



Planning and Development
Ipswich Borough Council
Grafton House, 15-17 Russell Road
Ipswich

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Date: 02/03/20

Dear Sir/Madam,

Consultation - Ipswich Local Plan Review Final Draft

Thank you for consulting Network Rail Infrastructure Ltd on the consultation of the Ipswich Local Plan Review Final Draft. We have reviewed the following documents and our comments can be found below:

- (1) Core Strategy and Policies Development Plan Document Review Final Draft;
- (2) Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document Review Final Draft;
- (3) Local Plan Policies Maps Final Draft;
- (4) Final Draft Ipswich Local Plan 2018 – 2036 Sustainability Appraisal Report (Strategic Environmental Assessment and Sustainability Appraisal);
- (5) Consultation Statement Ipswich Borough Council Local Plan Review Preferred Options January – March 2019; and
- (6) Supporting Documents.

Core Strategy:

It is encouraging to see that Network Rail is mentioned in Policy ISPA2 Strategic Infrastructure Priorities as a working partner of Ipswich Borough Council to enable the delivery of key infrastructure projects.

We support Policy CS5 in relation to Improving Accessibility and agree that inclusive transport infrastructure should be a priority. This will be especially important with the population increase in the local area that would be generated by the growth in local economy and new housing outlined in Policy CS7 The Amount of Housing Required.

Network Rail have previously responded to planning applications in relation to Policy CS10 Ipswich Garden Suburb, where we have requested further information and mitigation measures in relation to the potential impacts on the Westerfield Level Crossing. We would actively encourage early engagement on strategic development sites to ensure all impacts are identified and taken into consideration at the masterplan stage. This is especially important in the context of Policy CS17 Delivering Infrastructure, where developments will be required to meet the on and off site infrastructure requirements and Policy CS20: Key Transport Proposals.

Site Allocations and Policies:

Network Rail has no sites to put forward for allocation at present, however should sites come available we will be sure to engage with you at the earliest available opportunity.

Development Management:

We would like to take this opportunity to remind you that Network Rail is a statutory consultee for any planning application within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, DMPO) 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 DMPO).

Other Considerations:

If you are planning on doing any work near the railway please contact the Anglia ASPRO team, who can help you with a multitude of works including:

- construction sites near the railway
- utility works (water, electric, gas, cabling etc.)
- radio transmitters
- bridge works
- domestic maintenance (e.g. roof, scaffolding, building repair and maintenance)
- new road schemes
- inspection and surveying
- works within the designated precautionary area of level crossings
- domestic related projects (e.g. house extension) under domestic maintenance (e.g. roof, scaffolding, building repair and maintenance)

Network Rail

Asset Protection Team

11th Floor, One Stratford Place

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NEW ENQUIRIES

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It is worth keeping abreast of Network Rail's Strategic Planning documents for the Anglia Route to be used as an evidence base for the Local Planning Policy documents. The most recent documentation can be downloaded via the following page: <https://www.networkrail.co.uk/running-the-railway/long-term-planning/>

Please feel free to contact me with any queries you may have.

Yours Sincerely

Katie Brown
Senior Town Planner

