

# 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>	Bradley Cross
<b>Address</b>	11 Tarragon Terrace, Bicester, OX27 8FS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The planning application has been submit to try and move away from ECO homes. I object this as Elmsbrook is an eco community and this is not a good step for the current environmental or financial climate. Eco homes are essential for reducing our impact on this planet and building new ones without these initiatives is something i cannot support. The evidence of carparking and traffic control provisions, or lack thereof, through phases 1-4 of Elmsbrook is proof that the amount of additional traffic this would bring without new road infrastructure must also be objected. In the modern day, a family of 4 (2 adults and 2 children) will require vehicles. each adult needs to be able to commute to work using a car, and each child will obtain work before they are able to leave home, this amounts to a total of 4 cars for a 3 bedroom household. currently the allowance shown through elmsbrook is only 2 carparking spaces for 4 bedroom homes (1 space +garage), the same as a 3 bedroom. The provision for 2 bedroom homes is only 1 space. This is unacceptable and unsustainable. The lack of parking causes people to park on the roadside which leads to more cramped roads, with the addition of increased traffic this is extremely dangerous for the pedestrians of the development, especially young children. Firethorn continue to incorrectly assess the objections based on actual traffic surveys (e.g. the September 2021 survey done for A2), and refuse to redo modelling (despite OCC's Objection to "round 2", stating they needed to redo it), and refuse to consider building a new junction onto the B4100 (despite OCC stating this would be an entirely acceptable solution). As it stands, Charlotte and Braeburn Avenues would be heavily overloaded by traffic from the extra 530 homes, affecting all residents of Elmsbrook For the Zero Carbon homes issue: they produced a "financial viability assessment" in which they claim that they would only (estimate to) be able to make 17 Million profit, when they require 28 Million profit!! (17%) - and so, they argue, they should be allowed to build cheaper homes which don't even meet the 2025 New Homes laws, let alone Zero Carbon requirements. However, their assessment contains fundamental flaws: they use the wrong method to calculate the Land Purchase Value (i.e. overestimate it), and also appear to use pessimistic assumptions regarding Sales revenue for Eco Homes (in times of energy costs increasing). Why they should expect such high profit is not justified - in fact, the whole document is phrased to imply that to earn less would be a "deficit!" Pure greed??!!! Also, it goes against a specific recent council memo regarding the Eco Town plans. Finally - there's still no further details as to if they will definitely join the District Heating System, and how this is being managed to ensure benefit and no detriment for Elmsbrook!</p>
<b>Received Date</b>	20/05/2022 07:47:51
<b>Attachments</b>	