

From: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>
Sent: 06 Jan 2026 09:44:56
To:
Cc: DMS-MyEmails@babberghmidsuffolk.gov.uk
Subject: Fw: Town Planning team
Attachments:

From:
Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>
Sent: 18 December 2025 11:47
To: Tom POOLE <t.poole@qair.energy>; Steve Day <Steve.Day@networkrail.co.uk>; Mike Lewis <Mike.Lewis@networkrail.co.uk>
Cc: Jonathan Storey <j.storey@rpc-ltd.uk>
Subject: RE: Town Planning team

OFFICIAL

Dear Tom,

Thank you for your e-mail, I can confirm that Network Rail are content with removing the holding objection to the planning application, which related to:

The development proposed in Bentley conflicts directly with the works approved under the Network Rail (Suffolk Level Crossing Reduction) Order 2020 for the closure of Island Public Footpath Level Crossing.

Kind Regards,



Dalia Alghoul MSc
Town Planning Technician
Land & Property | Eastern
1 Stratford Place | London | E15 1AZ
07732641896
dalia.alghoul@networkrail.co.uk
www.networkrail.co.uk/property

Advance Notice: I will be on Annual from the 19th of December till the 5th of January 2026.

From: Tom POOLE <t.poole@qair.energy>
Sent: 17 December 2025 15:22
To: Steve Day <Steve.Day@networkrail.co.uk>; Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>; Mike Lewis <Mike.Lewis@networkrail.co.uk>
Cc: Jonathan Storey <j.storey@rpc-ltd.uk>
Subject: Re: Town Planning team

Hello there,

Has anyone had a chance to look at the below?

Thansk in advance

Kind Regards,



Tom Poole
Developer

Qair UK

5th Floor, Exchange Station, Tithebarn Street, Liverpool, L2 2QP
L: +44 (0) 151 212 3300
t.poole@qair.energy

This message (including any attachments) is confidential and may be privileged. If you are not the intended recipient, please notify us immediately and delete it permanently with all attachments. You should not copy it or use it for any purpose, nor disclose its contents to any third party. None other than the intended recipient may place any reliance upon it. Although we routinely screen for viruses, the recipient should ensure that it is virus-free before opening it. Thank you for your co-operation.

From: Tom POOLE <t.poole@qair.energy>
Sent: Friday, December 12, 2025 5:40 AM
To: Steve Day <Steve.Day@networkrail.co.uk>; Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>; Mike Lewis <Mike.Lewis@networkrail.co.uk>
Cc: Jonathan Storey <j.storey@rpc-ltd.uk>
Subject: Re: Town Planning team

Good Morning all

Thank you for the confirmation regarding the closure of the Island level crossing.

Please could you advise if you are now happy to remove the Network Rail holding objection to our planning application, see attached, which related to:

The development proposed in Bentley conflicts directly with the works approved under the Network Rail (Suffolk Level Crossing Reduction) Order 2020 for the closure of Island Public Footpath Level Crossing

We have contacted both Asset Protection and the Easement and Wayleaves teams and trust that, should planning permission be granted, the necessary formal approvals, including asset protection, site safety, technical design, monitoring and execution can be stipulated via planning conditions.

Kind Regards,



Tom Poole
Developer

Qair UK

5th Floor, Exchange Station, Tithebarn Street, Liverpool, L2 2QP
L: +44 (0) 151 212 3300
t.poole@qair.energy

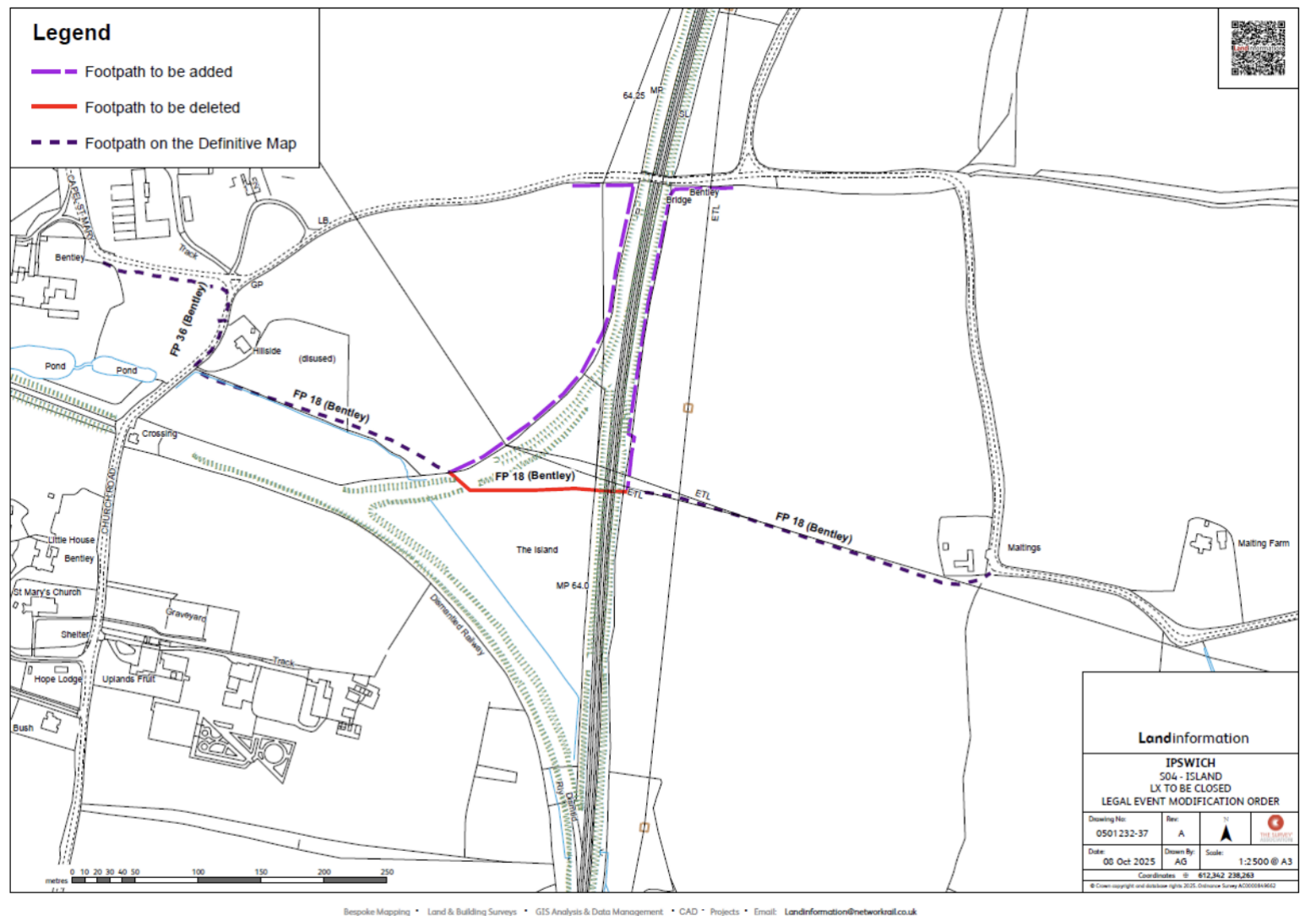
This message (including any attachments) is confidential and may be privileged. If you are not the intended recipient, please notify us immediately and delete it permanently with all attachments. You should not copy it or use it for any purpose, nor disclose its contents to any third party. None other than the intended recipient may place any reliance upon it. Although we

From: Steve Day <Steve.Day@networkrail.co.uk>
Sent: Wednesday, November 19, 2025 9:28 AM
To: Tom POOLE <t.poole@gair.energy>; Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>; Mike Lewis <Mike.Lewis@networkrail.co.uk>
Subject: Re: Town Planning team

OFFICIAL

Hi Tom

I am pleased to advise that Island level crossing was legally closed earlier this month and the diversionary route has now been certified as a public footpath. Accordingly, your development cannot affect the safety of the level crossing. The below plan shows the newly diverted route, which should be evident on the ground.



Please let me know if you have any queries.

Kind regards



Steve Day LLB, MIPROW
Liability Negotiations Manager

Eastern region (Anglia route)

Floor 12, One Stratford Place

Montfichet Road, London, E20 1EJ

Tel: 07515 624312

Email: steve.day@networkrail.co.uk

www.networkrail.co.uk