

From: Jasmine Bowring <Jasmine.Bowring@networkrail.co.uk>
Sent: 20 February 2025 13:42:33 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Cc: "Asset Protection Southern" <AssetProtectionSouthern@networkrail.co.uk>
Subject: DM/25/0196 Thai Crystal 45 The Broadway Haywards Heath West Sussex RH16 3AS
Attachments: ASPRO Informatives.pdf

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OFFICIAL

FAO: Katherine Williams

Dear Katherine,

Network Rail Consultation Response for DM/25/0196 Thai Crystal 45 The Broadway Haywards Heath West Sussex RH16 3AS:

Thank you for consulting Network Rail on the above planning application, please see our formal comments below.

Network Rail is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

This site is noted to lie within the drainage catchment area of the railway, and therefore details of the area to the rear would be required, including whether it comprised hardstanding or soft landscaping. Furthermore, we would require details of drainage on site, and whether this would encroach on the drainage of the railway. Finally, details of the rear boundary fence would be required to ensure that this is of a sufficient standard to prevent any trespass onto the railway.

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about our Asset Protection team and the services they offer.

Where applicable, the applicant must also follow the attached Asset Protection informatives. The informatives are issued to all development within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

I trust the above is clear, please do not hesitate to contact me if you require any additional information from Network Rail.

Thanks,



Jasmine Bowring (They/Them) BSc (Hons)

Town Planning Technician

Network Rail Property (Southern)

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For Town Planning advice, please complete this [Instruction Form](#) and submit to TownPlanningSouthern@networkrail.co.uk, following which your project will be assigned to a Town Planner who will be in contact.

Advance Notice of Leave:

March 10th to 11th

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