

Report To: Joint Transportation Board
Date: 8th September 2015
Report Title: Park Farm Rail Halt
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Summary: Report on progress to date regarding the Park Farm Rail Halt
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Background

1. The Park Farm Rail Halt was originally identified in planning application 01/01155/AS. The February 2012 report to Planning Committee on application 10/01711/AS (effectively a fresh outline application for the remaining undeveloped elements of Park Farm South and East) included a statement from the applicant detailing the outstanding matters with regard to the rail halt.
2. This report noted that the Rail Halt land extent and proposed detailed layout had been resolved and agreed by ABC and KCC as part of the approval for application 10/01725/AS (the land parcel surrounding the Rail Halt site). As part of this process, views on the rail halt had been sought from Network Rail, the Department for Transport and Southern Railways.
3. Members resolved to grant application 10/01711/AS subject to a revised section 106 agreement which requires the developer to pay across a total of £35,000 to ABC in two tranches for an independent Rail Halt consultant.
4. The first tranche of £10,000 has been received from the developer and ABC's planning team are currently in the process of procuring a consultant to carry out the first of four stages in a process to pursue the Rail Halt. The stage 1 tasks are:
 - Review the Cannon Consulting Engineers document folders dated 15th January 2008 and 20th August 2011.
 - Review current Network Rail new station/halt policy guidance and train operating company franchise.
 - Meet Network Rail and any others they may identify as being necessary to discuss with them the policy and technical requirements that would lead to Network Rail agreeing the principle of the Rail Halt being provided.
 - Provide a written report and a non-technical summary to the Council on the outcome of the 3 actions above.
5. The Rail Halt land is protected until 31st July 2021 from any other development. Should Network Rail not provide approval for the Rail Halt the

developers would be released from any obligation to construct the Rail Halt on the Rail Halt Land. In the event that this happens the landowners shall pay the Rail Halt Payment (£1.2million index linked) minus the 'Notional Rail Halt Sum' (which is either the same as the Rail Halt Payment or the left over amount to be paid to the developers for SPG6, whichever is less) to the County Council.

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