

Consultee Comment for planning application 23/02098/OUT

Application Number	<input type="text" value="23/02098/OUT"/>
Location	<input type="text" value="Begbroke Science Park Begbroke Hill Begbroke OX5 1PF"/>
Proposal	<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"/>
Case Officer	<input type="text" value="Andrew Thompson"/>
Organisation	<input type="text" value="Drainage (CDC)"/>
Name	<input type="text" value="Tony Brummell"/>
Address	<input type="text" value="Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Further to my comments made on 14/08/2023, very detailed ground investigations in strict accordance with BRE 365 must be undertaken before any assumptions are made about the potential for any infiltration on the whole of the site. Waterlogging of the ground on this and adjacent sites is widely experienced and the presumption, unless proved incorrect, must be that infiltration will not be a suitable means of surface water disposal. Consideration should also be given to under-draining the gardens of plots to suitable outfalls to prevent them from becoming waterlogged at times.

Any attenuation provided must be in accordance with the Oxfordshire Lead Local Flood Authority SuDS Standards and the rates of discharge to watercourses agreed with the LLFA. No public surface water sewers are available to any of the site."/>
Received Date	<input type="text" value="31/12/2023 10:37:48"/>
Attachments	