

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>
Sent: 23 December 2021 10:42
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: New comments for application 21/01630/OUT

New comments have been received for application 21/01630/OUT at site address:
Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield

from Yvonne Torrent-Lim

Address:
63 Charlotte Avenue, Bicester, OX27 8AS

Comment type:
Objection

Comments:
I wish to object to this updated application.

The updated submission does not satisfy the concerns previously raised by Elmsbrook residents. We are an Ecotown, but this application asks to avoid the cost of building True Zero Carbon homes. This is not aligned with the integrity of an Ecotown's values and principles. The Masterplan should not be simply abandoned in favour of financial profits for the developer. If Elmsbrook has succeeded in doing so, why is another developer unable to achieve the same. We should be holding them to greater standards given the technological advancements over the years in construction of eco buildings and homes.

We are not convinced that the updated application adequately demonstrates that the traffic impact of the development will not be severe. We demand to see further evidence that the roads on Elmsbrook can support traffic for the added 530 homes. The current road bottlenecks in the estate are not mentioned or dealt with properly. The new analysis has flaws due to an underestimation of the traffic:

1. A 2021 Traffic survey shows the original model underestimates traffic in the 8-9am peak hour by 126%, i.e. 2.26x. As this is wrong, the model they have used will also underestimate future traffic.
2. Despite being asked by OCC to assess the points raised by residents previously, the new analysis ignores the "bottlenecks" - 2 by the park on Phase 2 and 1 by the big park on Phase 3. The method they have employed cannot be used when such one-way flow measures are present - and from their own figures, it can be seen that the traffic levels will exceed the limits - causing jams. And in addition, current residents already see queue lengths similar to the 2031 predictions. That is a whopping 10 years from now.
3. The results in the report illogically show a much smaller proportion of vehicle trips from the new homes compared to existing phases in a way that can't be justified. What is the evidence for this?

As a resident of Elmsbrook and a young family living on Charlotte Avenue, we already see heavy traffic at peak hours and at non peak hours. Safety of families with children is what concerns me all the time. I, like many parents on this estate, ride our kids to school and back on our bikes and on many occasions, we have had to swerve or manoeuvre our way out of congested traffic. In addition, my husband, who is a wheelchair user has had numerous trouble getting past cars, delivery vans, construction trucks on Charlotte Ave who are stopped on pavements and the roads, completely blocking his access. When we do drive during those times, the narrow roads along Charlotte Avenue already cause queues and it just takes one postal van to stop for his delivery to cause a 4 or 5 car train waiting in line. Not what we should be expecting of an eco town in my opinion and surely the council's original intention/Masterplan.

We also see long 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 also 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.

Lastly, the proposal includes buildings up to/over 12 m tall, and the Ecotown Masterplan says 12 m max.

In conclusion, I firmly object to this application, until all of the above issues raised have been addressed with satisfactory answers. Thank you for your time.

Regards,
Yvonne Torrent-Lim