

# 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>	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
<b>Case Officer</b>	Andrew Thompson
<b>Organisation</b>	
<b>Name</b>	Emma & Andrew Mundy
<b>Address</b>	Rowel House,7 Woodstock Road East,Begbroke,Kidlington,OX5 1RL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>We are wishing to OBJECT for the plans to build the Begbroke Innovation District on the GREEN BELT between Yarnton Begbroke and Kidlington.</p> <p>I also can't believe that you have only contact 2 neighbours. One in Woodstock Road East Begbroke and a random address in Oxford centre. When there are hundreds of homes that will be affected by this development in the area.</p> <p>Firstly Cherwell DC should never agreed to make this land available to 'Oxfords unmet housing' needs. We do not believe that OCC have exhausted all possibilities to build on areas in Oxford, any brown site areas or even their green belt areas. This being one of the final areas to build on? Oxford have approximately 2000 empty homes in Oxford City. I've even heard that the University will be purchasing the affordable housing and will not be available to Oxford residents.</p> <p>Also the parishes boundaries between Yarnton Kidlington and Begbroke are clearly shown, this huge development clearly goes over these boundaries, showing the villages will just blend into one big urban sprawl.</p> <p>This was quoted by Oxford County Council on a Heyford site near Bicester a few years ago, who objected to a develop of a 1000 houses in the area. "Oxford County Council is opposed to the development of a large new settlement due to the threat of urbanisation in a rural area and the location of the site in relation to Bicester" Is this not the same?</p> <p>Flooding.....We live next to Rowel Brook which runs along side the gardens of Fernhill road. This will be a major issue with flooding as all the gardens flood along this area, The top end of Fernhill, flooding can go right up to their back doors. Please see attached flooding pictures. I noted a comment on the plans "With the proposed mitigation in place, the overall flood risk to the proposed development is Low" That's ok for the new Development, How about the houses in Begbroke?</p> <p>Rowel Brooke is known to back up due to the volume of flood water entering it at Begbroke</p>

and causing extensive flooding at the bottom of Spring Hill Road, the roundabout and flooding The Royal Sun public house on numerous occasions causing the pub to shut for weeks on end.

Wildlife.....We have an array of wildlife in the area Skylarks bats Tawny Owls and great crested newts which are all on the danger list. On one planning along the A44 it was mentioned about the Skylarks saying that " there is one Skylark breeding ground and they could move to another area". Thats all well and good, But with the massive solar farm and other developments in the area we need to take a good look at this and the impact of wildlife in the area with the amount of land being developed on. Also the development is close to Rushy meadows which is an important area under SSSI and local wildlife protection sites.

Roads..... With the amount of housing on the plan plus the plans opposite and closure of Sandy Lane, this could potentially lead to an extra 10K + vehicles on the roads in the area. How will the road network cope with the influx of cars? Not everyone will be able to use public transport or the park and ride.

We live, we choose to live in a rural area not a town which needs bars restaurants and cinema etc of which is proposed. If we wanted that we would of moved to Oxford.

Once this area has been developed then thats it, no going back, once its gone its gone! What a shame that this law for green belt was put in place to stop this from happening generations ago to protect our countryside wildlife and landscapes for future generations to enjoy. This should never be allowed.

Shame on you!

**Received Date**

21/08/2023 13:49:12

**Attachments**

The following files have been uploaded:

- IMG\_2009.pdf
- IMG\_2140.pdf
- IMG\_2142.pdf
- IMG\_2145.pdf
- IMG\_2149.pdf