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11 April 2017

Development Management
Adur and Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

ADUR & WORTHING
PLANNING SERVICES

PLAN	NOTICE/0008/17
DATE VALID	11 APR 2017

Dear Sir / Madam

Town and Country Planning Act 1990

Application for Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) (England) Order 2015

Network Rail – Installation of Access Gate

I am writing to advise you that Network Rail intends to carry out works to install a new access gate within an existing flint wall located in close proximity to the corner of Southdown Road and John Street, Shoreham-by-Sea BN43 5WT. The flint wall forms part of Network Rail's land ownership.

Project Context

Over the last year the road and public footway located underneath the railway bridge at Southdown Road have experienced issues with flooding. Network Rail understands that some of the flooding issues arise from its adjacent railway embankment.

Following correspondence and a site meeting with West Sussex County Council, Network Rail has decided to carry out works to improve the affected area of its embankment and help to rectify the flooding issues.

In order to carry out these works Network Rail needs to get machines into the affected area. There is currently no access route for these machines and therefore Network Rail is proposing to install at new gate within the flint wall to enable access into the area.

Site

The proposed access gate will be installed within part of the existing flint wall which is located in close proximity to the corner of Southdown Road and John Street, Shoreham-by-Sea BN43 5WT (Easting: 521498 – Northing: 105296).

Figure 1: Site Location Plan - Site boundary is highlighted in red



Figure 2: Aerial photograph of the site and the surrounding area



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Proposal

The project works involve;

- Removal of a section of the existing flint wall.
- Installation of a new access gate.
- The gate posts will have brackets to help support the flint wall.
- The gate will include a lockable sliding latch (Drop bolts + tubes).
- All metalwork will be galvanised and finished in PPC Black.
- The gate will consist of timber studwork bolted to metal frame and clad with 18mm thick T & G boards (All timber is pressure treated softwood).

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

Part 18 of the GPDO 2015

The works described above comprise a railway operational 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 constructed with the authority of Parliamentary powers contained in the Brighton and Chichester Railway Act 1844. Section 234 of the Brighton and Chichester Railway Act 1844 contains powers of alteration, maintenance and substitution.

Section 234 enlarges upon the works which may be carried out and this includes the following powers; "*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*". A copy of Section 234 of the Brighton and Chichester Railway Act 1844 has been submitted as part of this application.

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)
- Example of proposed gate
- Photograph detailing location of the access gate
- Proposed Gate - Design - Elevation
- Section 234 of the Brighton and Chichester Railway Act 1844

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.

Please contact me on the [redacted] or email me at [redacted] if you have any queries on this matter or require any further information.

Yours sincerely,

Elliot Stamp
Town Planner