

James Doxford

From: Morgan Barbara [Barbara.Morgan@networkrail.co.uk]
Sent: 06 June 2013 13:12
To: Strategic Planning
Subject: Re: Application to designate a neighbourhood plan area for Bickleigh, Ivybridge and Salcombe

Dear Sir/Madam

Network Rail has been consulted by South Hams District Council on the Designation of a Neighbourhood Area for Bickleigh, Ivybridge and Salcombe. Thank you for providing us with this opportunity to comment on this Planning Policy document. This email forms the basis of our response to this consultation request.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

The Bickleigh and Ivybridge plan areas include a section of railway / Network Rail land on their proposal maps.

Level Crossings

Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.

In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request that a policy is provided confirming that:

- The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is 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:
 - *Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".*
- Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and
- The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

Whilst Network Rail has no objection in principle to the Designation of the Neighbourhood plan areas for Bickleigh, Ivybridge and Salcombe, we are concerned developments will not require planning permission. Network Rail is a statutory undertaker and as such Local Planning Authorities consult with our Town Planning Teams on a wide variety of proposals that may impact upon Network Rail land and infrastructure. We are consulted on proposals next, near, on, under or over the railway as well as schemes for stations, mining and mineral extraction and proposals that may impact upon Network Rail's access points, level crossings etc.

We are concerned that the Bickleigh and Ivybridge Neighbourhood Plan Areas which share a boundary with the railway may result in proposals being undertaken near or next to the operational railway / Network Rail land which may impact upon its safety and operation and we will not have the opportunity (as via the current planning application notification process) to review and pass comments on vital asset protection measures to the council and developer/applicant. Equally we would be concerned if any Network Rail rights of access were affected by proposals, as these require unblocked access around the clock.

In light of the above, we would request that the Bickleigh and Ivybridge Neighbourhood Plan Area authority / group should contact Network Rail in relation to proposals involving or affecting any of the following to ensure the railway infrastructure is not adversely impacted:

- Network Rail Access points
- The railway infrastructure / Network Rail land
- Drainage works / water features
- Encroachment of land or air-space
- Excavation works
- Siting of structures/buildings less than 2m from the Network Rail boundary
- Lighting impacting upon train drivers ability to perceive signals
- Any piling works
- Scaffolding works, any use of crane or plant
- Any fencing works
- Any demolition works

We would recommend that the Bickleigh and Ivybridge Neighbourhood Plan Area authority / group are made aware that any proposal within 10m of the operational railway boundary will also require consultation of Network Rail's Town Planning Team, all initial proposals should be sent to Network Rail Town Planning Team at the following address:-

Town Planning, Network Rail, 3rd Floor, TemplePoint, Redcliffe Way, Bristol BS1 6NL or by email to townplanningwestern@networkrail.co.uk

Regards,



Barbara Morgan
Town Planning Technician (Western)

Email: townplanningwestern@networkrail.co.uk

www.networkrail.co.uk/property

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James Doxford

From: Dunn, Martyn J [mdunn@southwestwater.co.uk]
Sent: 02 May 2013 16:18
To: Strategic Planning
Cc: 'james.doxford@southhams.gov.uk'
Subject: RE: Neighbourhood Plan Areas - Bickleigh, Ivybridge and Salcombe

Thanks for this although there does not at this time to be any firm proposals but when anything is identified we'll be happy to provide feedback.

Martyn Dunn
Development Coordinator
01392 443702
South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR

From: James Doxford [<mailto:James.Doxford@southhams.gov.uk>] **On Behalf Of** Strategic Planning
Sent: 25 April 2013 17:54
To: Strategic Planning
Subject: Neighbourhood Plan Areas - Bickleigh, Ivybridge and Salcombe

Dear Colleague,

Please see the attached letter regarding proposed Neighbourhood Plan Areas for Bickleigh, Ivybridge and Salcombe.

A Neighbourhood Plan will consider how and where future development could take place in these areas.

Details are available on the Council's website [here](#). If you wish to comment it will need to be received by **7 June 2013**.

With regards,

Strategic Planning Team
South Hams District Council

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Registered Office:

Peninsula House

Rydon Lane

Exeter

Devon EX2 7HR

James Doxford

From: Gallacher, Gaynor [Gaynor.Gallacher@highways.gsi.gov.uk]
Sent: 15 May 2013 11:11
To: Strategic Planning
Cc: Parsons, Ian
Subject: Neighbourhood Plan areas: Bickleigh, Ivybridge and Salcombe - Highways Agency consultation response

Dear strategic planning team

Thank you for consulting the Highways Agency on the applications for Neighbourhood Plan areas at Bickleigh, Ivybridge and Salcombe.

Whilst the Agency has no objection to any of these sites becoming Neighbourhood Plan areas, future development at Bickleigh and Ivybridge has the potential to impact on the operation of the strategic road network - in this case the A38. The Agency would therefore want to be consulted as these plans develop to ensure that there is a satisfactory assessment of traffic impacts and mitigation requirements included within the Plans.

We would also welcome consultation on future applications for other Neighbourhood Plan areas.

If you have any queries, please don't hesitate to contact me.

Kind regards

Gaynor

Gaynor Gallacher, Business Support

Highways Agency | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB

Tel: +44 (0) 1392 312540

Web: <http://www.highways.gov.uk>

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