Comment for planning application 21/01630/OUT

Application Number 21/01630/OUT

Location Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield

Proposal Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination

Case Officer Caroline Ford

Organisation Name Rob Fellows

Address 8 Tayberry Close,Bicester,OX27 8AU

Type of Comment Objection

Type neighbour

Comments Like many people who already live on the Ecotown, I am not against the next Phases being built - I fully support the Ecotown's growth - BUT: this MUST be in a way which ensures the Future Sustainability of the area, and is therefore based on 'eco values' and on the most accurate information known to-date. I strongly support the submissions by ECO (Elmsbrook Community Organisation), Bicester BUG, Gagle Brook School and the Elmsbrook Traffic and Parking Group analysis, along with so many excellent additional points made by residents (e.g. see 106 Charlotte Avenue, 3 and 4 Wintergreen Fields, and Helen/8 Tayberry, for many points I believe it is important to see addressed). The traffic modelling calculates an RFC = 0.87 - but this is simply unsupportable, by a model which is not the most recent update, and also contains many known omissions (e.g. bottlenecks on both Charlotte and Braeburn Avenues - which affect traffic flows), plus the issues around the School and EBC. This must, according to law I understand, be done properly: it should be extended to include all known updates and information, and a more holistic solution found - as we suspect the traffic situation may require - and there are a variety of options, including extension to cycling and bus provision ideas. Note also that standards for cycling considerations have not been met in this application as it stands, and this also needs addressing. In addition, I would like to see this development include assistance for long-term solutions for both the School and St Laurence's Church: this would be completely appropriate given the field locations, in my view. I would also like to raise the point that the original Masterplan never included consideration of the extra field nearest Home Farm - which is an extra 11%, property-wise, of traffic sources within this part of the Ecotown. The Masterplan never included full modelling of this area, i.e. it only went as far as the Exemplar Phase (Elmsbrook Phases 1-4), and never checked the feasibility of the road network design for the additional fields. Similarly, it never considered intermediate stages of the overall construction - i.e. in the case where only Elmsbrook is built, and there is no other part of the Ecotown to go to, nor any internal shops or pub etc, then "35% internal containment" does not exist as a trip possibility. I would very much like to see ALL parties - councillors, Highways England and other key bodies, along with the developers and locals - be able to see clearly that all the issues raised in this Public Consultation phase have been addressed PRIOR to this Application reaching Planning Committee stage: none of us want to see any time/money being wasted, but the 'ethos' of the Ecotown and the trustworthiness of the predictive modelling used must be addressed NOW, rather than the actual costs being a lot more significant further down the line. Let's avoid "shooting ourselves in the foot" - and openly about all the constraints, options, and solutions. We've been very impressed with the attitudes of Firethorn and their contracted partners so far, giving us confidence that all these points and issues can be worked through constructively. Elmsbrook has a great community, as do both Caversfield and Bucknell: we all want to help get this right. Thank you for listening.

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Attachments