## 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	Joseph Chorley	
Address	11 Lemongrass Road, Bicester, OX27 8BQ	
Type of Comment	Objection	
Туре	neighbour	
Comments Received Date	I wish to object to this updated application, as I did previously in July 2021. The updated submission does not satisfy the concerns previously raised by Elmsbrook residents. NW Bicester is an Ecotown, yet this application asks to avoid the cost of building True Zero Carbon homes - this is unacceptable! If their scheme isn't viable with a True Zero Carbon build, someone else will soon propose one that is - the "eco principles" stipulated by the Masterplan cannot/should not be abandoned! The updated application does not adequately demonstrate that the traffic impact of the development will not be severe and there is no further evidence provided that the roads on Elmsbrook could support the traffic levels which 530 extra homes would add to them. The road bottlenecks in the estate are not mentioned or dealt with properly. The strange anomalous results seem to be explained as "because the model says so" - surely a model which could be trusted would not give so many unrealistic results? We already see queues and delays on the B4100 and Charlotte Avenue at morning rush hour that are longer than predicted for 2031! The two junctions would be significantly overwhelmed at peak times, and the whole community would suffer the impacts. The report says simulations are used because they could not do a traffic survey - but Mode Transport did a traffic survey for Elmsbrook, in September 2021 - this data could be used/extrapolated from. I am also concerned at the mention of modifications to the District Heating System - when all phases of Elmsbrook have had heating issues showing that the end-to-end system design is flawed: this needs to be assessed properly by the consultants involved, before they re-design based on bad information! There is a lack of any detail regarding provision of Local Services - as previous objections pointed out.	
	18/12/2021 17:47:31	
Attachments		