
From: TownPlanning LNW [mailto:TownPlanningLNW@networkrail.co.uk]
Sent: 18 June 2015 08:37
To: Lucy Bellinger
Subject: Wycombe ref 15-05250-OUTEA Fmr Molins Site Haw Lane Saunderton 212 dwellings

FAO Lucy Bellinger
15/05250/OUTEA
Former Molins Site Haw Lane Saunderton Buckinghamshire
Outline application (including details of access, layout and scale) for demolition of all existing buildings and erection of 212 dwellings with vehicle and pedestrian access from Haw Lane, associated car parking, open space and off-site highway works to Haw Lane
ERLP 1 Sarl C/o St Congar Land
480846 / 198616

Lucy

A member of the public has flagged up the above proposal to me. Whilst I recognise that the proposal red line area is approx. 75m+ from the railway boundary it is noted that there will be traffic from the development passing under the railway bridge detailed below:

Haw Lane underbridge (Br. No. 89)
Our ref NAJ2, 21m, 1413yds
Eastings 480946 / 198764

The developer states in their Transport Assessment that:

Surrounding Highway Network

2.4 Haw Lane is a single carriageway road with a 40 mph speed limit and an average road width of 5.5m. There is limited footway provision along Haw Lane with the only footway being provided on the southern side along the frontage of the site and adjacent properties. Travelling east, Haw Lane

links with the A4010 Wycombe Road via a priority junction. To the west, Haw Lane reaches the village of Bledlow Ridge and meets with Chinnor Road via a priority junction.

From our records of the bridge and as a result of the development Network Rail would comment:

1/ The bridge is signed with a relatively low headroom (13' 3") and it has been struck before. The present Network Rail bridge strike classification is 'amber' so trains would have to be stopped for any strike incident. In view of the size of the development the usage under the bridge will be increased substantially both during and after the construction phase. From Network Rail's view point we would wish to liaise with the developer and request them to fund and install mitigation measures to improve the bridge strike classification, such as installation of bridge strike protection beams.

2/ The road under the bridge is only 2 carriageways wide with no pavement so from the view point of pedestrians it is not an ideal thoroughfare. Also with the increase traffic usage there will be more likelihood of road vehicle striking the abutments / wingwalls so Network Rail would request that Trief kerbing be installed to the edge of the highway.

We would stress that our concerns are not just with vehicles from the development once it is up and running, but also the vehicles (HGV?) taking materials to site (or from site) during the construction period (which may include not just the 212 dwellings but further numbers of dwellings in the blue lined area on the location plan).

In light of this, as the proposal is in outline but with the potential to expand the number of dwellings in the future on the blue edged site we would request that the developer contact, in the first instance, Network Rail Asset Protection team to discuss bridge strike protection at Haw Lane br.89.

Email: AssetProtectionLNWSouth@networkrail.co.uk

It should also be noted that there is a blue line boundary which does form a boundary with the railway and as such any development on this land will need to be notified to Network Rail for review and comment.

We have no other comments on the proposal from an asset protection viewpoint and no objection to the proposed 212 dwellings due to the 75m gap between the red line boundary and the boundary with Network Rail land.

Network Rail believes that the above comments are reasonable and enforceable and are necessary due to the impact of increased vehicular traffic under the railway bridge as a consequence of the proposed development.

Regards

Diane Clarke TechRTPI

Town Planning Technician LNW

Network Rail

Town Planning Team LNW

Desk 122 - Floor 1

Square One

4 Travis Street

Manchester, M1 2NY

Tel: 0161 880 3598

Int Tel: 085 50598

TownPlanningLNW@networkrail.co.uk

www.networkrail.co.uk/property

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Click [here](#) to report this email as spam.