



Nick Donoghue,
Network Rail - Planning,
1 Eversholt Street,
London, NW1 2DN

Planning Services
Arun District Council, Civic Centre
Littlehampton
West Sussex
BN17 5LF

27/04/2020

Dear Sir/Madam,

Network Rail Consultation Response: F/4/20/OUT - Land at Ford Airfield Ford, West Sussex

Thank you for consulting Network Rail regarding the planning application F/4/20/OUT. Following an initial assessment of the application by Network Rail's Level Crossing team, concerns have been raised regarding the proposed 1,500 dwelling development's impact on Yapton and Ford Manually Controlled Barrier (MCB) level crossings as well as Hoe Lane, Long Barn and Lake Lane Public Footpath level crossings.

As part of our licence to operate and manage Britain's railway infrastructure, we have the legal duty to protect our passengers, the public and our workforce, and to reduce risk at our level crossings so far as is reasonably practicable. Our aim is to close and upgrade crossings across the network, which will improve safety for everyone.

Network Rail's initial concerns regarding the impact of the proposed development at Ford Airfield are outlined below.

Yapton and Ford MCB level crossings

Both MCB crossings currently experience high usage, any additional traffic in the area would create unacceptable traffic queues and tailbacks on both sides of the crossing.

The barrier down time at both Ford and Yapton CCTV crossings is already high causing long tailbacks in both directions leading to frustration from motorists and frequent requests to Network Rail for information relating to this. Any increase in road traffic at these crossings would create a longer waiting time for motorists leading to a much higher risk of red light jumping and general crossing misuse.

This development is also likely to generate rail trips at Ford Station therefore adding to the current tailbacks and blocking back issues in the AM and PM peaks. During this time the 'drop offs' and 'pick ups' are higher and can cause motorists to manoeuvre in the road causing obstructions to through users of Ford MCB level crossing.

Hoe Lane, Long Barn and Lake Lane Public Footpath level crossings

Lake lane, Hoe lane and Long barn PF level crossings are shown on the proposed development plan to be integrated into the development for recreational access. With the current protection measures in place at these foot crossings, any significant rise in the number of uses would create an unacceptable level of risk when assessed in relation to the number of trains (308 per day) that pass over these crossings.

Jacobs ladder and Langmeads farm foot crossings are also in the vicinity of the development and would need to be included in any comprehensive survey regarding increased risk at crossings in the area.

If the development is implemented, Network Rail's preferred mitigation would be to close the footpath level crossings, completely removing the risk to the rail network. However, the mechanism and practicality for the footpath level crossing closures still needs to be assessed. If closure is not feasible, Network Rail may require mitigation at these footpath crossings to reduce the risk to an acceptable level.

Impact on Ford Station

Network Rail are currently assessing the impact of the development on Ford Station and whether any mitigation may be required. Network Rail will provide further comments in due course.

Network Rail Position

As a result of our concerns outlined above, Network Rail would like to **holding object** until discussions have taken place between Arun District Council and the applicant where our concerns have been addressed.

Please could Arun District Council and the applicant provide Network Rail with their availability for a virtual meeting to discuss.

Kind Regards,

Nick Donoghue

Town Planning Technician | Property

Network Rail

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