

[REDACTED]

From: Toolan Adrian [REDACTED] **On Behalf Of** Town Planning SE
Sent: 10 December 2015 18:07
To: Richard Temple
Subject: Network Rail Consultation - AL/91/15/PD

Dear Mr Temple,

Thank you for consulting Network Rail with regard to the above planning application.

After reviewing the information provided in relation to the above planning application, Network Rail has a number of concerns relating to the proposed development.

The application for the change of use falls close to the User Worked Level Crossing at Park Lane. At present, there is little use to the current buildings that lie in a derelict state and there is no public pedestrian access over the crossing. However, misuse has been known to occur at this location where users fail to ring for permission to cross, fail to ring back after crossing or leave the gates open. As a result, due to the misuse of the crossing combined with poor sighting Network Rail consider the Level Crossing to be of High Risk.

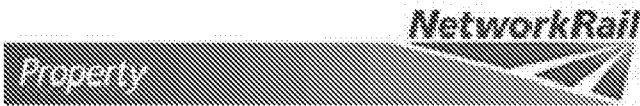
The proposed change of use from a cattle and storage barn to a private dwelling will further increase the amount of users over the crossing and therefore the risk. Historically, we can confirm that Network Rail have recognised this crossing as being used for agricultural/horticultural purposes only and we are of the opinion that any domestic use

of the level crossing would be incompatible with the crossing as it currently stands. Following discussion with the Level Crossing Manager for this area we are of the opinion that an alternative route/access to the proposed property on the south side of the line off the A29, to the south of the Prince of Wales pub, could be explored that may make the development acceptable.

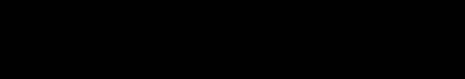
Network Rail would also like to make the council aware that any improvements required at the level crossing to make the development acceptable in planning terms would need to be fully funded by the developer.

Should you wish to further this application or require additional information please do not hesitate to contact me.

Kind regards,



Adrian Toolan,
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London,
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