

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	Diane Richardson
Address	106 Charlotte Avenue, Bicester, OX27 8AN
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning Objections to the revised proposal to build 530 new homes (21/01630/OUT) Further to my objections raised against the original application made in July 2021, I wish to add the following objections against the revised application. I note that on page 6 of the revised application that the developer has reduced the maximum building height to 14m which is a welcome change. However, the new proposal still intends to develop buildings over the Master Plans maximum height of 12m by 2m. In addition, as there is no mention of the +2-meter allowance in the revised document, assuming it still stands the buildings in this area could still be 16m tall at full 33.33% higher than the master plan allowed. It will also increase the population density in the middle of the "Eco Town" again this goes against the Master Plan, which proposes that the housing density decreases as the development moves away from Lords Lane. I also note that they are now planning to build houses that fail to meet the net True Zero Carbon build or homes for economic reasons, again the failure to meet this requirement is a breach of the principles in the Master Plan. Other developers will I feel be willing to meet these requirements in the future allowing the Eco Town area to remain a fully Eco development rather than one with an eco-neutral outer ring with a carbon generating centre. Or will other developers use it as an excuse to build other non Eco houses, as the North West Bicester project becomes just another edge of town development. The updated application fails to adequately demonstrate that the traffic impact of the development will not be severe. There is no new evidence provided that the roads on Elmsbrook could support the traffic levels which 530 extra homes would add to them. The delays this additional traffic would cause at various chokepoints in the estate are not fully explained or dealt with properly. The question of loading and site access during the construction phase of the project is also given scant coverage. The development should only be developed with a guarantee that plant machinery would be only loaded within the construction site's boundary and that construction traffic won't access the site via the existing road network (Braeburn and Charlotte Avenues for both congestion and Health & Safety reasons). Therefore, I wish to continue to object to this application until a full and comprehensive assessment of all future traffic flows is undertaken by the developer for both the construction and fully completed project parts. I notice that the developer has said they will now connect to the existing District Heating System. There appears to be a significant issue with the existing system, which has never been fully acknowledged and resolved - we would like to see a Condition applied that forces the consultants employed to actually assess the existing set up, from the home owners'/tenants' perspective, before making changes to what they think is implemented - because the original design isn't, and to guarantee that existing heating and water temperatures will be maintained at existing costs to ensure that existing homes continue to receive an adequate heating and hot water supply, during both the construction and post construction phases.</p>
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Attachments	