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Sent: 19 December 2025 09:06:46 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>; "Asset Protection Southern" <AssetProtectionSouthern@networkrail.co.uk>
Cc: "Joseph Barnett" <Joseph.Barnett@networkrail.co.uk>; "South-East Drainage RAM Team" <South-EastDrainageRAMTeam@networkrail.co.uk>; "Town Planning Southern" <TownPlanningSouthern@networkrail.co.uk>
Subject: Network Rail Consultation Response DM/25/0961 - 201 Junction Road Burgess Hill West Sussex RH15 0NX

OFFICIAL

FAO: Katherine Williams

Dear Planning,

Network Rail Consultation Response: DM/25/0961 - 201 Junction Road Burgess Hill West Sussex RH15 0NX

Thank you for consulting Network Rail on the above application, we would like to object to the application due to the potential impact of the proposed development on the operational railway. Please see our formal comments below:

Network Rails drainage team has reviewed the above planning application in its capacity as owner and operator of the adjacent operational railway.

We note that the proposed development includes the installation of soakaways for surface water drainage within approximately 20 metres of the Network Rail boundary. Network Rail must formally object to the proposal on drainage grounds.

In accordance with **Network Rail Asset Protection Guidance (Drainage and Flood Risk – Ref GN001)**, the construction of soakaways or other infiltration-based drainage systems **must not be located within 20 metres of Network Rail land**. This requirement is in place to ensure that drainage arrangements do not adversely affect the stability, integrity, or safe operation of the railway, including associated earthworks, embankments, cuttings and structures.

The proximity of the proposed soakaways presents an unacceptable risk of increased groundwater infiltration toward the railway corridor, which could result in ground instability, settlement or softening of formation materials. This risk exists irrespective of the site's classification as being at low flood risk. Network Rail policy further requires that all surface water from new developments is directed away from the railway and that drainage systems are designed so as to have no detrimental impact on railway infrastructure, both during construction and for the lifetime of the development.

As the current proposals do not comply with Network Rail's published drainage requirements, Network Rail must object to the application as submitted. The objection may be reconsidered if the applicant submits revised drainage proposals which:

- Remove all soakaways and infiltration systems from within 20 metres of the Network Rail boundary.
- Demonstrate that surface water is positively drained away from the railway; and

- Are reviewed and approved in writing by Network Rail's Drainage team.

Until such time as compliant drainage arrangements are proposed and agreed, the Network Rail drainage team will refuse the proposal.

Kind Regards,
Jasmine.



Jasmine Bowring ([they/them](#))

'Jasmine' is pronounced 'jaz-MIN' [#MyNameIs](#)

**Town Planning Technician & Archway
Gender Diversity Co-Lead**

Network Rail Property (Southern)

**Equity, diversity and inclusion (EDI)
champion**

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