From: Aaron Walsh <Aaron.Walsh@networkrail.co.uk> on behalf of Town Planning LNE <TownPlanningLNE@networkrail.co.uk>
Sent: 04 March 2025 12:56
To: _planningadvice
Subject: H03-0048-25 - Land off Littleworth Drove Deeping St Nicholas Spalding

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Network Rail Consultation Response

	Maxine Simmons
	04/03/2025
	H03-0048-25
	Rural exception site of affordable housing comprising 24 dwellings
	Land off Littleworth Drove Deeping St Nicholas Spalding

Thank you for your recent correspondence relating to the above application.

Network Rail own, operate and develop Britain's railway infrastructure. Our role is to deliver a safe and reliable railway. All consultations are assessed with the safety of the operational railway in mind and responded to on this basis.

Following assessment of the details provided to support the above application, Network Rail has no objection in principle to the development, but below are some requirements which must be met.

Level Crossings
The safety of railway level crossings and of crossing users is of paramount importance to us and we would have concerns over any development that may impact on the safety or risk of one of our crossings. In this instance, the site is in proximity to 'Tinsley's MCBOD' Level Crossing and works at the site to install the new entrance should not cause any obstruction to traffic approaching and leaving the level crossing at any time. This is to ensure that crossing users can enter and leave the crossing area safely and prevent queueing back over the crossing.

We would also ask that level crossing safety leaflets are included in information/welcome packs provided to the new homeowners at the site. These can be provided by ourselves upon request from the developer or the information is available online on the following link Level crossing safety - Network Rail

Access to Railway
All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development. As stated above, access to and from the nearby level crossing should remain clear and unobstructed at all times both during and after construction.

Construction Traffic
From the information supplied, it is not clear if any construction traffic associated with the site will be using routes that include any Network Rail assets (e.g. bridges and in this instance the nearby level crossings). We would have reservations if during the construction or operation of the site construction traffic, and particularly abnormal loads, will use routes that include Network Rail assets. Network Rail would advise the applicant to contact our Asset Protection Team (details below) to confirm that any proposed route is viable and to agree a strategy to protect our asset(s) from

any potential damage caused by construction traffic. I would also like to advise that where any damage, injury or delay to the rail network is caused by construction traffic (related to the application site), the applicant or developer will incur full liability.

Additional Requirements

Railway Noise Mitigation
The Developer should be aware that any development for residential or noise sensitive use adjacent to an operational railway may result in neighbour issues arising. Consequently, every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst-case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Conclusion
Thank you again for the opportunity to comment on the proposed scheme. We trust that the above will be given due consideration in determining the application and if you have any enquiries in relation to the above, please contact us at townplanninglne@networkrail.co.uk.

Useful Network Rail contacts;

Asset Protection Eastern
For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email assetprotectioneastern@networkrail.co.uk.

Land Information
For enquiries relating to land ownership enquiries, please email landinformation@networkrail.co.uk.

Property Services
For enquiries relating to agreements to use, purchase or rent Network Rail land, please email propertyserviceslneem@networkrail.co.uk.

Kind regards

NetworkRail

2024 RTPI Awards For Planning Excellence Finalist

Aaron Walsh
Town Planning Technician
Network Rail Land & Property (Eastern)
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