

From: Craig Hatton [REDACTED]
Sent: 24 July 2026 13:40
To: Alice.Johnson [REDACTED] >
Subject: RE: DC/26/0619, Stopham Road, Pulborough

OFFICIAL

Alice,

A contribution is insufficient as a) we have not costed up the works (and this would take time to do) and b) would likely result in a gap for the full funding of the works which the railway does not have money available to fill. Our view is that the condition be varied to remove the reference to the car park and state the need for delivery of the access road and step free works to the platform (or similar)/if this can be achieved via the s106 – this could still be the intent of the wording in paragraph 7 as below?

Alternatively, the pre-occupation trigger could be moved to allow some dwellings to be occupied but for the works to still be undertaken at a point before full occupation. The current condition does not prevent works starting on site which appears to be the argument advanced by the applicant to enable access to the Homes England funding. If not done as part of the development by the developer it's unlikely the access road and step free access works will ever be undertaken due to an increasingly diminished fund for railway enhancements. This means that keeping it as part of the proposals for the future means little as its likely undeliverable. I would be interested in WSCC's view as they seem to believe the condition is being varied.



Craig Hatton MA MRTPI

Senior Town Planner

Network Rail Property (Southern)

Office Address: 1 Puddle Dock, London, EC4V

3DS

E: [REDACTED] [k](#)

M: [REDACTED]

I am unable to attend meetings before 9:30am or after 3pm due to school pick up/drop off on Tuesdays

Advance Notice of Leave:

31 July 2026

3 September 2026

27, 29 October 2026

22 December 2026

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.

At Network Rail we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: Adrian.Smith [REDACTED]
Sent: 14 July 2026 10:10
To: Craig Hatton [REDACTED]
Cc: Alice.Johnson [REDACTED]
Subject: RE: DC/26/0619, Stopham Road, Pulborough

Dear Craig, thank you for your comments on this application.

To move matters forward we need to understand how delivery of the step free access and drop off area to the northbound platform should now be provided. As it currently stands the s106 agreement refers to the delivery of the step-free access by NR and the developer at Schedule 2, Part 5 clause 7 only, copied below, which implies delivery alongside the car park works. I would imagine the easiest way to manage this would be for the developer to provide a contribution for NR to deliver the access and drop-off area. Is this something NR would entertain, and if so what would the contribution sum be? If a contribution is not acceptable to NR, is there another solution you would entertain?

FYI Attached is a clearer version of the plan within the s106 agreement showing the works, along with the ramp detail plans submitted back in 2016 under DC/16/0728.

7. The Second Owner and the Developer covenant with the District Council that they shall ensure that step-free pedestrian access between the Car Park and the western station platform is provided and they will not restrict such access or access to the Car Park and will ensure that such accesses remains available while Pulborough Railway Station remains in operation PROVIDED THAT the obligation in this paragraph is subject to all regulatory consents having been obtained and agreements entered into which are necessary to enable the obligation lawfully to be complied with.

Many thanks

Kind regards

Adrian Smith
Major Applications Team Leader

Telephone: [REDACTED]

Email: [REDACTED]



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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Alice Johnson
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Development Management
Horsham District Council

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EC4V 3DS
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Via email only

13 July 2026

Dear Alice

NETWORK RAIL CONSULTATION RESPONSE TO DC/26/0619 – FORMER ALLOTMENT GARDENS, STOPHAM ROAD, PULBOROUGH

These representations are submitted to Horsham District Council ('the Council') by Network Rail Infrastructure Limited ('Network Rail') to DC/26/0619 ('the planning application'). Network Rail (NR) welcomes the opportunity to comment on the planning application.

NR is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland, and Wales. As statutory undertaker, Network Rail is under license from the 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. As a matter of course, proponents of sites which are close to the railway boundary or sites which could affect the railway asset directly are required to engage with our Asset Protection and Optimisation team (ASPRO).

Having reviewed the details contained within the planning application, NR have the following comments to make.

The planning application seeks the removal of Conditions 15 and 16 of previously approved application DC/22/0661 (Variation of Condition 1 of previously approved application DC/16/0728 (as amended by DC/21/1535)).

NR **objects** to the planning application for the removal of condition 16 and this is set out below.

Rail Impacts

The application seeks to remove conditions 15 and 16 of the consented scheme, which sites north and south west of Pulborough Railway Station ('the Station'). The railway's interest is in condition 16 ('the condition'), which our comments are limited to, which states:

Pre-Occupation Condition: No dwelling hereby permitted shall be occupied until the 106 space car park hereby permitted has been completed and is open to the public for use.

Reason: In order to secure delivery of benefits of the development which were a strong material consideration in determining to permit the development which would otherwise have

been contrary to the provisions of the Development Plan and in order to provide additional parking to serve the railway station in accordance with Policy 41 of the Horsham District Planning Framework (Adopted November 2015).

The planning statement submitted with the application states at paragraph 2.10:

The application seeks removal of this condition to allow the dwellings to be occupied before the car park has been completed. The car park and associated works would remain part of the approved proposals; the only change would be that they would not be required to be delivered ahead of the housing.

The justification for removing the condition is set out in the covering letter to the application which states:

The reason for this is the reduced demand for car parking, resulting in delays to the delivery programme by Network Rail. The Homes England grant funding for the site requires the housing development to be underway before March 2027 with final completion before March 2029 - it will not be possible to achieve this if the housing cannot be occupied until the car park is completed and operational.

NR notes the wording within paragraph 2.10 which states that the car park and associated works remain part of the approved proposals, but they would no longer be required to be delivered ahead of the housing. The condition is a pre-occupation condition restricting the occupation of any dwelling on the site, it does not prevent commencement of some or all the dwellings being built out. Secondly, as the planning application seeks removal of the condition it is not clear what mechanism would allow for the car park and associated works to be delivered as part of the scheme.

Notwithstanding this, the contents of rail car park demand report submitted with the application is noted and NR is of the view that at the present time, there is no requirement for an additional car park to serve the station. The associated works however do enable the delivery of step free access to the station's northbound platform. The proposals also provide improved road access.

NR is concerned that by removing the condition, these two benefits of step free access and improved highway works will be lost with no clear means as to how and when these will be delivered in the future. Further, the planning statement at 2.11 states that the planning application seeks to vary the associated s106 planning obligations with the condition. It is not clear whether any suggested wording for the variation of the obligation has been submitted with the planning application.

Conclusions

NR accepts that there is no requirement for a new car park to be provided and that the development could come forward before the car park. However, NR's interpretation of the condition is that it does not restrict development from commencing which would appear to satisfy the requirements of Homes England's funding. Further, the works associated with the condition provide significant railway benefits in delivering an improved means of access and step free access to the northbound platform.



Step free access was given significant weight in approving the application by elected members. There is no certainty that step free access and the other highway works would be delivered at the station should the condition be removed. Delivering step free access and the associated works would, in NR's view, be essential.

I trust the above is clear however do not hesitate to contact me for further discussion or if additional information is required.

Yours Sincerely

Craig Hatton

Senior Town Planner
Network Rail Infrastructure Limited