

Dear Sir/Madam,

Thank you for consulting Network Rail with regard to the above planning application and offering us the opportunity to comment.

After reviewing the information provided in relation to the above planning application, Network Rail wish to submit the following comments specific to the site with the view of protecting Network Rail assets and train operation.

- As the proposed application site is adjacent to Network Rail's operational railway/infrastructure, Network Rail will require the developer to sign Asset Protection Agreement with Network Rail's Asset Protection team at AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site.
- Any services clearly need identification and protection.
- Construction traffic needs to be managed to protect the level crossing from any potential contamination.
- North east side and South side of the development is adjacent to Network Rail owned land. As such the applicant must ensure that due consideration has been given to the nearby Level Crossing and that access to the site should not be from New Lane.
- Due to close proximity of the proposed development to Network Rail land, a Party Wall notice will need to be served.
- The applicant must carry out a glare assessment to identify any risks to train driver sighting. This assessment must then be submitted to Network Rail for acceptance.
- The applicant must submit details of landscaping adjacent to Network Rail operational railway/land and follow the attached tree planting guideline.
- Block A and C are adjacent to Network Rail owned land. Network Rail will be required to assess design details of all permanent works including foundation for the proposed building blocks along Network Rail land, a Risk Assessment and Method Statement for the lifting of roof trusses, a Risk Assessment and Method Statement for fixing cladding etc. are to be submitted for Asset Protection review and acceptance.
- The applicant should submit the design and details of all temporary works i.e. temporary works design for access scaffold etc. if collapse radius is within 1.5m of Network Rail boundary/fence.
- The applicant should carry out a risk assessment to determine the risk of trespassing.
- Details of any proposed tower crane and mobile crane are to be submitted for Network Rail's Asset Protection acceptance. If the collapse radius of tower crane encroaches within 1.5m of Network Rail boundary/fence the applicant must submit Form 02 and Form 03 for tower crane base and a Risk Assessment and Method Statement for the erection of the tower crane. A Risk Assessment and Method Statement/lifting plan for any lifting near Network Rail land is to be submitted for review and acceptance.
- The applicant must submit details of the proposed drainage for development for Network Rail Asset Protection acceptance. Necessary control measures should be in place to eliminate any risks to Network Rail assets and train operation.

Kind regards,



Adrian Toolan,
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