

From: [REDACTED]
Sent: 17 December 2015 11:37
To: Planning LDF
Subject: South Gloucestershire Policies Sites and Places Plan (PSP): Green Space Designation
Attachments: Letter to Council re Local Green Space Designation.pdf

Dear Sir/Madam

Thank you for providing Network Rail with the opportunity to comment on the South Gloucestershire Policies Sites and Places Plan (PSP): Green Space Designation.

In specific relation to the proposed green space at Canberra Grove (LGSD097) it is hoped that this designation will not go ahead on account of our concerns regarding increase usage of a nearby level crossing. These concern were detailed in our consultation response dated 27/07/2015 – copy attached. Moreover, Network Rail have been in contact and are liaising with the council regarding potential residential development on this land. This development being in line with government initiatives to release further public land for housing. It is felt that designating all this land as green space would not be consistent with this government initiative.

On a more general note given the large number of designated sites outlined in the consultation document, it is not possible to provide a full assessment for all sites. However, in designating green sites Network Rail ask the council to take account of the following considerations:

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.

In carryout the above function Network Rail will object to new policies and development that may have an impact on rail services and/or safety of existing infrastructure. For instance the safety of level/pedestrian crossings is a major concern which can be impacted in a variety of ways by planning proposals. This issue is dealt with in more detail below.

Level/Pedestrian Crossing Safety

Development proposals' affecting the safety of level/pedestrian crossings is an extremely important consideration for emerging planning policy and related housing allocations to address. The impact from future development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services. Therefore the location of proposed new development is an important consideration for Network Rail and should form part of any initial appraisal of future development sites.

Please note the Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker 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:

- *Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order 2015 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Local Planning Authority prior to granting approval must consult: The operator of the network which includes or consists of the railway in question and the Secretary of State for Transport".*

Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and the developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

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27 July 2015

Dear Sir or Madam



South Gloucestershire Policies Sites and Places Plan (PSP Plan): Local Green Space Designation

Thank you for consulting with Network Rail in relation to the South Gloucestershire Policies Sites and Places Plan (PSP Plan): Local Green Space Designation.

Network Rail would like to object to the designation of Canberra Grove as a Local Green Space (code LGSD097). The only access into the site is by a private level crossing, which Network Rail hopes to eliminate. This will be done by diverting the track into the triangle. Part of this project would include residential development on the site.

We are working to remove all private level crossings to improve public safety.

The land has no recreational value because currently there is no public access and Network Rail would not allow any use of the site that might intensify the use of the level crossing.

I would be grateful if South Gloucestershire Council could consider the comments made within this letter.

Yours faithfully



Lisa Bullock
Town Planner