

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	
Name	Charlene
Address	7 Tarragon Terrace, Bicester, OX27 8FS
Type of Comment	Objection
Type	neighbour
Comments	<p>The reason why I objected the future plan is your new analysis has big flaws due to bad assumptions. It is underestimate the traffic. Here is a brief summary of WHY this has come out wrong, and the IMPACT on Elmsbrook. It uses both Elmsbrook B4100 (Banbury Rd) entrances, driving through all of Phases 1-2-3-4! ~323 new homes would now be accessed via Braeburn Avenue, in addition to all 220 homes on Phases 3-4; ~207 homes would be accessed via Charlotte Avenue, in addition to the ~170 homes on Phases 1-2, etc. 1] A 2021 Traffic survey shows the original model underestimates traffic in the 8-9am peak hour by 126%, i.e. 2.26x. 2] Despite being asked by OCC to assess the points we raised last time, the new analysis still ignores the "bottlenecks" - 2 by the park on Phase 2 and 1 by the big park on Phase 3. The method you use cannot be used when such one-way flow measures are present - and from your own figures, it can be seen that the traffic levels will exceed the limits - i.e. to show everything will jam up. I wish to object to this application, until the very serious matter of an accurate assessment of future traffic flows has been undertaken. 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 it 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 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. There is no mention of the viability of Waste Water infrastructure being checked: we have had sewage coming out of drains on several occasions on Elmsbrook, despite attempts to solve known issues. 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 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. There is no mention of the viability of Waste Water infrastructure being checked: we have had sewage coming out of drains on several occasions on Elmsbrook, despite attempts to solve known issues. Thanks in advance for your kind consideration of my point and analysis above. Yours sincerely,</p>
Received Date	20/12/2021 18:10:16
Attachments	