

[REDACTED]

From: [REDACTED] **On Behalf Of** Town Planning SE
Sent: 22 June 2017 14:59
To: Planning.Responses
Cc: Town Planning SE
Subject: Planning Consultation on: BE/71/17/PL / Unit 1 Railside Retail Park Shripney Road Bognor Regis PO22 9FL

Dear Sir/Madam,

Thank you very much for consulting with Network Rail in regards to application BE/71/17/PL and offering us the opportunity to comment.

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Please see below comments,

Drainage

No Storm/surface water or effluent should be discharged from the site or operations on the site into Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts Asset Protection Sussex AssetProtectionSussex@networkrail.co.uk prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

Kind Regards,

Wasil Khan
Town Planning Technician, Property

Network Rail
5th Floor
1 Eversholt Street
London NW1 2DN
Tel: 07734 648485

www.networkrail.co.uk/property



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 15 June 2017 16:33

To: Town Planning SE

Subject: Planning Consultation on: BE/71/17/PL / Unit 1 Railside Retail Park Shripney Road Bognor Regis PO22 9FL

To: **National Town Planning Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order

2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: BE/71/17/PL

Registered: 24th May
2017

Site Address: Unit 1 Railside Retail Park Shripney Road Bognor Regis PO22
9FL

Grid Reference: 494269 100856

Description of Works: Application for the removal of condition No. 13 imposed under
planning permission BE/94/15/PL relating to the proposed
surface water drainage scheme

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-JUL-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 S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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