

# 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 Name</b>	
<b>Name</b>	Mrs. Linda Tomline
<b>Address</b>	92 Fernhill Road, Begbroke, Kidlington, OX5 1RR
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>I have written to both Cherwell Council and Begbroke Parish Council on numerous occasions since development of the Begbroke Science Park was announced several years ago. My concerns are still the same regarding the flooding of my property. Planners are probably not aware of the extent of flooding in the gardens of properties on the South side of Fernhill Road. My property is at the Eastern end of Fernhill Road and at one of the lowest points in the village. The water table is very high in this area and after periods of persistent rain water pools up in the middle of the garden and within an hour can be up to 18ins to 2ft deep at the lowest part of my property and neighbouring properties. Rowel Brook is on the boundary of our garden but the brook never overflows into the garden, it is just the level of the water table which causes the flooding. As well as the rainfall we have all the water draining down off of Spring Hill. This is not a one in 100 year event or even one in a 10 year event as it can happen several times a year. At the moment the flood water comes within about 2 inches of entering the house. My concern is that with such a large development taking up fields which soak up and release rain water slowly into the ground more water will be pushed to lower levels and cause the water table to rise even more and the consequence will be flooding within our property. We know from past experience that the water rises beneath our property and has been just a few inches below the floorboards. Is the Council able to reassure me that drainage on the new development will be able to cope with the volume of water? The storm drains in Fernhill Road at the moment frequently overflow when there is a period of heavy rain causing flooding in the road. If our property and neighbouring properties do flood will Cherwell Council accept responsibility and compensate us? Photo's of flooding in our garden can be provided if required. I would also like to mention the large amount of lighting being used in the two new research laboratories already completed at the Science Park. Is this really necessary. We are all being asked to think about light pollution and saving energy but these two laboratories seem to ignore both of these concerns. Maybe this could also be a consideration for planners in respect of this</p>

development.

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**Attachments**