

Rachel Tibbetts

From: Planning
Sent: 20 January 2023 13:59
To: DC Support
Subject: FW: 22/03763/SCOP -Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 20 January 2023 13:06
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: FW: 22/03763/SCOP -Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

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BS1 6NL

My Ref: P/TP23/16
Your Ref: 22/03763/SCOP

Date: 20 January 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: 22/03763/SCOP

PROPOSAL: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application

LOCATION: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Dear Sir/Madam,

Thank you for your email dated **20 December 2022** together with the opportunity to comment on this proposal. Please withdraw the previous comments made on 19th January 2023 as I submit the below updated response.

- Paragraph 2.32 of the document refers to the development of proposals by NR to close two of the three level crossings and mentions the replacement of Yarnton LC with a cycle/pedestrian bridge. This is incorrect - Network Rail are not replacing Yarnton Lane with a cycle bridge
- Paragraph 7.3 states the route is currently closed to vehicles and only open to pedestrians and cyclists however we do not believe the route is currently closed.
- 7.37 refers to Yarnton LC being currently closed to vehicles however the Level Crossing is still open and used by vehicles – the cottage uses it still. Yarnton LC closure should be considered in all scenarios.

There is an assumption in relation to the road closures at Sandy and Yarnton Lane is yet to happen, whilst this is Network Rail's intentions remain a number of stages to move through with no guarantee when and how this will be delivered. As such, there should be data reflective of the current state as well as proposed. We would expect to see details within the Transport chapter of the EA of how any future developments will impact on the Sandy Lane Level Crossing and Yarnton Lane Level Crossing and what mitigation is proposed as part of the developer's application, as per the requirement of point f. of Policy PR8 of Cherwell Local Plan 2011-2031 (Part 1): Partial Review – Oxford's Unmet Housing need.

Which states:

f. In consultation with Oxfordshire County Council, proposals for the closure/unadoption of Sandy Lane, the closure of the Sandy Lane level crossing to motor vehicles (other than for direct access to existing properties on Sandy Lane), and the use of Sandy Lane as a 'green' pedestrian, cycle and wheelchair route between the development and the built-up area of Kidlington including the incorporation of a bridge or subway

We hope you find these comments useful.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western
Network Rail

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