

CLARIDGE BARN – CHANGE OF USE APPLICATION P25/S3543/FUL
FURTHER CONSULTATION RESPONSE BY TETSWORTH PARISH COUNCIL

Introduction

Tetsworth Parish Council (TPC) submitted a detailed consultation response on 14 January 2026 objecting to the Change of Use application P35/S3543/FUL for Claridge Barn. It considers that these earlier grounds for objection remain valid for the proposed Change of Use of the building to Class E(g)iii for light industrial purposes.

This further response relates to additional information subsequently submitted by the applicant: Certificate of Ownership – Certificate D, received 9 February 2026 and an Ecology Report, received 11 February 2026.

Access Land Status and Ownership

On 29 January 2026, the applicant raised a Public Notice inviting representations on ownership or tenancy of the land within the site plan (including the access route) supporting Planning Application P25/S3543/FUL. This was published in the 5 February edition of the Oxford Times and subsequently posted on the SODC Planning Portal on 9 February 2026.

<p style="text-align: center;">Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION</p> <p>Proposed development at Claridge Barn, Chiltern View, Tetsworth, Oxon, OX9 7AL</p> <p>Take notice that application being made by Mr R Churchill of Brickell Land for planning permission for the change of use of existing equine building to light industrial (Use Class E(g) (III)) with access and parking (to be formed over existing manege and hardsurfaced areas) to South Oxfordshire District Council, Abbey House, Abbey Close, Abingdon, Oxon, OX14 3JE</p> <p>Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.</p> <p>Signature: </p> <p>Signatory: Mr Jake Collinge</p> <p>Date: 29/01/2026</p> <p>Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.</p> <p>Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.</p> <p>'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.</p> <p>'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.</p>

Public Notice – Oxford Times, 5 Feb 26

This Public Notice was linked to the issue of the Certificate of Ownership signed on 9 February 2026.

25. Ownership Certificates and Agricultural Land Declaration (continued)
CERTIFICATE OF OWNERSHIP - CERTIFICATE C
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify: The applicant certifies that:
 • Neither Certificate A or B can be issued for this application
 • All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have the applicant has been unable to do so
 • *owner is a person with a freehold interest or leasehold interest with at least 7 years left to run
 • **agricultural tenant** has the meaning given in section 65(1) of the Town and Country Planning Act 1990
 The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):
 On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify: The applicant certifies that:
 • Certificate A cannot be issued for this application
 • All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have the applicant has been unable to do so
 • *owner is a person with a freehold interest or leasehold interest with at least 7 years left to run
 • **agricultural tenant** has the meaning given in section 65(1) of the Town and Country Planning Act 1990
 The steps taken were:
A SECTION OF THE ACCESS WAY (WITHIN THE RED EDGE) IS UNDERSTOOD TO BE UNREGISTERED, NOTWITHSTANDING ESTABLISHED RIGHTS

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):
 On the following date (which must not be earlier than 21 days before the date of the application):

OXFORD TIMES - 05 FEBRUARY 2026 *05 FEBRUARY 2026*

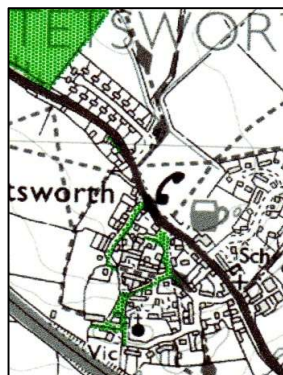
Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): *09/02/2026*

Certificate of Ownership – Certificate D, 9 Feb 26

The certificate states that ‘A section of the access way (within the red edge) is understood to be unregistered, notwithstanding established rights’. TPC believes that a more accurate statement would recognise that it is the whole of the access way between the Chiltern View adopted carriageway and the Claridge Barn building that is unregistered. What is certain is that this access land is not owned or tenanted by the applicants. Statutory Declarations of Ownership by the applicants supporting earlier proposals for development of Claridge Barn and its surrounding land clearly showed that the southern-most extent of their land ownership was at the southern wall of Claridge Barn.

The unregistered status of the access land is acknowledged by TPC, but it is its ownership and registration as Common Land that is crucial to planning decisions.

The access land is part of a larger parcel of undeveloped land known as The Knapp. The Knapp, together with Tetsworth Green and Tetsworth Common, were registered on 27 September 1968 under the Commons Registration Act 1965 as Common Land with Register unit No CL.100. The extract below from the Countryside Agency’s provisional map of Registered Common Land (approved on 14 May 2004) clearly shows in green the access land to be part of The Knapp. As such, development can only be granted by reference to the Planning Inspectorate on behalf of the Secretary of State.



The Knapp – Countryside Agency Map of Registered Common Land & Open Country, Tetsworth CP

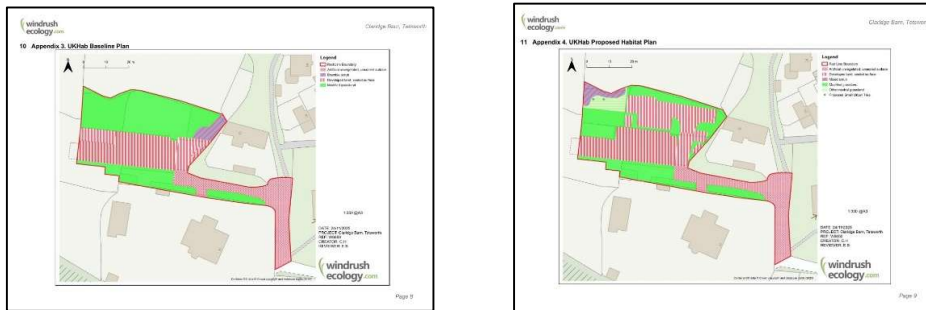
Ownership of the access land and other parcels of Common Land in Tetsworth was subject to examination by the Chief Commons Commissioner in 1982. The parties involved were TPC and two local farmers. The Commissioner’s decision report (Ref 229/U/105 dated 10 December 1982) concluded that: *‘In the absence of any further evidence I am not satisfied that any person is the owner of the land, and it will therefore remain subject to protection under section 9 of the (Commons Registration) Act of 1965’*. Since that time, TPC has acted as guardian of that protection.

Any works on Common Land other than the most minor of activities such as adding new stiles and gates at existing boundaries require permission of the Planning Inspectorate on behalf of the Secretary of State. Crucially, activities on tracks or other works purely for private benefit or work to maintain, alter or extend these works require a higher hurdle of applying to the Planning Inspectorate to deregister the affected parcel of Common Land. TPC, as guardian of the protection of The Knapp, would object to such an application.

Without legal access for business and employee traffic to and from the proposed light industrial building, the Change of Use should be refused.

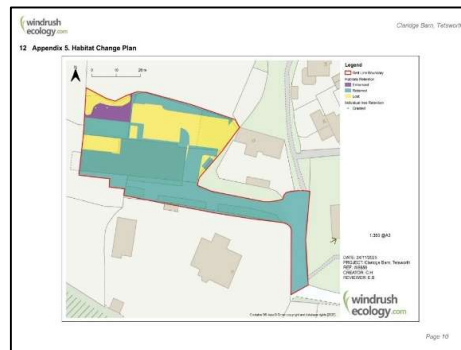
Ecology Report

While the Ecology Report focuses on disturbance or loss of badger and great crested newt habitats, its mapping of the baseline and proposed habitat status of the access land of The Knapp is of more direct relevance to Planning Application P25/S3543/FUL. Perhaps mindful of the restrictions on works on Common Land, the current and proposed habitat mapping of the access land both show it as *‘artificial unvegetated, unsealed surface’*. TPC would argue that the east-west leg is no more than an agricultural access track with sporadic vegetation.



Baseline and Proposed habitat mapping – Access in Pink

The ‘differences’ mapping confirms that the applicants seem to wish to leave the site access route unchanged.



Habitat Change Mapping – Retained in Green

The submitted site plans for P25/S3543/FUL do not include the north-south leg of the access route and the supporting documentation does not refer to the adequacy or otherwise of the access route to a light industrial building.

If the applicants' intention is to leave the access route unchanged, it would be totally unsuitable for access to a light industrial building with commercial as well as private vehicle traffic. If their intention is to improve the route, deregistration of the access Common Land would be necessary and TPC would strongly oppose such action.

Conclusion

During the earlier consultation period, TPC and others submitted many valid reasons why planning permission for this Change of use application should be refused. The subsequently submitted Certificate of Ownership and Ecology Report do nothing to mitigate the harms and shortcomings already identified. Rather, they reinforce the unacceptability of their proposed access route to a light industrial business across registered Common Land under the guardianship of TPC.

TPC therefore continues to urge refusal of this Change of Use application by the SODC Local Planning Authority.