

From: Craig Hatton <Craig.Hatton@networkrail.co.uk>
Sent: 24 August 2026 20:47:29 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: DC/26/1071 - New Place, London Road



OFFICIAL

Dear Nicola,

Network Rail consultation response to DC/26/1071 - New Place Nurseries Ltd, London Road Pulborough RH20 1AT

Thank you for consulting Network Rail Infrastructure Limited ('Network Rail') on the above planning application. Network Rail (NR) are the statutory consultee on planning applications for the railway and are the owners and maintainers of railway infrastructure. The submitted application is a:

Reserved Matters application for the erection of 10 dwellings following approval of outline application DC/21/2321, as varied by DC/24/1204, relating to appearance, landscaping, layout and scale

The site is located close to the railway, including New Place level crossing. In the outline application (planning ref: DC/21/2321) it was resolved through a planning obligation that the owner (now the applicant) fully funds a footbridge at the New Place level crossing to provide a safe, alternative means of crossing the railway and facilitate the closure of the crossing. As laid out in the s106 legal agreement at schedule 6, the footbridge is to be provided prior to occupation of no more than 51 dwellings and that the footbridge be operational at this point. NR is delivering the footbridge on behalf of the applicant and this is scheduled to be completed in advance of the 51 dwelling figure. This is on the basis that the submitted application seeks reserved matters consent for the first 10 dwellings within this phase. As NR controls delivery of the footbridge, and this is well advanced, we have no substantive comments to make on the application in relation to the level crossing.

Best wishes,
Craig



Craig Hatton MA MRTPI

Senior Town Planner

Network Rail Property (Southern)

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I am unable to attend meetings before 9:30am or after 2:45pm on Tuesdays

Advance Notice of Leave:

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

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