

Comment for planning application 23/02098/OUT

Application Number	23/02098/OUT
Location	Begbroke Science Park Begbroke Hill Begbroke OX5 1PF
Proposal	<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>
Case Officer	Andrew Thompson
Organisation Name	
Name	Neil Holmes
Address	20 Pixey Close, Yarnton, Kidlington, OX5 1FY
Type of Comment	Objection
Type	neighbour
Comments	<p>To Cherwell District Council Planning Authority.</p> <ol style="list-style-type: none">1. The layout drawing/plan does not accurately show the existing existing/adjacent dwellings. This omission and the graphic depiction of existing buildings prevents assessment of the form and relationship of proposed dwellings with adjacent existing dwellings. The proposed dwellings south of the existing Fernhill Road dwellings and the proposed dwellings east of Broad Fields Road are examples of this concern.2. The layout of the majority of dwellings appears to have a paved area between groups of dwellings-comprising a road with parking both sides on the dwelling frontage. Whilst it shows some trees in the paved area, there is no grass and is not an appropriate layout for dwellings in this location.3. The layout of the area labelled "Farm Link" near the North boundary does not show paving or parking - but dwellings in a green field.4. A significant number of dwellings have no separate rear gardens and are set in a communal green space.5. The layout of the employment areas shows buildings on green grassed areas - no parking and no parking and access for commercial vehicles.6. Parking for the primary school south of Begbrook Hill Road is not clear, no apparent parking for the primary School east of the A44 and no parking for the secondary school.7. The layout of the Country Lane area is not clear with no apparent provision of parking for dwellings fronting the road. The areas for parking at the rear of the dwellings are limited, and the dwellings along the west side are too close to the boundary.8. The Foxes Cover Neighbourhood areas on both sides of Country Lane do not have sufficient frontage space between dwellings for a road and parking and limited communal grassed areas to the rear of dwellings.9. The distance between habitable room windows in the Country Lane area should be

confirmed.

10. The density of proposed housing development west of the railway should be calculated and compared with existing adjacent housing areas. The proposed development appears to be a higher density than existing adjacent housing areas, and not appropriate for this green belt location.

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Attachments