

From: Matthew
To: [Mark Adams](#); [Planning](#); [Caroline Ford](#)
Cc: [Peter Wright](#); [Lindsey Anderson-Gear](#); [Verena Breed](#)
Subject: Comments on Application 18/00484/OUT
Date: 13 April 2018 16:53:37

Land North And Adjoining Home Farm Banbury Road B4100 Caversfield

St Laurence's Church (Grade II* listed) is on the edge of this proposed development, separated only by the B4100. The church dates back to at least Norman times, is a significant heritage site and is also home to 25 Commonwealth War Graves. The church has been growing in recent years with increasing use both by the established community of Caversfield and the new eco-town community. As an indication of scale, a funeral at the church in December 2017 was attended by over 170 mourners, most of who came by car. There is no car parking available at the church itself, with attendees parking with permission in the drive of Home Farm, and then having to walk down the grass verge of the B4100. This can be very hazardous and, with the very welcome increase in use of the church, is a growing problem.

We held a very positive meeting with the applicants in February 2018 where they explained that the proposal would include:

- substantial parking (possibly 30 spaces) for the allotments that would also be available for use of the church;
- pedestrian access to the church via the Home Farm drive and then across a new path running from the centre of the development to a pedestrian crossing to the church;
- provision of the pedestrian crossing (we believe this needs to be a pelican crossing, given the increasing numbers of people using the church including, we hope, children from Gagle Brook Primary School);
- a substantial buffer of open space between the new houses and the church and Home Farm (which has also frequently been used for church activities over the years).

These provisions help address concerns we have about sightlines to the church, access, parking and safety, and also offer opportunities for the church building to become a valuable resource for the new community.

However, although the above provisions are included in the Illustrative Master Plan on the website, we note that the Access and Movement Parameter Plan does not include the road crossing or the pedestrian access. This omission from the proposal concerns us; we would ask that the inclusion of these be made a condition of granting outline planning permission. Without them the development would have only a detrimental effect on the church and the local community through increased traffic, reduced access and the loss of open green space.

We also consider that Historic Building assessment provided by the applicants underestimates the impact of the new development on the setting of St Laurence's Church.

Peter Wright
Matthew Clements
St Laurence)
Lindsey Anderson-Gear
St Laurence)

Team Vicar (Bucknell, Launton and Caversfield)
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