



Reference Planning application 21/01630/OUT

In response to further documentation provided by Firethorn regarding this development, Elmsbrook Community Organisation (ECO) has major concerns regarding the Executive summary of the Financial Viability Assessment.

It states that to build homes that meet the Ecotown requirement of True Zero Carbon Homes (Development Principle 2 of the NW Bicester SDP) would not be viable.

We feel that this requirement is absolutely non negotiable. Developers should be looking to improve on the ECO features available in the homes they build as the scheme develops, not reduce it. **We absolutely object to any proposed compromise to the Ecotown requirements that would be detrimental to the scheme or to existing and future residents.**

The updated application does not adequately demonstrate that the traffic impact of the development will not be severe, preferring to use data that is out of date and provides anomalous results rather than conducting any real time traffic monitoring in order to address concerns raised by residents. We therefore feel that these assessments remain flawed.

Based on the levels of traffic we witness at peak times, we disagree that the current spine roads and junctions would cope with the additional traffic.

I can see no response to points raised by Thames Water regarding management of waste/drainage beyond the 49th home.

I can also see no response to concerns raised regarding the viability and safety of the designated parking spaces immediately adjacent to the entrance to the eastern parcel of land from Charlotte Avenue.

Based on these points alone I feel we have no option but to object to this application as it currently stands.