

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	Sanjeev Gidda
Address	1 Lovage View, Bicester, OX27 8BJ
Type of Comment	Objection
Type	neighbour
Comments	<p>To whom it may concern, My wife and I are residents of 1 Lovage View, Bicester, OX27 8BJ and have reviewed the revised application. We wish to object to this updated application, as we did back in July 2021. This updated submission simply does not satisfy any of the concerns raised previously by Elmsbrook residents, demonstrating a distinct lack of consideration on the impact to the adjoining Elmsbrook community. NW Bicester is an Ecotown, which formed an integral part of both the local authorities marketing of this area, which is a prime reason why we invested and bought into the Elmsbrook development. It demonstrated a progressive approach towards focussing on environmental issues, showing a progressive and responsible direction from the local authority and development teams. This application asks to avoid the cost of building True Zero Carbon homes, which is utterly unacceptable! Authorisation of such a request would bring into disrepute the local planning office and open up litigation lines against the authority for misleading residents who have committed financially into this model. Furthermore, following the commitments agreed by national government at COP26 in Glasgow this year, approving this request would be a clear breach of environmental objectives that should be adhered to. The NW Bicester development scheme can at present be considered as the largest Eco Project of its kind in Europe, making the achievements made here within Bicester something that the whole of Europe can look to for inspiration. Approving this application would be a direct statement that the planning authority has no regard for the hard work and aspirations, not to mention significant investment that has already been made into this project. Approving this would result in bigger questions being placed with legal responsibility being called into question as to how tax payers money has been wasted in the Eco project to date, with hundreds of property owners thus open to pursue legal recourse for misrepresentation. If the updated application is not viable with a True Zero Carbon build, it is quite plausible that someone else will take on this project and propose one that is in keeping with the environmental and eco-credentials that were stipulated by the Masterplan and cannot be abandoned! The revised application fails abysmally to demonstrate an accurate traffic impact on Elmsbrook. There is no further evidence to provided that the roads on Elmsbrook could support enhanced traffic levels, which the 530 extra homes would result in. Failure by the authority to take this seriously would be a breach of the environment objectives of the Ecotown and result in significantly enhanced CO2 emissions within the area and urgently requires more detailed attention with enforced measures to restrict vehicle access to Elmsbrook. It should be nother that the road bottlenecks and legacy narrow road areas which are not possible for two vehicles to pass have completely been ignored. I vehemently object to this aspect until the very serious matter of an accurate assessment of future traffic flows has been undertaken, as the two junctions would be significantly impacted and overwhelmed at peak times, with the entire community suffering as a result. The report says simulations are used because they could not afford to do a traffic survey, yet Mode Transport conducted a traffic survey for Elmsbrook in September 2021, which could clearly be used to provide preliminary data for extrapolation and consideration. 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</p>

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 with direct Elmsbrook resident feedback, before they redesign based off faulty and inaccurate information. There is a lack of any detail regarding provision of Local Services, which previous objections highlighted. There is no mention of the viability of Waste Water infrastructure being checked, despite extensive overflow sewage being pumped out of the drains on Elmsbrook, with multiple known issues on the development. Failure to review this properly would not only be reckless, but having sewage overflowing into residential areas jeopardizes the local habitat and raises serious health and safety risks to local residents. The authority has a duty of care to ensure this is investigated rigorously to ensure residents' lives are not being put at risk through a failure to take this seriously. The founding principles of the Ecotown, upon which the local authority took so much pride to promote and encourage investment, MUST NOT be sacrificed under any circumstances. We all have an obligation to ensure the Eco Credentials are upheld not just for existing residents, but generations to come. Now is NOT the time to accept mediocre applications from developers that simply are not fit for purpose, and the authority has a duty of care to ensure it takes into consideration the position of existing residents. Breaching these principles is not only a public embarrassment, which would result in public calls for resignations of senior officials, but also opens up the local authority to an entire community being able to consider a class action law suit for acting directly to ensure that Elmsbrook residents were mis-sold their properties. This application needs to be dismissed until it fully meets ALL criteria. You are in a trusted position to serve the community and we trust you hear the growing discontent of residents who are clearly opposed to this application. We trust you will act accordingly and protect the values and interests accordingly. To assist, we are open to meeting and working through core concerns, whereby we can mutually agree solutions to objectives. Until this is done, we are completely opposed to this application. Regards Sanj & Davina Gidda 1 Lovage View, Bicester, OX27 8BJ 07773374732

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Attachments