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31 May 2018

Planning Services
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Dear Sir / Madam

APPLICATION FOR PRIOR APPROVAL UNDER PART 18 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

Installation of a new Relocatable Equipment Building (REB) adjacent to the railway line at Yapton Level Crossing

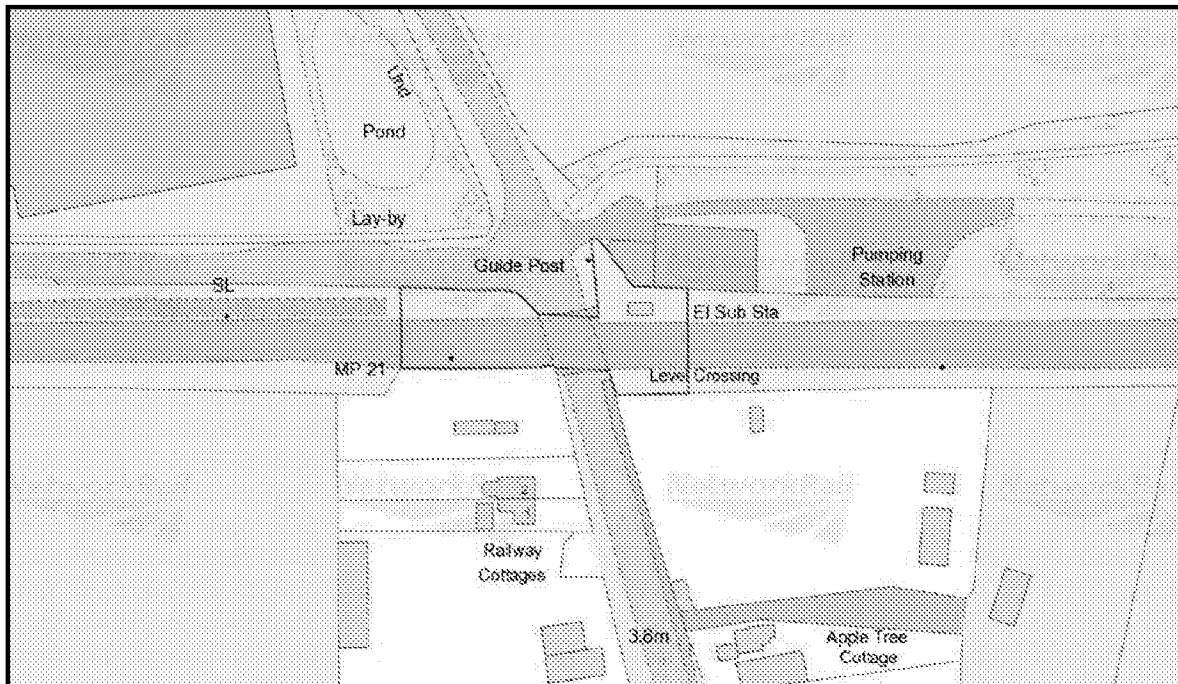
I am writing to advise you that Network Rail intends to carry out works to provide a new Relocatable Equipment Building (REB) at Yapton Level Crossing. The proposed REB works form part of the wider Yapton Level Crossing upgrade project.

Network Rail is the statutory undertaker for maintaining and operating the railway infrastructure of England, Scotland and Wales. As statutory undertaker, Network Rail is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

Application Site

The application site is located on Yapton Lane (B2132), Yapton BN18 0AS (Easting: 498098 Northing: 104391).

Figure 1: Site Location Plan



Yapton Level Crossing is currently an Automatic Half Barrier Crossing (AHBC) located between Barnham and Ford Stations on the Brighton Main Line. In the summer of 2018, Network Rail will be undertaking a project to upgrade the crossing to a Manually-Controlled Barrier protected by CCTV (MCB-CCTV). Please note the proposed level crossing upgrade works are considered to be permitted development by virtue of Part 8A of Schedule 2 of the Town and Country (General Permitted Development) Order 2015. A prior notification relating to the level crossing upgrade works has already been submitted to and dealt with by Arun District Council.

A new REB is required at the site to support the Yapton Level Crossing upgrade project. There is insufficient space within the existing REB for the new signalling equipment to be installed.

The existing REB at Yapton is located to the west of Yapton level crossing.

Figure 2: Existing REB Yapton Level Crossing



Proposed Works

Please see below a summary of the proposed works;

- Clearing of the site
- Excavation and removal of spoil
- Installation of concrete foundation
- Installation of a Relocatable Equipment Building (REB)
- Associated electrical works

The proposed new REB is a single storey modular unit. The REB unit's dimensions will be 7200 x 2400 x 2900. The unit will be finished in Olive Green.

For more information in relation to the proposed works please refer to the supporting information and plans which have been submitted as part of this Prior Approval application.

The REB works are currently programmed to commence in the November 2018.

Figure 3 and 4 detailed below provide details of the proposed location of the new REB unit.

Figure 3: Extract from Yapton Site Plan

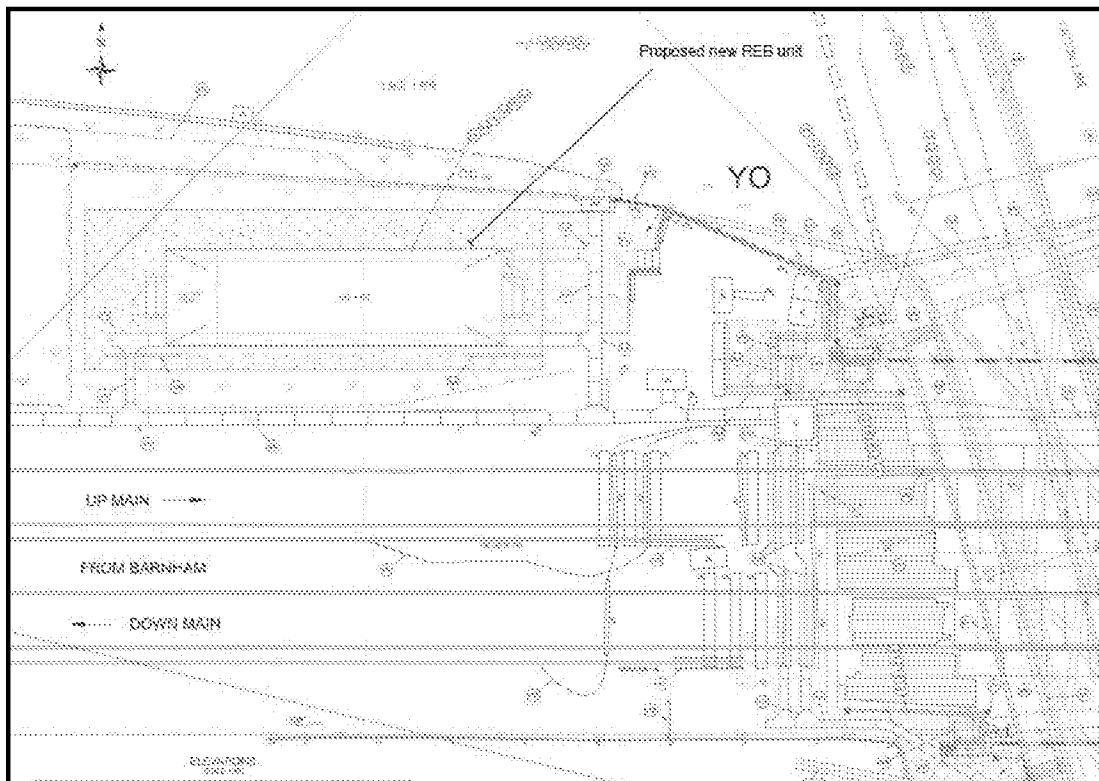
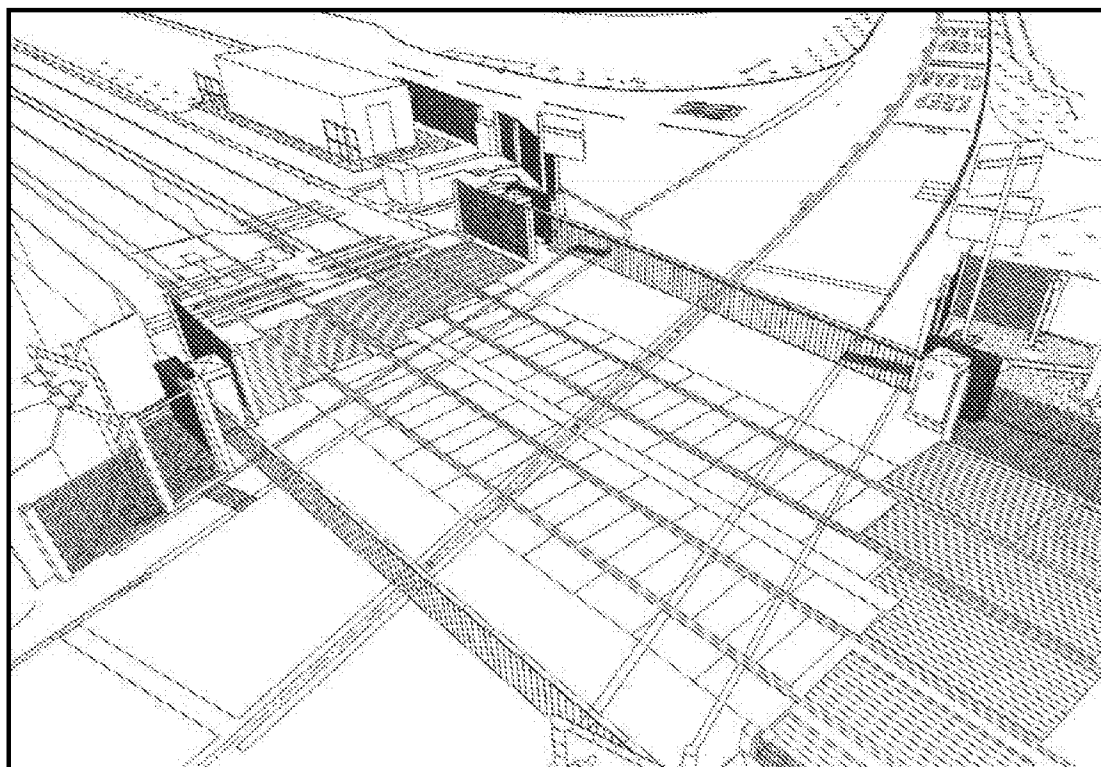


Figure 4: CGI of proposed REB unit and upgraded level crossing



Part 18 of the GPDO 2015

The works described above comprise operational railway development for which Network Rail has statutory powers and planning permission is therefore granted by virtue of Part 18 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to development authorised by a local or private Act of Parliament.

The railway line at this location was authorised by Parliamentary Powers contained within the Brighton and Chichester Railway Act 1844. Although the special act received Royal Assent prior to the passing of the Railway Clauses Consolidation Act 1845, the former did contain in Section 234, provisions equivalent to those in Section 16 of the RCC Act 1845 and constitute in this case Network Rail General Development Order powers.

Section 234 of the Brighton and Chichester Railway Act 1844 enlarges upon the works which may be carried out and this includes the following powers;

'They may make or construct, in, upon, across, under, or over any Lands, Streets, Hills, Valleys, Roads, Railroads, or Tramroads, Rivers, Canals, Brooks, Streams, or other Waters, described in the said Plans or mentioned in the said Books of Reference or any Correction thereof, such temporary or permanent Inclined Planes, Tunnels, Embankments, Aqueducts, Bridges, Road, Ways, Passages, Conduits, Drains, Piers, Arches, Cuttings, and Fences as they think proper;

They may erect and construct such Houses, Warehouses, Offices, and other Buildings, Yards, Stations, Wharfs, Engines, Machinery, Apparatus, and other Works and Conveniences, as they think proper;

They may from Time to Time alter, repair, or discontinue the before-mentioned Works or any of them, and substitute others in their Stead; and

They may do all other Acts necessary for making, maintaining, altering, or repairing and using the Railway:'

It is acknowledged that under condition A1 of Part 18, it is necessary for details to be submitted to your Council for Prior Approval to the design and siting of the proposed works. It should be noted however that under Condition A2, the Prior Approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification so as to avoid such injury.

I enclose herewith a copy of the following supporting material:

- Site Location Plan - 1:1250
- Yapton Site Plan
- Photograph - Example of REB unit
- Photograph - Existing REB unit Yapton 1
- Photograph - Existing REB unit Yapton 2
- Photograph - Yapton 1
- Photograph - Yapton 2

To confirm that you accept the proposed development under Part 18, Schedule 2 of the GPDO, please kindly issue a decision notice or letter stating that 'prior approval' has been granted for our records in accordance with statutory timescales.

If you require any further information to process this proposal then please do not hesitate to contact me.

Yours sincerely

Elliot Stamp

Town Planner