

# Consultee Comment for planning application 23/02098/OUT

<b>Application Number</b>	23/02098/OUT
<b>Location</b>	Begbroke Science Park Begbroke Hill Begbroke OX5 1PF
<b>Proposal</b>	<p>Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement</p>
<b>Case Officer</b>	Andrew Thompson
<b>Organisation</b>	CDC - Land Drainage
<b>Name</b>	Tony Brummell
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<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>1. Flood Risk</p> <p>The applicant acknowledges that there are areas of fluvial risk along the development site boundaries and within the site. No built development is proposed within these areas. The applicant also acknowledges the risk of flooding from the overtopping of the Canal and treats this in the same way as fluvial risk. Therefore, no comment at this stage.</p> <p>Parts of the site are also indicated to be at risk of surface water flooding. This is where there may be temporary non-fluvial overland flow paths following severe rainfall and where ponding is possible due to localised topographical conditions. This is also acknowledged in the drainage strategy and appropriate infrastructure is proposed to mitigate this which is acceptable at this outline stage. Therefore, no further comment at this stage.</p> <p>2. Surface Water Drainage Strategy</p> <p>The principles of surface water drainage have been agreed with the LLFA. It is acknowledged through ground testing that infiltration is not feasible. Therefore the drainage strategy is based entirely on positive attenuated discharges to watercourses with site specific SuDS such as rain-gardens and blue/green roofs wherever appropriate. It is agreed that the attenuated discharge rates will be capped to the QBAR rate which will give some downstream protection against discharges arising from rainfall events exceeding the mean annual maximum.</p> <p>The indicative surface water management plan (figure 5-4 on page 18/21 of the ES Vol 1 ?</p>

Flood Risk Assessment and Drainage Strategy Part 1) shows series of connected swales which is in accordance with the LLFA's policy of avoiding concentrated locations of attenuation. However, although indicative, the master-plan does not show clearly any maintenance corridors on each side of the linear series of swales. These will be required to be of minimum width 5 metres.

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**Attachments**