

## Lynne Baldwin

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**From:** Andrew Thompson  
**Sent:** 05 July 2024 16:06  
**To:** DC Support  
**Subject:** FW: Developments near the railway at Yarnton/Begbroke  
**Attachments:** Waterman Technical Note 18264104-WAT-XX-XX-TN-H800001-P02.pdf

Please put on DEF for all three applications

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**From:** Lisa Bullock <Lisa.Bullock@networkrail.co.uk>  
**Sent:** Friday, July 5, 2024 9:09 AM  
**To:** Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>  
**Cc:** Peart, Timothy - Oxfordshire County Council <timothy.peart@oxfordshire.gov.uk>; Hughes, Lynette - Oxfordshire County Council <lynette.hughes@oxfordshire.gov.uk>; Ian Aston <Ian.Aston@networkrail.co.uk>; James Audley <James.Audley@networkrail.co.uk>; Chris Rosewall <Chris.ROSEWALL@networkrail.co.uk>; Amjad Ali <Amjad.Ali4@networkrail.co.uk>; Anna Holbrook <Anna.Holbrook@networkrail.co.uk>; TomClarke@oud.co.uk  
**Subject:** Developments near the railway at Yarnton/Begbroke

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OFFICIAL

Dear Andrew

**APPLICATION NO: 23/02098/OUT – MAINTAIN OUR OBJECTION**

PROPOSAL: Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development....

LOCATION: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

**APPLICATION NO: 23/03307/OUT – MAINTAIN OUR OBJECTION**

PROPOSAL: Outline planning application for the residential development of up to 300 dwellings with associated infrastructure ....

LOCATION: Former Piggery And Land North Of Woodstock Road Yarnton

**APPLICATION NO: 24/00657/OUT – WITHDRAW OUR OBJECTION**

PROPOSAL: Retention of existing garden centre and associated car parkin, in a modified fashion. Outline application.....creation of proposed new vehicular access from Begbroke Hill....

LOCATION: Yarnton Home and Garden, Sandy Lane, Yarnton, OX5 1PA

Please find attached a Technical Note we commissioned to understand the impact of the above developments. This report considers each development as well as their cumulative impact on both Sandy Lane level crossing (SLC) and Yarnton Lane level crossing (YLC) where no mitigation is provided over either of the level crossings. The report sets out the existing traffic flows for vehicles, pedestrians and cyclists. This is followed by a forecast of traffic flows up until 2033 should the developments take place.

Trip generation calculations are set out in Appendix A, providing daily external and internal distribution trip numbers for employment, leisure, shopping, primary education and secondary education activities. These are split into PR8 (23/02098/OUT), East A44 (23/03307/OUT), Yarnton Home & Garden (23/02098/OUT) and PR9. The report is

based on the cumulative impact of all the proposed new development, but the data provided in Appendix A makes clear where the trips are generated from.

The technical note also concludes that the PR9 site and Yarnton Home & Garden site have a very low trip generation over the crossings and so these developments are considered negligible. Leaving the majority of trips being generated by PR8, with a sufficient amount from the East A44 site to also warrant mitigation from them.

Trigger Points

The report also provides a count on a year by year basis based on various assumptions. This could be used to understand at what point mitigation should be in place.

Notes

It should be noted the technical note does not include Roundham level crossing as the trip generations have been provided within application 23/02098/OUT.

Follow-up

Over the next week Ian Aston our Route Level Crossing Manager will input this data into the ALCRUM system to understand the risk level of both crossings over the period up until 2033.

Conclusion

At this point we would like to maintain our OBJECTIONS on both applications 23/02098/OUT and 23/03307/OUT but WITHDRAW our OBJECTION to application ref 24/00657/OUT.

Kind regards, Lisa.



**Lisa Bullock MRTPI**  
Senior Town Planner - Western  
07710 940 757  
[lisa.bullock@networkrail.co.uk](mailto:lisa.bullock@networkrail.co.uk)

Please be aware my normal working hours are Monday to Thursday.



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