

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

T: 01903 737453

E: amanda.scholes@arun.gov.uk



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Nicholas Donoghue [REDACTED]
Sent: 09 April 2021 15:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Town Planning Southern [REDACTED]
Subject: Additional Network Rail comments: F/4/20/OUT - Land at Ford Airfield Ford

Dear Sir / Madam,

Please see attached a further comments from Network Rail in relation to planning application F/4/20/OUT. I am aware that the consultation deadline has passed, however I hope our comments can still be considered.

I'd be grateful if you could confirm receipt of this email.

Kind regards,



Nick Donoghue
Town Planning Technician
Network Rail Property (Southern)
Office Address: 1 Eversholt Street, London, NW1 2DN

Website: www.networkrail.co.uk

Please note I am on study leave on Thursdays.

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.
This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.
Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN



Network Rail – Town Planning,
1 Eversholt Street,
London, NW1 2DN

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

09/04/2021

Dear Sir / Madam,

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

I write in response to 'Section 5 – Level Crossings and Rail Line' of the Technical Note dated 21st July 2020 provided by the applicant and also to provide Network Rail's (in consultation with Govia Thameslink Railway (GTR)) position with regards to the impact of the proposal on Ford Station.

Level crossing issues

Within our consultation response dated 27th April 2020, Network Rail's raised concerns about the potential impact of the proposed 1,500 dwelling development on Yapton and Ford Manually Controlled Barrier (MCB) highway level crossings as well as Hoe Lane, Long Barn and Lake Lane Public Footpath level crossings. The applicant responded to these concerns within Technical Note dated 21st July 2020. As a result of the comments made by the Inspector within Arun Local Plan Inspector's Report (July 2018) and the applicant concluded in the Technical Note that:

"...closure of the level crossings is not necessary to mitigate the impact of Local Plan allocated development; and financial contributions towards the delivery of a bridged crossing of the railway line is not necessary to mitigate the impact of development."

Nevertheless, Network Rail maintain that these proposed developments within the vicinity of Ford and Yapton level crossings, such as Land at Ford Airfield development, provide a great opportunity to secure a significant contribution towards provision of a road bridge over the railway at Ford which is safeguarded within the Arun Local Plan 2011-2031. The bridge would not only mitigate the additional risk from the development which as discussed in our previous response is a result of increased vehicular usage and traffic at the crossings which adds risk to the rail network through increased risk of drivers becoming impatient and taking risks.

Network Rail remain concerned by the proposal and welcome further discussions with Arun District Council and West Sussex County Council on this issue.

Impact on Ford Station

Ford Station is roughly 1km from the north eastern edge of the development and 2km from the south western edge. The trains stopping at Ford Station will be able to accommodate the additional passengers generated from this residential development, however, it is unlikely that the new residents will choose to use Ford Station due to the poor access.

Cycling & Walking:

The distance from the development to Ford Station is borderline for either walking or driving and is a comfortable cycling distance and therefore efforts to increase the attractiveness of sustainable travel should be supported. Ford Station currently has poor access with a narrow footpath from the south and a busy road that is dangerous and unpleasant for cyclists.

To encourage active travel and promote sustainable transport in line with Policy T SP1 of the Arun Local Plan 2011-2031, there is a need for continuous direct and safe cycle and pedestrian route to link the new development with Ford Station. This new cycle path could also continue south to join National Cycle Route Network 2 (NCRN2) which consequently would link Clymping with Ford Station. The cycle and footpaths could continue north of Ford Station to provide a continuous direct and safe link to the centre of Arundel benefiting both tourists and residents.

This additional connectivity should also be taken as an opportunity to link Ford Station directly with local amenities such as the soft play and kids' activity centre and the Arun Sports Arena both located on Ford airfield close to this new development.

As stated previously these cycle and pedestrian routes must be direct and continuous whereby they do not cross any roads. Where these routes pass over a road, vehicles must stop, give way and only proceed when clear of walkers and cyclists as shown in the photographs below.



Figure 1 - A continuous cycle path as seen by the cyclist alongside a segregated continuous walking path



Figure 2 - Shows vehicle driver perspective of pedestrian and cycle path whereby there is a clear priority for walkers and cyclists and that cars must give way

It should also be noted that there are currently 14 cycle spaces at Ford Station which must be increased to successfully encourage future residents to use active travel instead of cars.

Car Parking

Residents who are unable to use active travel to get to the station are likely to want to drive and park their car. Currently Ford Station has a small car park which is full soon after the first trains arrive prior to the main part of the morning peak. To accommodate those residents who are unable to use active travel we would expect a contribution to provide a larger car park. Govia Thameslink Railway (GTR) have identified land south east of the station which is occasionally used as an unsurfaced car park when a local shop has events in the summer.

Recommendations

- To provide continuous, direct and safe cycle and footpaths between the new development and Ford Station and incorporate into a Network that links with the centre of Arundel and NCRN2 (National Cycle Route Network 2).
- To provide a financial contribution to Network Rail to increase car parking and cycle parking at Ford station.

I trust that the above clearly sets out Network Rail's position on the impact on level crossings and Ford Station. We welcome further discussions with the relevant stakeholders to address the issues raised in this letter.

Kind Regards,

Nick Donoghue

Town Planning Technician | Property

Network Rail

1 Eversholt St | London | NW1 2DN



www.networkrail.co.uk/property