

# FW: Aylesbury Vale - Wendover Neighbourhood Plan

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**From:** TownPlanning LNW [mailto:TownPlanningLNW@networkrail.co.uk]  
**Sent:** 09 July 2019 13:17  
**To:** LocalPlanConsult  
**Subject:** Aylesbury Vale - Wendover Neighbourhood Plan

Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).

Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.

As development plans within the area come forward, Transport Assessments should include consideration of the impacts upon Wendover FP No.4 Level Crossing and Wendover Railway Station.

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of developments added over time in the vicinity of a level crossing
- By the type of level crossing involved e.g. where pedestrians only are allowed to use the level crossing, but a proposal involves allowing cyclists to use the route
- By the construction of large developments (commercial and residential) where road access to and from the site includes a level crossing or the level / type of use of a level crossing increases as a result of diverted traffic or of a new highway
- By developments that might impede pedestrians' ability to hear approaching trains at a level crossing, e.g. new airports or new runways / highways / roads
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using the level crossing
- By any proposal that may cause blocking back across the level crossing
- By any proposal which may see a level crossing impacted by the introduction of cycling or walking routes

Transport Assessments (TA) should consider the potential for increased footfall from developments to Wendover Railway Station, as well as vehicle parking / cycle storage at stations. Any enhancements required to cater for passenger demand should be funded through developer contributions.

From

**Diane Clarke**  
**Town Planning Technician LNW**  
**Network Rail**

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