use cannot be right. The Parish Council is not aware of any applications for 'change of use' of these plots. The developments therefore appear to be contrary to planning regulations and constitute unauthorised development. They definitely run counter to Tetsworth NDP policies for domestic or commercial development in the Parish's open countryside. Any continuation of the trend to install such domestic or commercial structures on this field risks unauthorised creeping urbanisation. It must be reversed through effective enforcement action by SODC as the Local Planning Authority.

The recent report of criminal occupation and vandalism of one of the caravans is evidence that structures being located in this otherwise undeveloped rural countryside location has attracted criminal activity to the area. Such acts can only undermine the sense of security of the local community.

## **The Way Ahead**

Tetsworth Parish Council continues to be concerned over potentially illegal development on plots of the multi-plot field crossed by the Oxfordshire Way. It urges SODC Planning Enforcement staff to conclude investigation of these potential breaches of planning law with some urgency and implement action which would return the field to its sole permitted use for agricultural purposes.

John Gilbert

Tetsworth Parish Council Planning Sub-Committee