

From: [Diane Clarke](#)
To: [Davies, David](#)
Subject: Staffs moorlands Checkley Neighbourhood Development Plan Draft Neighbourhood Plan
Date: 03 March 2023 09:07:44

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Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development 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 (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).

Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network.

Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.

Asset Protection Comments:

Developments in the policy area should be notified to Network Rail to ensure that:

- a. Access points / rights of way belonging to Network Rail are not impacted by developments within the area.
- b. That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.
 0. Drainage works / water features
 1. Encroachment of land or air-space
 2. Excavation works
 3. Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
 4. Lighting impacting upon train drivers' ability to perceive signals
 5. Landscaping that could impact upon overhead lines or Network Rail boundary treatments

6. Any piling works
7. Any scaffolding works
8. Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
9. Any use of crane or plant
10. Any fencing works
11. Any demolition works
12. Any hard standing areas

For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.

All initial proposals and plans should be flagged up to the Network Rail Town Planning at the following address:

Email: TownPlanningLNW@networkrail.co.uk

Railway Station

Consideration should be given in Transport Assessments to the potential for increased footfall at Railway Stations as a result of proposals for residential development / employment areas within the neighbourhood area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.

Level Crossings

Developments within the neighbourhood area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon any level crossings with mitigation implemented as required. We would encourage the Council to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and suitable mitigation incorporated within the development proposals and funded by the developer(s). TS/TAs should be undertaken in

conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Where level crossing closure is the only option, the applicant is advised that closure would be via s257 of the T&CPA, and that closure would be required before the occupation of any dwellings.

From
Diane Clarke
Town Planning Technician NW&C
AssocRTPI
Network Rail
Email: TownPlanningLNW@networkrail.co.uk

From: Davies, David <David.Davies@staffs Moorlands.gov.uk>
Sent: 02 March 2023 18:07
Subject: Checkley Neighbourhood Development Plan Pre-Examination consultation: Notice of Submitted Draft Neighbourhood Plan

You don't often get email from david.davies@staffs Moorlands.gov.uk. [Learn why this is important](#)

Dear Sir/Madam
Please see the attached with regards the above.
Regards
Planning Policy Team
Staffordshire Moorlands District Council

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