Dear Sirs, I have recently seen a copy of the above. These are my observations and concerns.

I am worried that this plan is being used by a few to obtain planning permission for houses on their land. The only option this plan wants to push forward is at Fir Tree Farm.

This land is in the Greenbelt, it is at the back of the Weston Manor Hotel. It also adjoins houses owned by (redacted) Over the years they have strongly fought every planning application we have ever put in. They got media interest by calling themselves the Weston Front and carried banners to that effect. This group were instrumental back in the 1990's in getting a Planning Application for a Garden Centre "Called In" and getting it turned down. This cost us a lot of heartache and money as you
Can imagine. Then in 2000 they put together a Conservation Area together and tried to say that our land was on the 'Ancient Village Green'. Thankfully, with the help of historians we found that this area was behind the Ben Johnson Pub on land now called Westlands Ave. I enclose a letter and paperwork to support this. However, you will see HELAA 230 that they refer to this again as reasons not to support this area for housing. They keep referring to land East of the B430 as 'Open Skies'!

The land on this side of the road have many businesses occupied on it! Beacrofts, Miles and Godwins. Over alone must have 100 plus employees over the various units.

This is not land that is farmed. The quality of the land is poor and originally was covered in bullrushes. The other concern I have is with their wish to turn the School Field into a public space. This land has been totally spoilt by Villagers over the years using to walk dogs on the public footpath and off, making it unsafe on health hazards to graze animals on. In my opinion this land should be built on. I also think that
homes on this side of the B430 would be a good thing. The access is good and it would help in traffic calming issues.

I also want to add that there is no access to Fir Tree Farm. However, I have noticed that they have made one between Beecrofts Stables and house to get machinery through recently.

I apologise for this handwritten letter, sadly my laptop has died. Hope you can read it.

Yours faithfully
28 September 2000

Dear Mr Burke,

Re: Proposed Conservation Area at Weston-on-the-Green (2nd Draft).

Thankyou for your letter addressed to my husband, dated 21st September, 2000. Included, was the revised version and text and the newly proposed boundary for the above. You mention in your letter that the document will include a number of analysis drawings and historic maps. Where are they? This is obviously an important issue for us, as you have now included our farmland in your new plan. We, therefore, need to see some evidence to support your theory, that this land was once a mediaeval village green. We have contacted the Central Library who used to store the Ancient Maps, but they have been moved to St. Luke’s Church, Cowley Road, and they are closed until the 14th November, 2000.

We attended a village meeting the other night and a motion was forwarded and seconded to exclude the land east of the B430 from this proposed conservation area. However, this motion seemed to be ignored by the chief organiser, We, along with the Mile’s and Beecroft families who collectively own the land in question do not feel that it warrants inclusion. It is, after all, mostly covered by Green Belt policy. I see that in the text provided by your office, that they do not feel that it should be included see para. 3-6-2 Archaeology. Here it clearly states that, that it has not been included because it has been devalued by the development of Weston Grounds Farm.

We, as farmers, are under vast pressure. Our industry, all areas, of farming are deep recession, so much so that we can no longer make a living from agriculture. Do you not feel that it is unfair to burden us further with yet more red tape?

You mention in your document that the boundaries of the green, are demarcated by the pattern of field boundaries and the area forms an important part of the village landscape. These boundaries were changed dramatically when the flyover cut right through this acclaimed village green, why did we not have the support of the Department of Archaeology then! Also, in 1992 this land was subject to a planning application that was eventually called in and determined by the Secretary of State for the Environment. At no time through all that process, was there any mention of this village green.

We strongly object to the land, east of the B430, being included, on the grounds that you have so correctly stated in para 3-6-2 Archaeology. The site of the green is of historic interest primarily in terms of its former land use. However, unfortunately the value of the green has been considerably reduced by the development of Weston Grounds Farm, since 1990. For this reason the green is not included within the conservation area boundary.

We look forward to hearing from you.

Yours Sincerely,

Lorna Godwin
Weston-on-the-Green Conservation Area Appraisal

Figure 6
Visual analysis

Legend
- Landmark building
- Pinch-point
- Long distance view to landmark
- Significant green space
- Landscape setting
- Visual pivot
- Visual stop
- Skyline / visual horizon
- Trees of visual significance
- Opportunity for enhancement
- Strong building line
- View point
- Gap site / visual leakage
- Informal building line
- Vista / general view
end of the village as far as the entrance to the manor-house, but the main village street branches off the main road and runs on into Church Lane. The church and vicarage lie to the north of the road and further north and west is the water-mill, probably on the site of one of the two medieval mills.1 Windmill Clump to the north of the village perhaps marks the position of a third mill, mentioned as late as 1808.1 Beyond the turn to Church Lane is the 'Ben Jonson's Head', mentioned by name in 1784,16 but possibly in existence as early as 1735 at latest, when two Weston victuallers were licensed.14 A second but shorter village street called North Lane branches off the main road beyond the public house. Here are the 16th-century nonconformist chapel and the school.15 Between these two streets probably lay the ancient village green which gave the place its name of Weston-on-the-Green. As late as the end of the 19th century there was a small triangular green on which the stocks stood near the 'Ben Jonson's Head'.

Apart from the manor-house, one of the best houses in the village is the Vicarage. It is a handsome stone building, reached by blue slate and containing seventeen rooms. Dunkin described it in 1825 as 'a neat and commodious mansion' which had been occupied for many years by the vicar James Yalden (d. 1822).19 It had replaced a 'mean' house, which in 1635 and 1685 was described as having only three bays of building.20 The house was enlarged in 1825 by the architect S. H. Benham of Oxford at a cost of some £300.21

There was a medieval manor-house which was probably of some size, as it was the seat of Oseney Abbey's bailiff for the bailiwick of Weston.2 Two sides of its 13th-century rectangular moat were existing, and a third side could be traced, before they were largely filled in in 1908.22 The present house, however, was probably mainly built in the mid-16th century by Lord Williams of Thame or his widow.23 The main survival of the earlier building is the great hall (19 x 24 ft), very probably the court room of the manor. Its walls date from the early 16th century. An entry into the hall from the corridor between the great hall and the buttery and kitchen quarters is called the Monk's Hole or Hall, but as it now stands it appears to be of a later period and probably dates from about 1770 when the Hon. the Revd. F. A. Bertie was rebuilding and making extensive alterations to the house.

On the outside of the south wall is a staircase turret, bearing the arms of the Bertie family, and leading up to a minstrels' gallery, perhaps adapted from the solar of the older hall. Inside, the hall has oak linen-fold panelling and above a carved frieze of foliage and mermaids, and a head probably representing that of St. John the Baptist on a charger. A legend 'Time Deum et recede a malo. Principium sapientiae timor est Dei' runs round the frieze, with the name of Richard Rydge, the last Abbot of Notley (Bucks.), between the two sentences. Peregrine Bertie (1741-91) moved this panelling from Notley in about 1780 and put it up in the hall at Weston,25 the open timber roof over the hall also came from Notley, but was first used to roof a barn in Chesterton and was not placed in the hall of Weston Manor until between 1840 and 1850. The plaster corbel angels supporting the roof were probably a part of F. A. Bertie's restoration.

The main block of the 16th-century house is rectangular: with its two small projections at the back it encloses a courtyard (45 x 30 ft.). The stable and outbuildings lie to the right of the house across a paved stable-yard, through which may once have been the main approach. The size of the house before the 19th-century alterations may be gauged from its 20 hearths returned for the hearth tax of 1665. It was among the county's larger mansions, although not in the same class as Lord Anglesey's house with its 30 hearths at nearby Bletchingdon.26 An etching of about 1823 shows how it was before its original 16th-century frontage was replaced by a Gothic-revival façade in the 1820s. The front of the main building has a gable at either end and the central porch is flanked by bay windows, extending the whole height of the building, which was of two stories with attics. An unpretentious low wall or paling separates the house from an open field, and farmouthouses lie on both sides.

The principal other points of interest in the present building are the William and Mary panelling in the drawing-room; the bow window of this room, which extends to the top of the first floor; the Tudor fireplace in the entrance hall; and the adorning mensa of the central courtyard. This last has a central well surrounded by a low wall bearing the arms of the Bertie family, and against its west wall are two doors from the Jacobean chapel of Exeter College. They bear the arms of George Hakewill, a Fellow and Rector of the college, at whose cost the chapel was built and was probably acquired by the Berties when Exeter chapel was rebuilt in 1850.

The gardens have an avenue of deciduous trees, called the Monks' Walk, but undoubtedly planted by the Berties. The last of the elm trees, planted in 1672, 1682 and 1693 in the village in 1643 and 1644 and parliamenary troops under Colonel Fleetwood were stationed there before the siege of Oxford in 1645.20 The manor-house was the home for over two centuries of

**Country Life, 15 Aug. 1928, 268-70.**


**Of Dunkin, who says Norreys Bertie did this: Oxon. ii. 214-15.**

**Heraldic Oxon. 167.**

**Ibid. 166.**

**Dunkin, Oxon. ii. 150.**

**Of Archd. Oxon. 241, p. 173; MS. Top. Oxon. c 394, fol. 3, cannot be identified, with any house in Heraldic Oxon. (1665) as the vicar's name is unknown.**

**Of Archd. Oxon. c 415, pp. 414-15.**

**Of Dunkin, pp. 348.**

**Of Recordi. p. 330.**

**The following account of the manor-house is based on a survey by Mr. F. S. Spokes; see also Hamilton Carroll.**

**PLOUGHLEY HUNDRED WESTON-ON-THE-GREEN**

**PLAQUE ON THE ANGEL**

**END OF THE VICTorian PERIOD**