

## **TRANSPORT AND WORKS ACT 1992**

### **Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006**

## **THE NETWORK RAIL EAST WEST RAIL (WESTERN SECTION PHASE 2) ORDER**

### **APPENDIX 6.1: LAND USE AND AGRICULTURE ASSESSMENT**

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# The Network Rail East West Rail (Western Section Phase 2) Order

## Appendix 6.1 Land Use and Agriculture Assessment

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## **1. INTRODUCTION**

- 1.1.1 This appendix details the impact assessment carried out on land use within the Study Area for the construction and operational phases of the Project. The Project would result in both permanent and temporary land take. Temporary land take would occur during the construction phase, and consist of land required for construction compounds, storage and construction access. This would be a short term temporary impact. Permanent land take would consist of land permanently taken up by the Project.
- 1.1.2 The assessment identified land uses that are likely to experience amenity impacts. However these effects are assessed in greater detail in Chapters 8 (Air Quality), 10 (Noise and Vibration), 12 (Landscape and Visual Impact) and 14 (Traffic and Transport), as well as in Chapter 15 (Cumulative Effects).
- 1.1.3 Agricultural land use is assessed separately under agricultural land quality and farm holdings.

**2. CHERWELL DISTRICT COUNCIL SUB-SECTION**

- 2.1.1 Table 6.1 below provides a summary of the Project effects on land use with the Cherwell District Council Sub-section study area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.1: Project Effects on Land Use within the Cherwell District Council Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temp Land Take (ha)	% of Land Use	Approx. Perm Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	45.00	0.96	2.14	0.35	0.78	Temporary land take associated with the new overbridge at Charbridge Lane would affect the access to the Bicester Park Industrial Estate and a small stretch of road but other accesses to the industrial estate are available.	Low	Minor
							There would be a permanent loss of land within Bicester Park Industrial Estate along Charbridge Lane due to the proposed new overbridge and a very slight loss along Jarvis Lane due to the new footbridge. The land take is restricted to the boundary hedge/wood and small portion of hardstanding.	Negligible	Negligible
Community	High	8.09	0.37	4.60	0.17	2.05	Construction works to Charbridge Lane would affect access to the allotment gardens south of the roundabout during the construction period and it is assumed the gardens would need to close for the duration of works. This would be a short term temporary impact.	Low	Moderate
							The Project would also result in the permanent loss of approximately a 20% of the allotment gardens. Although the loss of approximately a quarter of the land would not affect the integrity of its community use, it would reduce the availability of allotment plots.	Medium	Major

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Land Use	Sensitivity	Ha within Study Area	Approx. Temp Land Take (ha)	% of Land Use	Approx. Perm Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							A narrow strip of boundary vegetation and potentially part of the boundary wall of St Mary's Church would be affected during the construction phase of the Bicester Road new overbridge and highway alignment.	Low	Moderate
							The construction works is likely to affect access and use of the church as well as result in indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts.		
							There would also be a very slight permanent land take of the corner boundary wall and vegetation. This would not have any impact on the use of the church.	Negligible	Negligible
							The temporary construction land take also extends into the access and part of the tennis courts of the Launton Sports and Social Club. This is likely to restrict access and use of the club as well as result in indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts.	Low	Moderate
Railway/Road	Negligible	33.99	7.74	22.78	1.42	4.19	Assessed in Chapter 14		
Residential	High	21.27	0.10	0.46	0.00	0.00	Temporary construction land take extends into the gardens/access of up to three properties on Bicester Road and the grounds/access of Folly Cottage and Station Cottage on Station Road. Construction land take could affect boundary fences/hedges	Medium	Major

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Land Use	Sensitivity	Ha within Study Area	Approx. Temp Land Take (ha)	% of Land Use	Approx. Perm Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							and may restrict access. However this would be a short-term temporary impact.  Due to the proximity of these properties they are likely to experience indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts during the construction period. There may also be some amenity effects during operation on Station Cottage due to proximity to the railway line.		
Utility	Medium	1.31	0.00	0.02	0.00	0.28	No land take	No change	No change
Water	Low	3.19	1.60	50.32	0.01	0.27	Assessed in Chapter 13		
Woodland	Low	23.23	4.47	19.27	0.63	2.73	Assessed in Chapter 9		
Other	Unknown	0.08	0.00	0.00	0.00	0.00	No land take	No change	No change



**3. AYLESBURY VALE: CLAYDON/QUAINTON SUB-SECTION**

- 3.1.1 Table 6.2 below provides a summary of the Project effects on land use with the Aylesbury Vale: Claydon/Quainton Sub-section study area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.2: Project Effects on Land Use within the Aylesbury Vale: Claydon/Quainton Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	54.53	1.18	2.16	0.02	0.03	<p>The temporary construction land take includes a narrow strip of land along the eastern boundary of the Buckinghamshire Railway Centre and a narrow strip to the west of the track, likely to be for construction access. The land take includes boundary vegetation, railway tracks and a number of buildings. It is not known how integral the buildings are to the railway centre however the land take affects only a small portion of the centre.</p> <p>Some amenity effects are likely to also be experienced by visitors to the railway centre during the construction works.</p>	Medium	Moderate
Community	High	6.68	0.03	0.44	0.00	0.00	No land take	No change	No change
Railway/Road	Negligible	64.18	4.07	6.35	0.47	0.72	Assessed in Chapter 14		
Residential	High	21.73	0.06	0.30	0.11	0.51	The construction of the Station Road underbridge may affect access to Willow Croft and Station House during the construction works.	Medium	Major
							The temporary construction land take extends into the grounds of Pear Tree House due to the replacement of the Claydon/Queen Catherine Road level crossing with a new overbridge. The construction	Medium	Major

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							works may also affect the access of the Railway Cottages to the east of the new overbridge.  Due to the proximity of these properties as well as properties near Verney Junction and near the Buckinghamshire Railway Centre, they are likely to experience indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts during the construction and/or operation period.		
Utility	Medium	6.71	0.01	0.09	0.00	0.00	The location of Compound B2 at Verney Junction includes an existing electricity pylon however it is assumed that the compound would be designed so that there would be no damage to the pylon and works would not affect the supply of electricity.	Negligible	Negligible
Water	Low	33.26	0.15	0.46	0.03	0.10	Assessed in Chapter 13		
Woodland	Low	138.94	1.44	1.04	1.00	0.72	Assessed in Chapter 9		
Other	Unknown	2.66	0.00	0.00	0.00	0.00	No land take	No change	No change

**4. AYLESBURY VALE: WINSLOW/SWANBOURNE SUB-SECTION**

- 4.1.1 Table 6.3 below provides a summary of the Project effects on land use with the Aylesbury Vale: Winslow/Swanbourne Sub-section study area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.3: Project Effects on Land Use within the Aylesbury Vale: Winslow/Swanbourne Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	13.74	4.97	38.38	0.00	0.00	The Main Compound (Bletchley Road) would be located within land of the Bletchley landfill site (part of this site also falls within Milton Keynes). The land required for the construction compound would amount to less than 10% of the whole landfill site. Logically it would be expected that the compound will be placed on inactive areas of the landfill which will likely act to restrict any impact on commercial interests.	Low	Minor
Community	High	13.26	0.11	0.82	0.01	0.06	The construction works would require a very narrow strip of the grounds of the community centre in Winslow. The land take affects mainly the boundary of the grounds and would not affect use of the playing fields.	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							The construction works would also require a strip of land at Furze Lane Burial Ground, which appears to be used for parking. This could limit access to and number of visitors to the burial ground but there would be no effect on the burial ground itself. Visitors to the burial ground are likely to experience indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts during the construction period.	Low	Moderate
Railway/Road	Negligible	32.67	1.91	5.85	0.00	0.00	Assessed in Chapter 14		
Residential	High	22.79	0.05	0.21	1.05	3.20	<p>The construction land take extends over the boundary of a number of properties on Buckingham Road, Highfield Road, Mill Close, Courthouse Close and Old Station Close in Winslow. The land take is generally restricted to a narrow strip of land at the back of the gardens, although this may require work to restore the land back to its former state, particularly if it involves removal of fences, trees or hedges. The land take would be a short term temporary impact.</p> <p>Due to the proximity of the above properties and other properties in Winslow as well as White House</p>	Low	Moderate

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							and properties 106 – 132 Bletchley Road are likely to experience indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts during the construction and/or operation period.		
							The proposed new footpath route (F/2B/35) extends into the boundary of four properties on Highfield Road. This entails a very narrow strip of land at the back of the gardens but would be a permanent impact.	Low	Moderate
							The permanent land take would affect Station House as this property is to be demolished. This property is already in Network Rail ownership but would affect tenants of the property who would have to move out.	High	Major
Utility	Medium	2.00	0.01	0.31	0.02	0.06	No land take	No change	No change
Water	Low	3.98	0.96	24.03	0.00	0.00	Assessed in Chapter 13		
Woodland	Low	67.88	7.80	11.50	0.01	0.34	Assessed in Chapter 9		
Other	Unknown	1.68	0.10	3.85	2.61	3.85	A small strip of land would be taken adjacent to Station House, the use of which by the property is not known but it appeared to be not in active use at the time of the site		

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							visit.		

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**5. AYLESBURY VALE: AYLESBURY SUB-SECTION**

- 5.1.1 Table 6.4 below provides a summary of the Project effects on land use with the Aylesbury Vale: Aylesbury Sub-section Study Area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.4: Project Effects on Land Use within the Aylesbury Vale: Aylesbury Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	71.38	0.34	0.47	0.01	0.01	The construction works would require a narrow strip of land take of the Rabans Lane Industrial Area. The majority of land take is restricted to areas of hardstanding and car parks, however buildings/structures associated with unit 4 and unit 5, Smeaton Close, may be affected and there may be a loss of space for HGV parking. Therefore there could be a temporary short-term impact requiring a short-term change in operations.	Low	Minor
Community	High	45.62	0.49	1.08	0.01	0.03	The construction land take extends over green space and public footpaths around Bear Brook near Griffin Lane. The construction works may affect use of this area but this would be a short-term temporary impact.	Low	Moderate
Military	Medium	0.89	0.00	0.00	0.00	0.00	No land take	No change	No change
Railway/Road	Negligible	102.29	1.50	1.47	0.07	0.07	Assessed in Chapter 14		
Residential	High	121.38	0.28	0.23	0.01	0.01	The construction land take extends over back gardens of properties along Catherine's Court, St Edmunds Close and St Hilda's Court and land at the back of flats on Wycliffe End, Aylesbury. The land take is generally restricted to a narrow strip of land at the back of	Low	Moderate

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							<p>the gardens, although this may require work to restore the land back to its former state, particularly if it involves removal of garden sheds, trees or hedges. The land take would be short term temporary impacts.</p> <p>The construction works also require temporary land take that has planning permission for residential development (application reference 07/00157/AOP/ 10/00743/AOP). The construction programme is unknown but it is assumed that the temporary use of the land could affect the timeframe for development of this land.</p> <p>Some of the residential areas are located adjacent to the route and are likely to experience indirect temporary effects in terms of noise, dust and visual impacts during the construction and/or operation period.</p>	Low	Moderate
Utility	Medium	10.18	0.16	1.56	0.00	0.01	The construction works require a small area of temporary land take at the sewage works north of Aylesbury. The land take is restricted to a field and boundary vegetation and is unlikely to affect the operation of the sewage works.	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							This would be a short term temporary impact.		
Water	Low	6.64	0.07	1.02	0.16	2.38	Assessed in Chapter 13		
Woodland	Low	14.91	0.32	2.16	0.16	1.05	Assessed in Chapter 9		
Other	Unknown	30.05	1.42	4.73	0.09	0.29	The construction compound at Aylesbury Vale Parkway would require temporary land take south of the park and ride. The land at Berryfields has planning permission for mixed use development (application reference 03/02386/AOP) which is currently under construction. Based on the outline planning permission master plan, the area for the construction compound is labelled as public open space with proposed footpaths. The construction programme is unknown but it is assumed that the temporary use of the land for construction compound could affect the timeframe for development of this land for public open space.	Low	Moderate

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							<p>Repairs to the California Brook overbridge would require temporary land take on an area of disused land. The land has planning permission for residential accommodation (application reference 13/00788/APP). The land take relates to area shown on the Site Plan as proposed access and car parking. The construction programme is unknown but it is assumed that the temporary use of the land could affect the timeframe for construction of residential development.</p> <p>As land has planning permission for residential/community use, the sensitivity is considered to be high.</p>	Low	Moderate

**6. MILTON KEYNES COUNCIL SUB-SECTION**

- 6.1.1 Table 6.5 below provides a summary of the Project effects on land use with the Milton Keynes Council Sub-section Study Area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.5: Project Effects on Land Use within the Milton Keynes Council Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	262.86	3.35	1.27	0.00	0.00	The Main Compound (Bletchley Road) would be located within land of the Bletchley landfill site as assessed under the Winslow/ Swanbourne (AVDC) Sub-section.		
							There would be a narrow strip of temporary construction land take of industrial land at Tavistock Street. The land take mainly affects the boundary of the site and is unlikely to affect operations.	Negligible	Negligible
							The construction works would also affect the car wash and storage facility at Old Signal Box Yard, Woburn Sands. The construction land take affects the whole site although for a short-term temporary period.	Medium	Moderate
Community	High	148.27	0.60	0.40	0.08	0.05	The construction land take extends into green space south of Blaydon Close as part of works to install arch saddle to the Tomkins Underbridge. The land take is mainly of boundary vegetation and a small green area west of the pond which is unlikely to materially affect the use of the green space.	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							There would also be a narrow strip of permanent land take restricted to the boundary vegetation.	Negligible	Negligible
							The construction works would require a strip of land along the boundary of playing field. Construction works along the boundary is unlikely to affect the use of the field.	Negligible	Negligible
							The construction works would require a strip of land adjacent to the Bletchley allotment gardens. The works would mainly affect the boundary fence and car park. Depending on how much car park space is lost, this could affect use of the allotment gardens during the construction period.	Low	Moderate
							There would also be a narrow strip of permanent land take along the boundary which is unlikely to affect the allotment gardens provided there is still enough car parking space.	Negligible	Negligible



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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							<p>The construction works would also require temporary land take of the adjacent Selbourne Avenue Cemetery. Although the land take only entails a strip of land along the boundary this could result in damage if there are graves in this area although it would not affect the cemetery as a whole.</p> <p>Visitors to the cemetery and the allotments are likely to also experience indirect temporary amenity effects in terms of noise, dust, traffic and visual impacts during the construction period.</p>	Low	Moderate
Military	Medium	0.62	0.00	0.00	0.00	0.00	No land take	No change	No change
Railway/Road	Negligible	251.21	0.77	0.31	0.00	0.00	Assessed in Chapter 14		
Residential	High	173.68	0.54	0.31	0.00	0.00	The construction works would require temporary land use of a strip of land being developed for residential houses in Woburn Sands. The land take is very minor and unlikely to affect the residential development.	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							<p>A larger area is proposed for environmental mitigation. If this is required to be permanently maintained for habitat this may restrict the number of houses that can be built.</p> <p>Some of the residential areas are located adjacent to the route and may experience indirect temporary effects in terms of noise, dust, traffic and visual impacts during the construction and/or operation period.</p>	Medium	Moderate
Utility	Medium	2.53	0.39	1.74	0.00	0.00	No land take	No change	No change
Water	Low	22.32	2.32	1.96	0.06	0.05	Assessed in Chapter 13		
Woodland	Low	118.83	0.04	0.23	0.00	0.00	Assessed in Chapter 9		
Other	Unknown	16.64	0.77	0.31	0.00	0.00	No land take	No change	No change

## **7. CENTRAL BEDFORDSHIRE COUNCIL SUB-SECTION**

7.1.1 Table 6.6 below provides a summary of the Project effects on land use with the Central Bedfordshire Council Sub-section Study Area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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**Table 6.6: Project Effects on Land Use within the Central Bedfordshire Council Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	78.2	0.20	0.25	0.00	0.00	Some areas classed as commercial such as at Ridgmont Station are already within Network Rail ownership.	No change	No change
Community	High	34.06	4.79	14.05	0.03	0.08	A portion of land within the Marston Vale Millennium Country Park is to be used for environmental mitigation. It is assumed that the footpaths and use of the country park by the public would still be maintained and that the nature of the mitigation works would be compatible with the continued designation as a country park.	Negligible	Negligible
Railway/Road	Negligible	66.67	1.24	1.86	0.54	0.81	Assessed in Chapter 15		
Residential	High	37.45	0.07	0.18	0.13	0.35	There would be temporary construction land take of the garden along the boundary of Crossing Cottage, which may also affect a garden shed. Although this would be a short term temporary impact this would require remediation work to restore the land back to its former state.	Low	Moderate
							The new overbridge at Marston Road would affect Chuffa Cottage and an adjacent building at Marston Crossing. The land would be permanently taken for the overbridge earthworks and the	High	Major

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							buildings demolished.		
							<p>There may also be potential access disruptions to properties located just to the north of the works. These may also experience indirect temporary effects in terms of noise, dust, traffic and visual impacts during the construction period.</p> <p>Some of the residential areas are located adjacent to the route at Lidlington which may also experience indirect temporary effects in terms of noise, dust and visual impacts during the construction and/or operation period. There may also be some amenity effects during operation due to proximity to the railway line.</p>	Low	Moderate
Utility	Medium	0.07	0.00	0.05	0.00	0.00	No land take	No change	No change
Water	Low	33.65	0.52	1.55	0.00	0.00	Assessed in Chapter 13		
Woodland	Low	56.15	7.52	13.40	0.74	1.32	Assessed in Chapter 9		
Other	Unknown	47.55	1.30	2.73	0.03	0.05	Land take would include a small narrow field at Lidlington. It is not clear whether the field is agricultural or used for amenity purposes. However the land take is restricted to a narrow strip which is unlikely to affect the use of the field	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							but may affect a wooded structure in the field.		

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**8. BEDFORD BOROUGH COUNCIL SUB-SECTION**

- 8.1.1 Table 6.7 below provides a summary of the Project effects on land use with the Bedford Borough Council Sub-section Study Area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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Appendix 6.1 Land Use and Agriculture Assessment

**Table 6.7: Project Effects on Land Use within the Bedford Borough Council Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	134.19	0.39	0.29	0.00	0.00	The replacement of the Woburn Road level crossing with a new footbridge requires temporary land take of a small area of road within the Woburn Road Industrial Estate and may affect access to one of the industrial buildings as well as a small structure. This would be a temporary short-term impact but could require charge to operations for a temporary period.	Low	Minor
Community	High	49.8	0.58	1.16	0.00	0.00	The closure and diversion of the Kempston Hardwick level crossing via a new overbridge would require permanent land take of a strip of land of green space north of Manor Road. The land take is restricted mainly to the boundary vegetation but does affect the footpath into the green space. However it is assumed that any impact on the footpath would need to be addressed by a diversion.	Negligible	Negligible



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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							The replacement of the Woburn Road level crossing with a new footbridge affects a small area of green space, including a footpath, during the construction period. Land take is restricted to a very small area and is a short-term temporary impact. It is assumed that any impact on the footpath would need to be addressed by a diversion during the construction period until the new footpath and footbridge are operational.	Negligible	Negligible
Railway/Road	Negligible	109.91	0.94	0.85	0.00	0.00	Assessed in Chapter 14		
Residential	High	82.21	0.11	0.13	0.00	0.00	The closure and diversion of the Kempston Hardwick level crossing via a new overbridge would require the demolition of South View.	High	Major
							The works would also require permanent land take of large portions of the front gardens of four of Eastwood Cottages.	High	Major
							The construction works would also require a small corner of temporary land take of an additional cottage, which could affect boundary fences/hedge and may restrict access to this and the four cottages.	Medium	Major
							Construction works at this location may also affect the amenity of		

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							Eastwood Cottages. They are also likely to experience indirect temporary effects in terms of noise, dust, traffic and visual impacts during the construction period.		
Utility	Medium	0.37	0.00	0.00	0.00	0.00	No land take	No change	No change
Water	Low	21.39	0.27	1.28	0.00	0.00	Assessed in Chapter 13		
Woodland	Low	18.16	0.34	1.88	0.00	0.00	Assessed in Chapter 9		
Other	Unknown	44.41	0.89	2.01	0.00	0.00	No land take	No change	No change

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**9. WYCOMBE DISTRICT COUNCIL SUB-SECTION**

- 9.1.1 Table 6.8 below provides a summary of the Project effects on land use with the Wycombe District Council Sub-section Study Area. Impact magnitude and significance judgements are made with reference to the matrices provided in the main ES chapter.

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Appendix 6.1 Land Use and Agriculture Assessment

**Table 6.8: Project Effects on Land Use within the Wycombe District Council Sub-section Study Area**

Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
Commercial	Medium	23.36	0.00	0.00	0.00	0.00	No land take	No change	No change
Community	High	19.89	0.01	0.04	0.00	0.00	No land take	No change	No change
Railway/Road	Negligible	46.51	0.73	1.58	0.14	0.31	Assessed in Chapter 15		
Residential	High	99.16	0.01	0.01	0.01	0.01	The construction of the new overbridge at Marsh Lane requires a narrow strip of temporary land take at the boundary of Willows Caravan Park, Springfield Farm and Oak Tree Park. The land take is restricted to the boundary but may affect boundary walls/hedges. Although this would be a short term temporary impact this would require remediation work to restore the boundary features. Access to these caravan parks may also be affected during the construction works.	Low	Moderate
							The caravan parks are likely to experience indirect temporary effects in terms of noise, dust, traffic and visual impacts during the construction period.		
							There would also be a narrow strip of permanent land take at the boundary of Springfield Farm and Oak Tree Park.	Low	Moderate
Utility	Medium	0.08	0.00	4.41	0.00	0.00	The location of the compound at Marsh Lane includes an existing electricity pylon however it is assumed that the compound would	Negligible	Negligible

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Land Use	Sensitivity	Ha within Study Area	Approx. Temporary Land Take (ha)	% of Land Use	Approx. Permanent Land Take (ha)	% of Land Use	Impact Description	Magnitude	Significance
							be designed so that there would be no damage to the pylon and works would not affect the supply of electricity. Another pylon is located near the construction access road and similarly it is assumed this would not be affected. Both pylons are also within the footprint of HS2.		
Water	Low	2.61	0.00	0.00	0.00	0.00	Assessed in Chapter 13		
Woodland	Low	5.67	0.00	0.00	0.00	0.00	Assessed in Chapter 9		
Other	Unknown	1.03	0.01	0.51	0.00	0.03	The Marsh Lane overbridge works extend over the boundary of area of land with planning permission for mobile homes (application reference 11/06050/FUL). This would be a short-term temporary impact. The construction programme is unknown but it is assumed that the temporary use of the land could affect the timeframe for construction of the caravan park.	Low	Moderate

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