

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	Buckley
Address	4 Haricot Vale Road, Bicester, OX27 8EP
Type of Comment	Objection
Type	neighbour
Comments	<p>Hello, We're really concerned about this application as it seems to lack proper data and analysis to justify building new homes with much lower specifications compared to Elmsbrook and the masterplan for NW Bicester. A financial viable assessment to fit new homes should be always done for sure but it should also respect original requirements and in particular the environmental ones in this particular and unique area. If the assessment is not capable to meet the non negotiable requirements then either revise it or do not build at lower costs and quality. It should not be the other way around. The developer are only concerned about building and selling without concerns for the original strategy and plans for this area. The situation with materials prices rising and the pandemic might continue and that would mean more concessions and reduce further the quality of the builds. Plans suggest to have higher building and increase the density to fit more residents. The current buildings are not higher than 9 meters and the developer expect to build higher than 12 meters? We're not in London where it's okay if nothing is consistent and doesn't match together! There are no serious impacts assessments made to understand how adding more than 500 homes can possibly be absorbed by the current infrastructure and amenities. The entrance from Braeburn avenue can already be challenging when some cars are parked on the sideway so having more traffic for people to cross half of the estate will not help. Thinking of capacity without looking at the bigger picture is a serious risk to any development. It will also increase the noise pollution, the air pollution and go against the principles of having fewer cars crossing the ecotown. In addition, there is no property assessment of the current utilities. Increasing the capacity for new residents in Elmsbrook have already created several disruptions which were tolerable and expected. However, being confident than more than doubling the number of homes can be handled by the current infrastructure is a serious delusion. More of us are becoming dependant on that infrastructure as we work from home and if the developer just want to connect to the existing grid just to be viable, then again they will break the masterplan requirements. This application would destroy everything this civil, this community and this area stand for. If a developer is just not capable to meet the requirements of this area, others should be considered and can manage. To meet a need, there should always be multiple options to choose from and the council should always consider the "do nothing" option if at the present none of the proposed ones meets the need (in this case the NW Bicester masterplan). In addition, there are still very few ecotowns like Elmsbrook in the world and in the UK most of all. That application would destroy all the effort to develop Bicester NW into a unique and truly future proof place to live. Times change but if a council can't keep their vision of promoting a greener town and region, then that means that they have no vision at all and it would be very worrying for all residents of that council. Regards, E & O Buckley</p>
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Attachments	