

# Comment for planning application 23/02098/OUT

<b>Application Number</b>	<input type="text" value="23/02098/OUT"/>
<b>Location</b>	<input type="text" value="Begbroke Science Park Begbroke Hill Begbroke OX5 1PF"/>
<b>Proposal</b>	<input type="text" value="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>	<input type="text" value="Andrew Thompson"/>
<b>Organisation Name</b>	<input type="text" value=""/>
<b>Name</b>	<input type="text" value="Graciela Iglesias-Rogers"/>
<b>Address</b>	<input type="text" value="53 Fernhill Road, Begbroke, Oxford OX51RR"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<input type="text" value="I'm a bit puzzled by some of the figures listed here. The application includes 155,000 square metres of floorspace for employment purposes. It says that this will accommodate more than 5,000 new jobs. This is in addition to the development at Oxford North (4,000 jobs) and Langford Lane Technology Park (over 1,000 jobs). Ten thousand plus new workers cannot be accommodated in the 4,400 houses proposed in the local plan for our area and therefore will lead to further in-commuting and strains on our creaking infrastructure. The application refers to Houses of Multiple Occupation (for up to six people use class C4 and larger). However, there is no detail about the target population (ex. only students?) and the type of building. Will we actually be living next to a University Campus with towers for large number of students? I'm also concerned by the strange approach to landscaping which makes much of the alleged use of 'green corridors' that actually end in a concrete building a the center of the development."/>
<b>Received Date</b>	<input type="text" value="08/09/2023 15:15:16"/>
<b>Attachments</b>	