

TRANSPORT AND WORKS ACT 1992

**TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE)
(ENGLAND AND WALES) RULES 2006**

**THE NETWORK RAIL (CAMBRIDGESHIRE LEVEL CROSSING REDUCTION)
ORDER**

RULE 10(6) REQUEST FOR PLANNING PERMISSION

1. Network Rail Infrastructure Limited requests, pursuant to rule 10(6) of the Transport and Works (Applications And Objections Procedure) (England & Wales) Rules 2006 (S.I. 2006 No.1466) ("the Application Rules") a direction from the Secretary of State under Section 90(2A) of the Town & Country Planning Act 1990 that, subject to paragraphs 2 and 3 below, planning permission so far as it is required shall be deemed to be granted for the development proposed to be authorised by the draft Network Rail (Cambridgeshire Level Crossing Reduction) Order ("the draft Order").
2. The development for which planning permission is requested is development which, in respect of any works or matters, is carried out within any of the limits or at any of the places authorised by the Order.
3. The planning permission requested is intended to be granted subject to the proposed planning conditions set out in Schedule 1 to this request, in accordance with Rule 10(6)(b) of the Application Rules. These include conditions reserving for subsequent approval of the local authority matters relating to, landscaping, archaeology, ecological mitigation, and working hours.

Winckworth Sherwood LLP

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SCHEDULE ONE
PROPOSED PLANNING CONDITIONS

Interpretation

In the following conditions:–

“the development” means the development authorised by the Order;

“the local planning authority” means East Cambridgeshire District Council, Fenland District Council or South Cambridgeshire District Council as respects development in their respective areas;

“Network Rail” means Network Rail Infrastructure Limited;

“the Order” means the Network Rail (Cambridgeshire Level Crossing Reduction) Order 201[];

Time limit for commencement of development

1. The development must commence before the expiration of five years from the date that the Order comes into force.

Reason: To set a reasonable time limit for the commencement of the development and to avoid blight.

Detailed design approval

2. No development for a footbridge shall commence until written details of its

design and external appearance, including finishing materials have been submitted in writing to and approved by the local planning authority. The development shall be carried out in accordance with the details approved by the local planning authority.

Reason: To ensure compliance with agreed details and satisfactory external appearance for the development.

Landscaping scheme

3. No development shall commence until the details of all proposed soft landscaping works including:

- (a) the location, number, species, size and planting density of any proposed planting;
- (b) the cultivation, importing of materials and other operations to ensure plant establishment; and
- (c) the details of any existing trees to be retained, with measures for their protection during the construction period.

has been submitted in writing to and approved by the local planning authority

Reason: In the interests of visual amenity.

Landscaping Implementation and maintenance

4. The landscaping works shall be carried out in accordance with the scheme approved under condition 3 by the local planning authority.

5. Any tree or shrub planted as part of any approved landscaping scheme that, within a period of 5 years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the first available planting season with a specimen of the same size and species as that originally planted.

Reason: To ensure that planting is carried out in a timely manner and maintained thereafter.

Ecology

6. During the bird nesting season (March to July), trees and any other suitable habitat affected by the works should be searched for nesting birds and if any nesting birds are found the nest shall be protected until the young have fledged and left the nest.

7. No development shall commence until a plan describing the mitigation procedures that will apply in the event that any protected species is unexpectedly discovered during

construction of the development is submitted in writing and approved by the local planning authority.

Reason: To protect the ecological value of the area.

Archaeology

7. No development shall commence until a scheme identifying:
- (a) any location where a watching brief is required during construction, and
 - (b) appropriate measures to be taken if any significant archaeological remains are found,
- is submitted in writing and approved by the local planning authority.

Reason: To ensure that archaeological artefacts and information are preserved.

Working hours

8. Except where work is taking place on Network Rail's land, construction of the development will only be carried out between the hours of 8.00 am and 6.00pm.

Approval and implementation under these conditions

9. Where under any of these conditions the approval or agreement of the local planning authority is required, that approval or agreement must be given in writing. The development must be carried out in accordance with any such approval or agreement, or any subsequent revisions that have been submitted to, and approved by, the local planning authority.

Reason: To provide for certainty in the approvals and implementation processes.