

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 April 2017 10:28
To: Planning Scanning
Subject: FW: Planning Consultation on: A/44/17/OUT / Land west of Brook Lane and South of A259 Angmering BN16 3JL / response deadline 20/04/2017 / (sussex)
Attachments: West of Brook Lane recommendation.pdf

Sent: 05 April 2017 09:16
To: David Innes
Cc: Town Planning SE; Planning.Responses
Subject: RE: Planning Consultation on: A/44/17/OUT / Land west of Brook Lane and South of A259 Angmering BN16 3JL / response deadline 20/04/2017 / (sussex)

David,

Please find attached our recommendation for the above application.

Kind regards

Dan Chalk
Senior Town Planner | Property
Network Rail
1 Eversholt Street | London | NW1 2DN

Sent: 21 March 2017 15:18
To: Town Planning SE
Subject: Planning Consultation on: A/44/17/OUT / Land west of Brook Lane and South of A259 Angmering BN16 3JL / response deadline 20/04/2017 / (sussex)

To: National Town Planning Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission
Outline Consent

APPLICATION NO: A/44/17/OUT
Registered: 13th March
2017
Site Address: Land west of Brook Lane and South of A259 Angmering BN16

3JL

Grid Reference: 505052 103544

Description of Works: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 20-APR-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN



Arun District Council
Planning Team

(Sent by email)

Dan Chalk
Senior Town Planner

1 Eversholt St
London
NW1 2DN



05.04.2017

Dear Sirs,

A/44/17/OUT / Land west of Brook Lane and South of A259 Angmering

Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

I refer to the above application received here on 18.04.2017.

In accordance with 'The Town and Country Planning (Development Management Procedure (England) Order 2010 Schedule 5: Consultations before the grant of permission, Paragraph (f)(ii)' the determining authority have a statutory responsibility to consult the rail network operator 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.

The applicant correctly identifies that the development proposal will have a considerable impact on the level crossing at Brook Lane. There is also an additional application for a development on land east of Brook Lane ref. A/11/17/OUT and the cumulative impact of both developments will be severe.

Network Rail considers the seeking of contributions to mitigate increased safety risk to be reasonable for a proposal which, at this stage of the assessment, will likely result in significantly increased usage at the crossing. It is noted that any obligation which is sort must be fairly and reasonably related in scale and kind to the development which is why we are open to discussion as to the best way of mitigating the increased safety risk; we will only request a contribution towards what is often a costly safety improvement (i.e. a footbridge) for Network Rail to undertake should no other suitable method be found.

In light of the two applications coming forward (one of which proposes a footbridge) we believe the only fair solution is for both applications to share the cost. It is therefore Network Rail's recommendation that the footbridge be constructed prior to beneficial occupation of either development.

Yours faithfully,



Dan Chalk MRTPI, MCIHT, MIHE
Senior Town Planner