

# Comment for planning application 21/01630/OUT

<b>Application Number</b>	21/01630/OUT
<b>Location</b>	Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield
<b>Proposal</b>	Outline planning application for up to 530 residential dwellings (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
<b>Case Officer</b>	Caroline Ford
<b>Organisation Name</b>	
<b>Name</b>	Robert Evans
<b>Address</b>	1 Chervil Grove, Bicester, OX27 8ER
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to strongly Object to this application in its present form for a number of reasons. The developers traffic impact assessments are flawed and based on results to support their application rather than the reality! The applicants are clearly manoeuvring towards building a supposedly 'Eco Town' with non ECO homes purely to make excessive profits irregardless of the strategic Town Planning for this area. This is totally immoral in the current Environmental challenges we all face. Firethorn should not be allowed to violate the Bicester Eco Town Design Principle regarding building Zero Carbon homes - just to make the enormous arbitrary profit they desire; in any case, their calculations for predicting sales/costs/profit are flawed! This would open the door for the rest of NW Bicester to do the same, and then we don't have an Eco Town. I am also concerned at the lack of evidence that the traffic impact would be small enough for the roads to cope; and the lack of details regarding the impact on the District Heating System. Please don't allow this application to go further until all these are resolved. ----- The traffic jams at the School and B4100, 8-9am, will be made exponentially worse if this number of new homes are allowed to connect onto Elmsbrook, as per the current design. The situation is already bad, and the school is only 40% full - it will get worse in future years anyway, and more than tripling the number of homes beyond it served by Charlotte Avenue will clearly make things much worse, i.e. dangerous. It's just not viable. The road network must be analysed properly, joined up with the Hawkwell Village analysis as well - otherwise both applications' traffic assessments are meaningless: the problems interact! The new financial viability assessment seems to be flawed, mis-applying economic theory - and in any case, an Eco Town without zero carbon homes isn't an Eco Town! This must be a fundamental requirement, stemming from the original agreed Masterplan Principles, which no developer should be allowed to circumvent (on grounds of profit, or otherwise).</p>
<b>Received Date</b>	19/05/2022 11:21:42
<b>Attachments</b>	