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**Sent:** 14 September 2021 14:52  
**To:** Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>  
**Cc:** Development Brief <developmentbrief@cherwell-dc.gov.uk>; [REDACTED]

**Subject:** RE: Development Briefs consultation

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Dear Nathan - please find comments from Begbroke parish council.

Regards

Jeff

Jeffrey Wright  
Clerk to Begbroke parish council

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### **PR9 Land West of Yarnton - comments and observations**

- a These plans offer very little to Begbroke and difficult to see how the possibility of perhaps a 1000 more residents in houses could improve the village.
- b **A Pedestrian crossing for Begbroke village** is not included in the plans This is a major priority for this village and there is much correspondence on this recorded with Oxfordshire County Council. **There must be a commitment for section 106 monies from the developers.**
- c The current lack of a controlled crossing is also discriminatory to the old, the very young and anyone who is mobility impaired. This need to be addressed in advance of any construction works.
- d Sewage - capabilities of system to cope
- e Increased air pollution - is regular monitoring to take place?
- f Transport Links - no direct bus link - without impractical bus changes, to Oxford Parkway or Water Eaton P&R which has buses to hospitals.
- g Ideas about Dolton Lane are upsetting. The nature of this lovely ancient rural lane is that sometimes it is impassable, but this is what makes it so special. It would be a disaster if it were turned into an urban pathway as shown on Pages 28 and 36. The character of the lane would be lost forever
- h Turning the whole Binfield into woodland rather than just part of it is not a preferred option. It is such a special field for wildlife

- i The speed awareness signs are working overtime now - another reason why a crossing is required.
- j If the proposed new Railway Station is built near, the science Park, surely keeping Sandy Lane open both ways would make sense.
- k No retail provision meaning that all residents must go to a larger settlement such as Kidlington for shopping. The nearest small facility to Begbroke is Budgens Yarnton.
- l Shopping trips will require car journeys either via Langford Lane or Loop Farm if Sandy Lane is closed. People without transport will be stuck especially with one mini-bus trip/week. This must be addressed.
- m Not sure how the development of agricultural land can be considered to 'provide significant ecological and biodiversity gains'. Development and increased population bring disturbance to wildlife including the presence of cat's dogs and rats. Inhabitants to the north of the site would find the facilities in Begbroke e.g., village hall bowling green and playing field closer than that of Yarnton. Funding towards improvement of facilities could be provided. A pedestrian crossing is needed at Begbroke for safe access to these facilities.
- n In item 5.1 there is reference to provision of sports facilities. 1. 'It is the Council's preference that in lieu of on-site formal sports provision an appropriate financial contribution be made towards new and improved facilities at southeast Kidlington'

- o Given that there appears to be an option why not consider developing the playing field and village hall at Begbroke? There is already desire for an all-weather surface multi-sport facility - the current arrangements need improvement, and we have the space. This is likely to be cheaper and has the benefit of developing the social amenities within the village which can also be used by inhabitants of PR9 (and PR8) a pedestrian crossing is needed at Begbroke for safe access to these facilities.
- p The design brief shows no public meeting place/community centre/or hall planned for the new developments. Money should be allocated to improve existing Begbroke facilities at village hall.
- q Allowing traffic on to the A44 at the science park junction will further increase queuing and probably reduce the gaps in traffic through Begbroke making it even more difficult to cross - the current traffic light sensors are also defective.

## **PR7 - Comments and observations**

- Plans for Frieze Farm Sandy Lane is not shown, and not sure it is for the Science Park Development, or ours and Yarnton. Surely 106 money could be used to help fund a bridge at
- a Sandy Lane and a crossing for us.
  - b If the proposed new Railway Station is built surely keeping Sandy Lane open both ways would make sense.
  - c Can't see why they need a community orchard when there is already a formal orchard - seems just a buzz word to make everyone feel happy. The reality is more likely to be that in a few years it will be neglected and a waste of space.
  - d Vehicular access to the roundabout is far from ideal and will push more traffic onto a narrow service road. - don't know how southbound traffic will flow.
  - e Part of the brief calls up resin bonded gravel as a surface for roads - not a good idea as once it cracks you can't easily repair it and given the current performance of highways dept the area will soon look awful.
  - f Roads need to be wide enough for on street parking and adequate visitor spaces must also be provided.
  - g Who is going to cover the costs and be responsible for maintaining the orchard and play areas etc?