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

Jake Kenworthy

Address

9 Tarragon Terrace, Bicester, OX27 8FS

Type of Comment

Objection

Type

neighbour

Comments

The updated application does not adequately demonstrate that the traffic impact of the development will not be severe. In particular, the response to the issue of bottlenecks on Charlotte and Braeburn Avenues has used an extrapolation from a reference (DMRB TA 79/99) that does not actually allow for bottlenecks causing the flow to be "one way, in turn", nor for cars parked on roadsides. The figures are therefore not answering the question; and not accurate. There are also new examples of anomalous results in the update. The traffic impact analysis and trip generations are based on a model which traffic surveys and monitoring have shown to vastly underestimate the actual traffic levels; there has even been an official traffic survey in 2021 - yet this has not been used. As a result, the previous Objection still stands - that the quoted figures for junction flow rates will be significantly higher than the reports predict - and the true impact of 530 more homes being forced onto the existing network will be devastating for driver delays and queue lengths, against National Planning Policy Framework (NPPF) principles. 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! In the executive summary of the Financial Viability Assessment, it states that to build the proposed homes to "True Zero Carbon" is non-viable. Yet this is Development Principle 2 of the NW Bicester SPD (see page 18, section 4.2.3 onwards) - i.e. one of the crucial founding principles of the Ecotown. It would be unacceptable for the proposed application to be allowed to break this, purely in order to get more homes built. The Developer is a commercial enterprise and if their financial model does not work, they need not build, others will do so. CDC should not compromise their ecotown requirements which would then be detrimental to the amenity existing residents have (and future NW Bicester residents should have too).

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Attachments