

Appeal 6007555

Submitted on 1 April 2026.

Before you start

Local planning authority	West Oxfordshire
Appeal type	Full planning
Decision date	17 October 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	R Burkle
Contact details	Kathryn Ventham Twenty5 Planning Ltd
What is your phone number?	
What is the address of the appeal site?	Land North West of Little Tew Near Little Tew Oxfordshire OX7 4JB
What is the area of the appeal site?	4.37 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes Whole site not visible from public access points

Are there any health and safety issues on the appeal site?	No
What is the application reference number?	24/01861/FUL
What date did you submit your application?	16 July 2024
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Country House and Gardens, Stables Courtyard, New Highway Accesses, Solar Array, Drainage Works and Landscape Proposals, including New Lake and Tree Nursery.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	Please see attached document entitled Procedural Note
How many days would you expect the inquiry to last?	4
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm.pdf (/document/3f4363f5-bd3f-421c-b828-9b3601a76b71)
Agreement to change the description of development	Decision Notice.pdf (/document/5dc5f342-bc17-42b4-96b3-0854c25712fc)
Decision letter	Decision Notice.pdf (/document/88cb8d9f-8e42-41ed-8c16-1d7ed086c7a0)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration	No

with your application?

Appeal statement

[Design SoC Appendix pt 3.pdf \(/document/522a8a42-585f-4e66-bde0-1035108a2fd9\)](#)
[Little Tew Statement of Case Landscape and Visual FINAL.pdf \(/document/59777e63-a5ad-44e6-95f4-51c73e1dc7c7\)](#)
[Design SoC.pdf \(/document/0b155755-36b2-493e-bf7e-5927e0226e72\)](#)
[Planning SoC.pdf \(/document/8d6046a2-e52b-430c-b100-7a4c02e0ba04\)](#)
[Design SoC Appendix pt 1.pdf \(/document/87d40077-79ac-40a8-a3f8-a082976b187e\)](#)
[Design SoC Appendix pt 2.pdf \(/document/2a6ba839-0853-4eac-9b2b-ca07c722022b\)](#)
[260331 Little Tew - C Miele - Statement of Case - Heritage FINAL 2.cleaned.pdf \(/document/cdc8bc44-2872-4aad-9d01-fe57d33ec726\)](#)

Draft statement of common ground

[260401 draft SoCG.docx \(/document/ecb265a1-e34c-4b50-a08d-9bf673dcf59b\)](#)

Do you want to apply for an award of appeal costs?

No

Did you submit a design and access statement with your application?

Yes

Design and access statement

[DESIGN STATEMENT FOR REVISED SCH EMES-1349023.pdf \(/document/8f5d4b90-a510-4956-83ca-27facde7832c\)](#)
[LITTLE TEW VOLUME III PART1-1349049.pdf \(/document/9e30030a-3db0-45cf-a733-8d1da19e01ab\)](#)
[LITTLE TEW VOLUME II-1349048.pdf \(/document/68a22a00-80e0-496e-bc02-c367a1795b26\)](#)
[LITTLE TEW VOLUME I-1349053.pdf \(/document/1f4ad6ce-a2d5-4e45-952a-c47729aa52ab\)](#)
[LITTLE TEW VOLUME III PART2-1349050.pdf \(/document/90933585-fd2b-460c-a427-cc41c5d3328e\)](#)

Plans, drawings and supporting documents

[STABLE BLOCK ELEVATIONS AND SECTIONS-1348998.pdf \(/document/d51ca3a8-b478-40d1-bb78-0718d497c20a\)](#)
[LEGAL OPINION FROM CHARLES BANNER KC-1413988.pdf \(/document/c6d5befa-b4fa-4bc5-9d8e-073c2453c8ef\)](#)
[HIERARCHY OF HOUSES REPORT-1453909.pdf \(/document/0159c6c2-8d1c-46bb-9b03-0a587b1d0237\)](#)
[260309 - Little Tew Document Schedule.pdf](#)

[\(/document/dcabb7d-fad2-43a7-a1f6-0d4919e9cd29\)](#)
[ROOF PLAN-1348990.pdf](#)
[\(/document/9e37a424-d1c2-4958-908b-0d5cc7ed1c3f\)](#)
[EXISTING SURVEY-1349015.pdf](#)
[\(/document/d76c9e73-7e90-4eb9-9326-1134bb413bff\)](#)
[HYDROLOGICAL ASSESSMENT-1413978.pdf](#) [\(/document/e3bfa410-a2ff-4247-8765-14934d9022e5\)](#)
[ESTATE CROSS SECTIONS-1349017.pdf](#)
[\(/document/09d19d86-5bae-4794-bacc-15332b2fc35f\)](#)
[DRP NOTES-1453898.pdf](#) [\(/document/bb17cfff-4b89-4fdb-b245-15fa20ea9982\)](#)
[ELEVATION SHOWING DOOR WALLING AND QUOINS-1349002.pdf](#) [\(/document/320f26a3-affd-474c-a542-165f6f22b4d2\)](#)
[SUMMARY OF PROPOSALS-1490609.pdf](#)
[\(/document/e4676452-2124-415f-8187-1b893831ff93\)](#)
[DISPLAY BOARD ELEVATIONS-1413985.pdf](#)
[\(/document/5db9015a-1740-44b8-9228-1c0762494c3c\)](#)
[ADDENDUM TO ECOLOGICAL IMPACT ASSESSMENT - RESPONSE TO LPA-1453902.pdf](#) [\(/document/22de748c-2c88-45b8-8093-1e67938865a7\)](#)
[LANDSCAPE STATEMENT V7 -1349024.pdf](#) [\(/document/54eb10ca-6e51-495b-8db3-23af6e38ec88\)](#)
[UPDATE PLANNING POLICY REVIEW AND COMMENTARY-1413970.pdf](#)
[\(/document/7540e510-6ed5-4da7-b37c-23f2e761240f\)](#)
[LITTLE TEW SECTION-1348994.pdf](#)
[\(/document/82dfc7a9-1798-4e34-8144-25857382c97d\)](#)
[DRAFT CONSTRUCTION MANAGEMENT PLAN-1349052.pdf](#) [\(/document/72380fd7-cfbc-4463-870b-26533a723776\)](#)
[ARCHEAOLOGICAL REPORT-1490612.pdf](#)
[\(/document/40d22da6-a7ae-448b-a24f-27d54b41c486\)](#)
[SPECIALIST DESIGN REVIEW-1349039.pdf](#)
[\(/document/f0bfc922-24ca-4b25-9e9e-287095bf6927\)](#)
[DESIGN SOUTH EAST DSE REVIEW PANEL REPORT-1413972.pdf](#)
[\(/document/de671c89-d5b2-445c-a565-28d649de7268\)](#)
[WINDRUSH ECOLOGY RESPONSE TO OBJECTIONS-1498242.pdf](#) [\(/document/2d773f10-fb98-454f-826e-2b1d2db21ba1\)](#)
[TREE CONSTRAINTS PLAN 01-1349032.pdf](#) [\(/document/21c49e13-0f88-441c-be13-2f5c3b3b34b3\)](#)

[SECOND FLOOR PLAN-1348988.pdf](#)

[\(/document/e50a6c8b-775c-4230-b1c4-2f87f03f19b0\)](#)

[EMAIL FROM AGENT-1431183.pdf](#)

[\(/document/efe5385d-a616-4c25-a60d-30010d69e49b\)](#)

[STABLE ROOF PLAN-1348997.pdf](#)

[\(/document/03838be2-cc2d-45e3-aa34-30fbbcdb9b17\)](#)

[EMAIL FROM AGENT-1431182.pdf](#)

[\(/document/6c425103-1e36-4cf4-ae6e-31000303a6df\)](#)

[EXAMPLE DETAIL OF INTERNAL OPENIN](#)

[G-1349007.pdf \(/document/e71ab2d6-ddee-4bee-a098-31a1075b4e50\)](#)

[EXAMPLE JAMB DETAILS TO WINDOW-](#)

[1349009.pdf \(/document/42f3df81-4a65-404b-b81a-33e6aab568a5\)](#)

[OBJECTION SUMMARY RESPONSES-](#)

[1413968.pdf \(/document/6f59f25f-762e-4af4-8a5f-37304a8cfcb0\)](#)

[ENERGY SUSTAINABILITY STATEMENT-](#)

[1349035.pdf \(/document/63f32c11-163d-46c8-a22c-3ad0861b356b\)](#)

[EXAMPLE CORNICE DETAILS 1 OF 2-](#)

[1349004.pdf \(/document/a154990c-d816-448f-8ba1-3b157f9224e0\)](#)

[LITTLE TEW VOLUME I-1349053.pdf](#)

[\(/document/62d1b9fc-5432-4ce0-9e36-3f26af3f17b9\)](#)

[ESTATE MASTERPLAN-1413984.pdf](#)

[\(/document/0241f51a-b20b-4bf2-9cf4-429f106867e4\)](#)

[EXAMPLE WINDOW CILL DETAIL-](#)

[1349012.pdf \(/document/0273bd78-ef36-4e5f-b475-44fcb9636ab6\)](#)

[LVIA APPENDIX 2 LITTLE TEW LVIA ZTV](#)

[AND VIEWPOINTS 24.11.2023-1349043.pdf](#)

[\(/document/ee1ed8a9-0807-44b6-903e-45cde58defaa\)](#)

[TREE PROTECTION PLAN 01-1349031.pdf](#)

[\(/document/8b6793e2-1515-405a-8761-465d9ac1ff5e\)](#)

[STABLES WATERCOLOUR ELEVATIONS-](#)

[1348996.pdf \(/document/157fcba3-06b3-4b11-a196-467b1f86f7f8\)](#)

[DRAWING REPORT SCHEDULE-](#)

[1349047.pdf \(/document/57200d14-a399-43b7-8a35-49937085b167\)](#)

[NORTH ELEVATION WATERCOLOUR-](#)

[1348991.pdf \(/document/3c5ffe74-ab0f-4de7-92e7-4c3dd0d6d09b\)](#)

[DETAILED GARDEN LAYOUT-1349020.pdf](#)

[\(/document/02991c76-d35f-4511-b2d6-4e81c031b88b\)](#)

[GARDEN CROSS SECTIONS-1349019.pdf](#)

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[EXAMPLE CORNICE DETAILS 2 OF 2-1349005.pdf \(/document/cfd79f8f-0e8c-4a4d-97b0-54cd9aeab45e\)](#)
[APP6 THE STATUTORY BIODIVERSITY METRIC RESULTS-1349027.pdf \(/document/c4d48dde-4254-4ebf-84c2-567bb2fd1007\)](#)
[PROPOSED VIEW FROM DRIVEWAY AND LANDSCAPE MASTERPLAN-1453904.pdf \(/document/e2de6f2c-e81c-4595-a857-59713cbae694\)](#)
[SUMMARY APPLICANT S RESPONSE ON SOME OF THE KEY ISSUES RAISED-1377775.pdf \(/document/450c046e-eb4f-4d61-ba20-5b31120cf32a\)](#)
[POOL HOUSE-1348999.pdf \(/document/b069226a-8c9b-4307-a338-5b73f4402b90\)](#)
[HIGH LEVEL MEP SERVICES STRATEGY - ISSUE 4-1349040.pdf \(/document/c0162cfe-2860-472f-a212-5cd1c18d1d34\)](#)
[MAIN HOUSE ELEVATIONS AND SECTIONS-1348993.pdf \(/document/58e5a284-a86e-4f2d-b205-5da5589fad00\)](#)
[LVIA APPENDIX 3 LITTLE TEW SUMMER VISUALISATIONS REV B 14.04.24-1349044.pdf \(/document/a5bad455-8a06-4b21-ba52-61974782865c\)](#)
[APP7 HABITAT CONDITION ASSESSMENT SHEETS HEDGEROWS-1349028.pdf \(/document/1348103d-d0fb-4538-942a-6656d36708ae\)](#)
[ApplicationForm.pdf \(/document/320b3672-c8ff-4c28-994e-6bf71348af34\)](#)
[EXAMPLE WALL TREATMENT-1349011.pdf \(/document/c42f8fa8-5af4-4fc9-9963-6c20c1ffc4fb\)](#)
[AGENT RESPONSE TO COMMENTS-1377774.pdf \(/document/d46010b7-0fb0-4e73-b662-6d8b07ecaab3\)](#)
[LITTLE TEW VOLUME III PART2-1349050.pdf \(/document/20d89f16-7899-41de-ad91-7319a218e824\)](#)
[HABITAT PLAN-1355145.png \(/document/3a7189ab-8177-4950-ab63-76649a49227a\)](#)
[HYDROLOGICAL ASSESSMENT-1413977.pdf \(/document/60142f8c-3e97-4275-bb2b-8251fccc88a1\)](#)
[BNG METRIC-1498246 excel.xlsx \(/document/aa063a2d-0ce1-46b6-99cf-858945a66a13\)](#)
[DOCUMENT SUMMARY-1412686.pdf \(/document/c794274a-dc7a-43f6-abe0-89c6fec98004\)](#)
[APP7 HABITAT CONDITION ASSESSMENT SHEETS-1349029.pdf \(/document/05f28361-dd8d-42ff-9448-8de80c12db0e\)](#)
[RESPONSE TO CONSERVATION OFFICER](#)

[-1453907.pdf \(/document/87f19b12-8874-4f37-b65b-966f8e0b83d7\)](#)
[SITE BOUNDARY SHOWN ON SURVEY-1349014.pdf \(/document/ff6ada47-6579-4114-9884-97413077b40a\)](#)
[COVERING LETTER-1349046.pdf \(/document/7b841c92-841d-4acd-8c24-97bdaaf379d3\)](#)
[LVIA APPENDIX 4 LITTLE TEW WINTER VISUALISATIONS REV B 14.04.24-1349045.pdf \(/document/4eae4900-7c4c-464f-aace-986cb8877e02\)](#)
[EXAMPLE FULL SIZE DETAIL OF DOOR-1349008.pdf \(/document/a4ed6b63-35ee-4362-9242-988fd125a3e0\)](#)
[GROUND FLOOR PLAN-1348986.pdf \(/document/bda87bd8-437c-45b9-a2b8-9e14490eb165\)](#)
[LITTLE TEW VOLUME II-1349048.pdf \(/document/9e965b12-0237-4710-8f20-9ef412959b58\)](#)
[BIODIVERSITY NET GAIN METRIC-1355143 excel.xlsx \(/document/cc26cad5-0be3-420b-a17f-9f18de0d5354\)](#)
[ADDENDUM TO ECOLOGICAL IMPACT ASSESSMENT ECOLOGY RESPONSE TO BIOSCAN REPORT NO -1413987.pdf \(/document/8eed147d-f2d9-4ddb-9737-a0ac6c968200\)](#)
[ACCESS APPRAISAL-1349038.pdf \(/document/c58457ba-4a9f-42c5-93c1-a1032c1fdb68\)](#)
[GARDEN MASTERPLAN-1349018.pdf \(/document/0b773858-b6e9-45e3-b525-a2e64757c100\)](#)
[REPORT OF THE DESIGN SOUTH EAST DESIGN REVIEW PANEL-1416968.pdf \(/document/156301b2-2c04-4f43-bef2-a40ffaa80b23\)](#)
[LANDSCAPE STATEMENT EXTRACT FIGURE 13-1431180.pdf \(/document/1d871158-80d2-4e6c-a215-a4e460c08486\)](#)
[TYPICAL DETAIL-1349003.pdf \(/document/e47d0b52-9bcf-4c4d-b287-a80a8267a2cf\)](#)
[LITTLE TEW VOLUME III PART1-1349049.pdf \(/document/5cca4b6c-3d2e-4fd2-8c26-a844e3d944bb\)](#)
[LOWER GROUND FLOOR PLAN-1348989.pdf \(/document/a12dafb6-0fcc-4ae8-9f55-a93d2af49214\)](#)
[PASSIVHAUS ENERGY ASSESSMENT-1349036.pdf \(/document/d75db761-6ce4-410a-a18c-a9d9a83a17fc\)](#)
[EXAMPLE FULL SIZE INTERNAL OPENING-1349010.pdf \(/document/8c897d2c-5185-4635-b752-ab9d479f21d8\)](#)
[WORLDWIDE HERITAGE IMPACT ASSESS](#)

[MENT-1349033.pdf \(/document/18368e6a-aea9-47e4-a3d4-adcfc21b7a75\)](#)
[LANDSCAPE STATEMENT EXTRACT FIGURE 39-1431179.pdf \(/document/27adb421-7b9a-41bf-83df-ae2f72d178ca\)](#)
[ARCHAEOLOGICAL DESK-BASED ASSESSMENT-1359103.pdf \(/document/6bbc4a59-dec4-42ef-8374-ae95bebe524b\)](#)
[PRELIMINARY FLOOD RISK ASSESSMENT-1413983.pdf \(/document/a922d947-b2b3-4bad-bde0-afeccac10dfc\)](#)
[AGENT RESPONSE TO OBJECTIONS-1498253.pdf \(/document/779754ef-1aac-4005-b031-b304fe86231a\)](#)
[COMBINED WATERCOLOUR ELEVATIONS-1348992.pdf \(/document/afc60879-e755-4244-861d-b6507486d5fc\)](#)
[LEMP COMPARTMENTS-1349022.pdf \(/document/0cb282b8-2f11-4eb4-b5c0-b7012ea98102\)](#)
[SUMMARY OF BENEFITS REPORT-1453900.pdf \(/document/01b2ae09-86a6-4dd0-8ff7-b80c673042c4\)](#)
[HERITAGE IMPACT ASSESSMENT-1349034.pdf \(/document/fd58439a-db84-4a65-b4e1-b90849b4a9a6\)](#)
[HABITAT CONDITION ASSESSMENT SHEETS-1355146.xlsx \(/document/06cf5de7-6ab5-4974-b7fc-b9745a508484\)](#)
[5 LITTLE TEW - PARA 79E AND 80E ISOLATION EXAMPLES-1413973.pdf \(/document/9328d260-b220-4da8-a9f3-bc5fbde138ec\)](#)
[EXAMPLE DETAIL OF DOOR-1349006.pdf \(/document/b7d32f0d-f665-40ea-b74f-bcf8971fec9d\)](#)
[HERITAGE RESPONSE TO OBJECTIONS-1498243.pdf \(/document/02ec606d-f8d3-4070-826c-c21814a37875\)](#)
[FIRST FLOOR PLAN-1348987.pdf \(/document/1062d3ca-4649-4e96-b46b-c25a7e89b59a\)](#)
[STATEMENT OF BENEFITS-1431181.pdf \(/document/8a005509-6b4d-4152-8c3a-c277943cb922\)](#)
[BIODIVERSITY NET GAIN STATEMENT FORM-1355144.pdf \(/document/fd3de84b-c994-45b3-90ca-c59fdf667ef1\)](#)
[SITE LOCATION PLAN-1349013.pdf \(/document/05026717-1238-4623-9ddb-c6143b053ac6\)](#)
[CONSTRUCTION MANAGEMENT PLAN-1349037.pdf \(/document/30db2d51-c904-40d4-b2f8-cc2dfc46405d\)](#)
[NEW PLANTING AND ENVIRONMENTAL ENHANCEMENTS-1349021.pdf \(/document/f64e4911-cc32-45c6-926e-cdbb31a23575\)](#)

[DRAINAGE RESPONSE TO OBJECTIONS-1498244.pdf \(/document/e50fd84f-afc2-409b-92f5-ce5493f2522c\)](#)
[SUMMARY OF ADDITIONAL INFORMATION-1490608.pdf \(/document/eeab7187-93b7-4a15-80db-d05156211e10\)](#)
[DISPLAY BOARD PLANS-1413986.pdf \(/document/a4f0ca65-12fb-4a2f-ae8f-d29008669e7a\)](#)
[BIRDS EYE VIEW FROM SOUTH-1349000.pdf \(/document/42c2fe31-75a8-4a1d-ac17-d3f2c8c5e6d8\)](#)
[HERITAGE ADDENDUM REPORT-1453899.pdf \(/document/1507bcb8-6c3e-49bb-aa58-d429b8c2a534\)](#)
[PROPOSED ELEVATIONS AND SECTION-1453905.pdf \(/document/31cca1a3-4148-4467-8b01-d9f9debf8ecd\)](#)
[TREE SURVEY AND IMPACT ASSESSMENT-1349051.pdf \(/document/4ebb02da-2416-47eb-9b01-db8772ddc278\)](#)
[ELEVATION SHOWING VENETIAN WINDOW-1349001.pdf \(/document/e07f8fdd-2f4e-4fadb32a-dcf75ec711c1\)](#)
[SUMMARY PRESENTATION-1453903.pdf \(/document/2c712942-79bd-4d29-973f-e08a9ab240ed\)](#)
[DESIGN STATEMENT FOR REVISED SCHEMES-1349023.pdf \(/document/92a6a621-6452-4543-9977-e2f288d68a49\)](#)
[HYDROLOGICAL REPORT-1453906.pdf \(/document/b2f1b7ef-409a-43a6-9c0e-e6e4e9c8b78c\)](#)
[SUMMARY OF OBJECTION LETTERS-1413966.pdf \(/document/1dec02b1-640a-4223-ab33-eca696a8b520\)](#)
[ESTATE MASTERPLAN-1349016.pdf \(/document/03c6f2af-9956-4dc0-bad8-f0e093dee111\)](#)
[ECOLOGICAL IMPACT ASSESSMENT BIODIVERSITY NET GAIN ASSESSMENT-1349691.pdf \(/document/ddf97710-0773-4588-a709-f1a7aac12d29\)](#)
[LITTLE TEW PERSPECTIVE-1348985.pdf \(/document/13ad71d3-301f-4002-a480-f22a71ca8847\)](#)
[LANDSCAPE AND VISUAL IMPACT ASSESSMENT-1349042.pdf \(/document/e790d58c-8667-4c79-bf1d-f2ee4476c560\)](#)
[STABLE PLAN-1348995.pdf \(/document/e41fa6f2-aa5f-402c-941b-f7d81423191c\)](#)
[DRAINAGE STRATEGY-1349025.pdf \(/document/06817dfe-9b3b-40f2-bdbd-fad4e61a6611\)](#)
[TREE SURVEY IMPACT ASSESSMENT-1349030.pdf \(/document/45474a42-cbf9-4615-9e5b-fda19690c16b\)](#)

Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	260401 Appeal Covering Letter.pdf (/document/3c411a2f-e65f-4190-89e1-a52262b723c2) 260401 Procedural Note + media.pdf (/document/870b1641-1507-4d76-b4f4-b05427ea0c4c)