**From:** Tina Shaw   
**Sent:** 05 November 2018 13:23  
**To:** DC Support  
**Subject:** Letter of objection - Planning application number 18/00484/OUT

Sirs,

Please find attached my letter objecting to the above planning application.

Best Regards,

Tina

Tina Shaw

Home Farm

Banbury Road

Caversfield

Home Farm & Grooms Cottage

Banbury Road

Caversfield

OX27 8TG

5 November 2018

Caroline Ford

Case Officer

Cherwell District Council

Bodicote House

Bodicote

Banbury

OX15 4AA

*By email*

Dear Ms Ford,

**Planning Application 18/00484/OUT**

I raised an objection to this planning application back in April and I see nothing in the revised plans that allays the concerns I raised then. Indeed, if anything, I have even greater reservations given that the proposed development is not in line with the eco-town, eco-initiative & eco-vision you hold for NW Bicester in the widely published Masterplan.

I therefore again, submit my objection to the above planning application. The site is adjacent to one Grade II listed building, Home Farm and directly opposite one Grade II\* listed building, the Church of St Laurence; it is close to Caversfield House, it is also close to a site where there is evidence of a shrunken medieval village (an important local archaeological site) and is adjacent to the B4100.

The site is currently an attractive green space with plenty of habitats for wildlife, is used for grazing for farm animals and as part of the planning approval for the Eco-Town (circa 2010-2014), it was understood this area, adjoining Home Farm and opposite St Laurence’s Church and Caversfield House, was to be deliberately left without housing in order to retain a large open green space which would complement the environment in the neighbourhood of these listed buildings and important heritage sites. Now it appears that understanding is to be changed and it will be developed regardless.

For the proposed plans to fall outside the requirements for zero-carbon, sustainable and eco-centric building when it is adjacent to and sharing access with the Elmsbrook site is completely unacceptable.

The proposed plans provide for a carpark for use by allotment holders and worshippers & visitors to the Church, yet the provision for any pedestrian access from this carpark to the church and for safe crossing of the very busy and fast-moving B4100 is only shown in the illustrative master plan and is not guaranteed to be completed in this planning proposal. The access to this will be from the existing Home Farm drive and is not direct access from the B4100 as stated in the updated non-technical summary. If this development is to go ahead, then provision must be made for safe pedestrian access including a crossing from the proposed development site to the church and the developers must be accountable for this. Otherwise the church, which I am sure will feature heavily in any future marketing materials, will gain nothing from this development, it will simply swop parking access in Home Farm drive for parking access on a square hard standing.

The proposed site of the children’s play area on the current plans is still in line of sight to and from the Grade II\* listed Church of St Laurence. There is no provision for screening this playground from the sightlines from the Church, Banbury Road or Home Farm Drive and I believe its position will have a negative visual impact. It is also adjacent to the existing drive of Home Farm which is in frequent use as the only vehicle access to the Farm, the business units in the Courtyard and to Grooms Cottage and will require street lighting, which will inevitably cause light pollution across what is currently a large open green space.

This development will have a detrimental impact on the wildlife in this area. Currently recorded on this site are deer, hares, badgers and bats as well as nineteen bird species including red kites, buzzards, woodpeckers and owls and whilst I am pleased to see native trees have replaced the orchard, there is still little provision to maintain habitats for any of the existing wildlife in the proposals.

Finally, this proposed development will have a significant visual impact on this area. The development would be dominant in the landscape and will cause a high degree of obstruction to the view from St Laurence’s Church, Home Farm and Grooms Cottage as well as to that of the residents of Charlotte Avenue. There is little to suggest the visual harm caused by this development would lessen over time nor that it would have a positive impact on the area, its neighbours and the wildlife.

With the Eco-Town set to deliver many thousands of houses during the next few years, I personally do not understand the need to build on this remaining green, open space with the inevitable negative impact it will have to the key heritage and listed buildings which are amongst its nearest neighbours.

Yours sincerely,

Tina Shaw