From: Aaron Walsh
Sent:22 May 2026 16:33:09 +0100
To: Development
Subject:**External Email**AVA/2026/0241 - The Ferns Haslingden Road Rawkistall Rossendale Lancashire BB4 6QX United Kingdom
Attachments: Standard Informatives.pdf, Standard Drainage Requirements.pdf

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Network Rail Consultation Response

FAO:	Alfia Cox
Date:	22/05/2026
Application reference:	AVA/2026/0241
Proposal:	Erection of 8no. contemporary dwellings (may affect the setting of the conservation area)
Location:	The Ferns Haslingden Road Rawkistall Rossendale Lancashire BB4 6QX United Kingdom

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.

Belper Railway Station
We note that access to the site lies in close proximity to Belper Railway Station. It is essential that, during both the construction and operational phases of the development, there is no interference with access to the station or its associated operations. The proposed scheme must not obstruct or restrict access to adjacent railway facilities at any time.

Works in Proximity to the Operational Railway Environment

Development Construction Phase and Asset Protection
Due to the proximity of the proposed development to the operational railway boundary, it will be imperative that the developer liaise with our Asset Protection Team (contact details below) prior to any work taking place on site to ensure that the development can be undertaken safely and without impact to operational railway safety. Details to be discussed and agreed may include construction methodology, earthworks and excavations, use of crane, plant and machinery, drainage and boundary treatments. It

may be necessary for the developer to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail to ensure the safety of the operational railway during these works. We would also like to advise that where any damage, injury or delay to the rail network is caused by construction works or future maintenance (related to the application site), the applicant or developer will incur full liability. This could also include police investigation as it is a criminal offence to endanger the railway or obstruct the passage of rail traffic. It should also be noted that any damage that requires a line closure or repairs can result in costs which could exceed hundreds of thousands of pounds.

All new enquiries will need to be submitted via the Asset Protection and Optimisation - Customer Portal (ASPRO Network Rail Implementation (oraclecloud.com)). From there, the outside party can create an account and submit their enquiry. The enquiry will then be assigned to one of the Asset Protection team to progress. Alternative contact details for Asset Protection are supplied below and **we would draw the developers attention to the attached guidance on Network Rail requirements.**

The application must be supported by a site-specific Construction Methodology should it not possible to satisfy Network Rail s requirements recommended in the attached. The council should satisfy itself, without consulting Network Rail, that there are good reasons why the recommended requirements cannot be adhered to.

Drainage
It is imperative that drainage associated with the site does not impact on or cause damage to adjacent railway assets. Surface water must flow away from the railway, there must be no ponding of water adjacent to the boundary and any attenuation scheme within 30m of the railway boundary must be approved by Network Rail in advance. There must be no connection to existing railway drainage assets without prior agreement with Network Rail. **Please note, further detail on Network Rail requirements relating to drainage and works in proximity to the railway infrastructure is attached for your reference.**

Condition
We expect a condition regarding the disposal of surface water to be included as part of any consent

Mining
The proposed application site falls within Network Rail s Mining & Landfill Referral area. Should this application move forward, we would require the developer to work closely with our Asset Protection Team to ensure that the scheme did not adversely impact the railway infrastructure. The applicant may be required to provide ground investigation/monitoring to confirm there will be no detrimental effect on earthwork stability. Additionally, any works within 50m of Network Rail s boundary should comply with Network Rail guidance NR L2 CIV 191 Mod 5 (requirements for managing the risk from mining in design and construction), which will need to be managed through our Asset Protection Team.

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.

Reason for above conditions:
The safety, operational needs and integrity of the railway.

Informatives:
Please see attached standard railway requirements to be included as informatives.

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,

Aaron Walsh
Town Planning Technician
Network Rail Land & Property (Eastern)
George Stephenson House, Toft Green, York, YO16JT

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