

Dear Sir/Madam,

Thank you for providing Network Rail with the opportunity to comment on the council's latest version of the CIL Draft Charging schedule.

Whilst Network Rail have no specific comment to make on this documents, the following link provides access to Network Rail's Western Route Study, published August 2015 which sets out the strategic vision for the future of the railway in this vital part of the railway network. It is hoped that this will be of use to the Council to keep you up to date with future aspirations for railway development in the North Somerset area.

[Western route study - Long Term Planning Process - Network Rail](#)

We would also ask that the council take account of the following note on the funding of rail improvements which may be relevant to this and future CIL/section 106 policies:

Funding of Rail Improvements

Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a site allocation or planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail.

We therefore ask that the council should consider the following:

- *A requirement for development contributions to deliver improvements to the rail network where appropriate.*
- *A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.*
- *A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.*

Kind Regards

Guy Gibson

Town Planner - Property

Network Rail

1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M 07710 961616

E guy.gibson@networkrail.co.uk

www.networkrail.co.uk/property