

## Highland wide Local Development Plan - Main Issues Report Consultation Summary and Actions Sheet

Reference Number:	<b>HWLDP-MIR-32</b>
Organisation/Individual:	Network Rail (Andrew Roberts)

### Action:

Immediate Response Required	<input type="checkbox"/>
Meeting required with Respondent	<input type="checkbox"/>
Issue for Area Local Development Plan	<input type="checkbox"/>
Further Information Required	<input type="checkbox"/>
Other (Please Specify)	<input type="checkbox"/>

*If no box ticked - issues raised will be dealt with in preparation of the Proposed Plan.*

### Issues Raised in Response:

Purpose of Main Issues Report	
NPF2 for Scotland	
Vision for the Highlands	
Inverness and A96	
The A96 Corridor	
Phasing of Development	
Developer Contributions	
East Inverness	
Nairn	
Tornagrain	
Smaller Settlements in A96	
Caithness and North Sutherland	
Easter Ross and Nigg	
Development of Local Centres	
Wider Countryside and Fragile Areas	
Population and Housing	
Housing in the Countryside	
Affordable Housing	
Planning for an Ageing Population	
Gypsies/Travellers	
Retailing	
Developer Contributions	x
Natural, Built and Cultural Heritage	

Previously used Land	
Wild Land	
Water Environment	
Renewable Energy	
Flooding	
Waste Management	
Air Quality	
Sustainable Design	
Business and Industrial Land	
Accessibility and Transport	x
Agricultural Land	
Subdivision of Existing Crofts	
Allocation of Inbye Land	
New Crofting Township	
Small Scale New Crofts	
Coastal Development	
Forestry and Woodland	
Minerals	
Open Space and Physical Activity	
Access to the Outdoors	
Comments on Consultation Process (+ve)	
Comments on Consultation Process (-ve)	

### Key:

<b>Background</b>	<b>Spatial Strategy</b>	<b>Policy Options</b>	<b>Consultation</b>
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### Notes:

<p>Developer contributions towards qualitative improvements to rail infrastructure Policy relating to safety of level crossings could be brought forward</p>
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Action Sheet Completed by:	SH
Date:	8/12/09

**Dawn Sutherland**

**From:** Alice Brown - Planning on behalf of devplans  
**Sent:** 20 October 2009 13:07  
**To:** Dawn Sutherland  
**Subject:** FW: HIGHLAND WIDE LDP - MAIN ISSUE REPORT CONSULTATION

Dawn

Please could you acknowledge and process this response.

Many thanks

Alice

-----Original Message-----

**From:** Roberts Andrew [mailto: [REDACTED]]  
**Sent:** 16 October 2009 11:40  
**To:** devplans  
**Subject:** RE: HIGHLAND WIDE LDP - MAIN ISSUE REPORT CONSULTATION

Dear Sir/ Madam

Please find attached comments from Network Rail in respect of the Highland-wide LDF Main Issues Report.

We trust you will accord these comments due consideration and please do not hesitate to contact me if you require any further information.

Kind Regards,

Andrew Roberts  
Network Rail Town Planner  
Buchanan House, 58 Port Dundas Road  
Glasgow, G4 0LQ



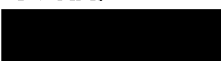
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The Highland Council  
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Buchanan House  
58 Port Dundas Road  
Glasgow  
G4 0LQ



E-Mail:



15/10/2009

Dear Sir/Madam

**RE: HIGHLAND WIDE LDP – MAIN ISSUE REPORT CONSULTATION**

Thank you for consulting Network Rail in respect of the Main Issues Report for the new Highland wide Local Development Plan.

Network Rail is the 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, 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 this regard, please find our comments below.

**Developer Contributions**

The Highland Wide LDP should set a strategic context requiring developer contributions towards rail infrastructure whereby new development will create a significant change in the usage of a part of the transport network and thus generate requirement for new or improved infrastructure and/or station facilities.

Specifically, we request that a Policy is included within the LDF which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

**Level Crossings**

Development proposals' affecting the safety of level crossings in the Scottish Highlands is an extremely important consideration for emerging planning policy to address. The impact from 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 service within the Highlands.

In this regard, we would request that the potential impacts from development effecting Network Rail's level crossings is specifically addressed through the Highland-wide LDF. We request that a policy is provided confirming that:

1. The Highland 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;
2. 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
3. The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

We trust these comments will be considered in your preparation of the LDF Plan.

If you require any additional information or would like to discuss any aspect of this submission, please do not hesitate to contact me.

Yours sincerely

Andrew Roberts  
Town Planner

