

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	Sarah Nolan
Address	5 Chantenay Close, Bicester, OX27 8AY
Type of Comment	Objection
Type	neighbour
Comments	<p>I have noted the recent response provided by Firethorn and I am extremely concerned that the Financial Viability Assessment implies that to build homes that meet the Ecotown requirement of True Zero Carbon homes would not be viable. If this is an attempt to lay a foundation to build homes on Ecotown land that are anything other than True Zero carbon then this MUST NOT BE ALLOWED. I strongly object to any attempt, by any developer, to build anything other than homes that, at the very least, meet all Eco requirements. Where possible developers should be aiming to exceed the requirements and improve the available Eco features of the homes as the scheme progresses, not be seeking to reduce them. There are plenty of other developments around Bicester for developers to build non eco homes! I also note the response to Bicester BUG regarding the bus stop on the eastern side of the B4100, the fact that the location of the bus stop is unsuitable and users need to cross a grass verge to access it. The response only notes the bus stop on the western side of the B4100, which suggests that the bus stop on the eastern side was not found (it is definitely there and visible on google street view, next to the massive road sign, attached to the lamp post). This merely highlights how inappropriate and inaccessible the current bus stop location is if they couldn't find it. I feel that the response the Elmsbrook Traffic and parking Group, referred to as ECA in the response, does not satisfy the concerns previously raised by residents. The updated application does not adequately demonstrate that the traffic impact of the development will not be severe. I see no evidence of traffic monitoring or surveys being used to either prove or disprove concerns raised, despite Mode Transport conducting a traffic survey in September 2021, which means the assessments have been done on predictions that we have already informed you are out of date and do not reflect the actual situations we as residence experience. Surely real life has to supersede outdated modelling? The preference for using outdated data is also highlighted in 3.6, table 3-2, which references North Bicester Surgery as a local amenity even though the surgery closed in September 2016. Whilst this is a very minor factor in the grand scheme, it leads me to question the validity of the data used. I am also concerned with the proposed modifications to the district heating system, especially considering the difficulties residents have already experienced with heating their homes. Overall this update does not provide me with any evidence to support the application and my opinion remains to reject the application.</p>
Received Date	22/12/2021 21:38:52
Attachments	