

Scoping document application reference: 22/03763/SCOP

Please find below comments submitted to Begbroke parish council by residents and by councillors and agreed to be submitted at PC meeting 6th February 2023

Section 2.28 referring to Blandon Wood rather than Bladon

Paragraph 2.29 From a resident. Their percentages of flood risk for the high risk area is 1% or more annually. In the past our garden has flooded many times throughout the year not overflowing from the brook but rising very quickly in the centre of the garden indicating a very high water table. The water is deep enough for logs and pots to float about in and comes within a few inches of entering the house. Our worry is that the new development will cause the flooding to be worse and possibly enter the house. I did write to Cherwell many years ago when this development was first proposed explaining our concerns.

Section 4.2 ask for OBG to be listed and included as a Key Stakeholder (BBOWT is already listed as such)

Section 7.6 and Figure 5.1, Parker's Farm is not shown on footpath map. Parish council are pursuing this

Section 9.20 seeks to address road noise

Paragraph 14.21) This is worrying as they admit that there may be increased flooding during the development. If the worse did happen would there be any compensation from them. This would affect quite a few properties especially at the East end of Fernhill Road.

Main concern is flooding with noise and light pollution coming close up behind

(Paragraph 8 and 17.19 and 17.23) Noise: As you know we have had problems whenever there is a Southerly airflow (usually during the summer months) with noise from apparatus within the Science Park. They appear to be admitting that there will be noise but that it won't be a problem! They did sound recordings but not during the night when the noise was at its peak.

(Paragraph 2.31 and 17.4 Light pollution). There is considerable light pollution from the new car park - it lights up the inside of our house in spite of being a

field away and behind two hedges! This may be temporary. The current buildings have lights on all night so there will definitely be more light pollution on site. We already have considerable light pollution in the area from the car sales site in Langford Lane and this impacts on wildlife in all sorts of ways.

Paragraph 2.34 mentions future development. Is this what all the fenced in footpath is leading up to? All the green areas will eventually be developed?

Paragraph 9.15. Finally, I know that they are looking at the wider area impact of this development and maybe I'm missing the point here but what has air pollution from the Didcot and Chester Railway Line got to do with this development -

Now I'm going to sit in a darkened room and cry. It feels like they have opened up one of the quarries and they are gradually going to push Begbroke village into it and cover us up for good.

2.32 Network Rail are developing detailed proposals to close two of the three level crossings. It is proposed that the Yarnton Lane level crossing is to be replaced with a pedestrian/cycle bridge and the Sandy Lane level crossing is to be replaced with a bridge for sustainable transport. These proposals will be subject to separate a separate planning application to be submitted in Spring 2023 by Network Rail

Is it still the intention to close Sandy Lane to motor traffic – hence longer journey to Kidlington (shops etc?)

3.2 The description of development for the purposes of the planning application has not been finalised, however it is likely to include the following elements

How many of the 'likely' elements will be included, or omitted? E.g. formal sports play areas. Will all the recreational facilities be available to the general public?

3.6 Landscaping and ecological enhancement will be implemented to achieve a minimum of 10% biodiversity net gain ('BNG') on-site, in-line with policy requirements, with a target to achieve 20% BNG.

10% of what? 11.4 identifies a significant amount of biodiversity (animals, hedgerows, breeding sites etc.) within the site. Will the 10% be a gain on what is already there?

4.15 Where environmental information and data is not available for 2022/23, it may be necessary to use data which pre-dates 2022. The ES will set out what year the baseline data is sourced from for each topic.

Given how quickly environmental conditions are changing (e.g. last decade was hottest recorded in UK) is the data being used for baseline assessment accurate?

5.25 The following existing receptors are considered sensitive to potential socio-economic effects arising from the Proposed Development: ▪ Open space and playspace within 800m of the edge of the Site boundary²⁷ . ▪ Primary healthcare services within 1km of the edge of the Site boundary ▪ Community halls (as described in Policy PR8) within 1km of the edge of the Site boundary. ▪ Primary schools within Kidlington and Woodstock School Place Planning Areas. ▪ Secondary Schools within Kidlington, Woodstock and Oxford North School Place Planning Areas. ▪

Given Begbroke Village Hall is within 800m of development, can it expect to get any assistance toward improving facilities? Given the shortage of doctors and pressure on existing services, will a new surgery be provided to meet extra demand? New schools have been promised within the development. Has this been coordinated with existing school place availability?

10.2 In relation to climate change resilience, a baseline risk assessment will be carried out based on past and present climatic conditions, based on Met Office data.

10.5 For climate change resilience, the assessment of the future baseline is inherently integrated into the risk assessment approach. This will be based on the latest available Met Office UK Climate Projections 2018 (i.e., UKCP18).

By the time that this development gets started, Met Office Data from 2018 will 6/7 years out of date!

11.15 Consultation will be undertaken with CDC and relevant stakeholders (such as Natural England and the EA) to agree appropriate scopes for ecological surveys and mitigation strategies

11.19 The assessment would include the information required by CDC for them to undertake a Habitats Regulations Assessment ('HRA') as required under the Conservation of Habitats and Species Regulations 2017 (as amended), provided as an appendix to the ES chapter. The scope and format of this information will be subject to discussion with CDC

Are the results of an HRA available to the public?

14.8 Initial consultation with the EA confirmed that a detailed flood model for the Site is not available, therefore a hydraulic modelling study is being undertaken to confirm the flood extents.

14.10 Groundwater flooding may be a risk for areas of the Site. Shallow groundwater flows from the topographic high in the west of the Site, to the east and south-east. In the north of the Site, groundwater flow is towards Rowel Brook. Groundwater is at its shallowest depth in the east of the Site,

within the floodplain. A site investigation was undertaken in Autumn 2022, which included groundwater monitoring, and the results will be assessed in the ES.

It is predicted that rainfall events will increase as a consequence of climate change. Flooding is already a feature of land in and around Begbroke. Has this (or how) been taken into consideration as part of the assessment?

15.2 . The Site is crossed by several PRowS, comprising a mixture of public footpaths and a single byway

How many of the existing footpaths will be abandoned or redirected as part of this development.

- Although the document contains many maps, diagrams of the wider area, all the data concerns just this one development. **It should not be seen in isolation, as** there will be further building on west side of A44. Therefore, shouldn't the cumulative effects of noise, air quality, flood risk, traffic, environmental impact etc. be taken into consideration?
- All future buildings and where possible present buildings to have Solar Panels fitted.
- Could 106 monies be used to help with the construction of a road bridge at Sandy Lane level crossing instead of closer.
- I can only imagine that the development will be detrimental to biodiversity. The document is far too long to trawl through. I made my feelings felt at the stakeholders meeting.
- 8 years mentioned of upheaval
- Noise pollution here we come
- Traffic flow measurements projections - could not see any
- Air Pollution!
- Green land
- Oxford unmet housing need etc.
- No mention of stadium / solar application – needs addressing in scope of application.
- Done deal

- Bursary grant for kids
- Community Shop

- Welcome to Begbroke walks book

- Additional Playground equipment

- **Footpaths** – consultation with Countryside services, and other bodies such as Ramblers, Cyclox, Environment Agencies, must take place and not waved through on the pretext that public consultation is not usually undertaken for the discharge of any conditions that may apply. Reference to the Countryside Services Definitive Map and Statements must be adhered to and changes only made by legal application through a Definitive map modification order.

- If footpaths are to be covered, then a suitable surface such as Coxwell Bindings should be used that is not incongruous to a rural landscape.