

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Herrington
Application No.	23/00338/FULPP
Date Valid	28th April 2023
Expiry date of consultations	19th May 2023
Proposal	Construction of new footbridge over the railway comprising stairs, lifts and cycle gutter, and change of use of land to operational railway
Address	Proposed Footbridge, Farnborough North Station, Farnborough Street, Farnborough
Ward	Empress
Applicant	Network Rail
Agent	Mr Michael Smith (Network Rail)
Recommendation	Grant

Description

This application is for the erection of a new footbridge with lifts to provide a crossing over the railway lines at Farnborough North railway station. The application site comprises the railway land to the north of the station, a parcel of land within the builders' yard to the west, and also the land to the east. A storage building within the builders' yard is also included within the application site area.

The site is within a Conservation Area; and is also land within Flood Risk Zone 2 : i.e. land at intermediate risk of flooding.

The purpose of this footbridge is to provide a safer crossing point across the railway in this location following a number of near-misses at the existing gate-controlled pedestrian crossing.

The current proposal is the result of extensive discussions that have taken place with officers at both planning application and pre-application level. The scheme is considered to be a significant improvement upon the previous planning application for a ramped bridge that was withdrawn in May 2018 (18/00401/FULPP).

The proposal seeks to provide a crossing facilitated by steps and lifts to the north of the Station platform. It would include a gully on the steps to assist the movement of cycles up and down the steps. The existing crossing is to be closed with the exception of emergency vehicles. Access to the fishery, currently via this crossing, is to be facilitated by a new bridge granted under planning permission 23/00218/FULPP.

In order to facilitate this proposal, land either side of the railway would be brought within the operational railway area. This involves land currently within the builders' yard, and also some land to the east. Whilst the bridge and lifts are of a standard design, care has been taken with the selection of external finishing materials to address the visual impact on the Conservation Area. The bridge and lifts would be finished in a combination of multi-stock red brick, fair-faced concrete and olive-grey painted steel fencing. The proposed works will also involve the erection of a ramped access to Platform 1 and the provision of a concrete retaining wall and fence to Platform 2. The proposals involve demolition of an existing building within the builders' yard.

Consultee Responses

Environment Agency No comments received.

Conservation Area No comments received.

SLP Project Provided standing advice. No concerns.

HCC Highways Development Planning No objection. The two areas of change of use are unlikely to significantly alter the traffic generated by these two small sites and the bridge will only generate vehicular traffic during the construction period. As a facility for pedestrians and cyclists it is to be encouraged from the highway point of view.

Ecologist Officer No objection subject to securing methods and measures within the submitted Biodiversity Report.

Aboricultural Officer No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 79 individual letters of notification were sent to the following addresses; 3, 4, 5, 6, 7, 8-10, 9, 11, 12, 12A, 12B, 12C; 14, 15, 16, 16A, 17, 18A, 18B, 18C, 19, 23, 27, 29, 33, 33A, 37 Farnborough Street; Station Yard, Farnborough; 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 104, 106 Fleming Close; 1, 2, 3, 4, 5, 6 Home Farm Close; 2, 4, 12, 14, Henry Tyndale School Ship Lane; 2 Newton Road; 2; 3, 4; 5, 6, 7, 8, 9, 10, 11, 12, 13, Unit 1, 2, 3, 4&5, 6, 7, 8 The Old Brewery Chapel Street.

Neighbour comments

3 comments have been received;

- 2 Home Farm Close : The builders yard discussed in this proposal backs on to our property. Why is the brick storage unit behind our garden being demolished? What sort of wall will replace it? We are very concerned that our back garden will be overlooked by people using the footbridge and we will lose all privacy. If the storage unit is demolished the station platform will be inline of view from our house and we will have no privacy. The storage unit is also a sound barrier from the train station and dual carriage
- 8 Farnborough Street (Cllr Munro): Residents are confused as NR have submitted two lawful development certificates for the same thing. [*Officer Note: Two Lawful Development Certificates were submitted (23/00176/PRIOR and 23/00229/PRIOR) seeking prior approval from the LPA under Part 18 Class A to Schedule 2 of the GPDO. The Council did not agree with the arguments presented by the applicant and advised the submission of this current planning application instead.*]
- Cllr Roberts : this crossing one of the worst of safety in the country; this line is used by fast and slow trains; the station is very popular with students / younger people; cost versus Conservation Area constraints; and I hope residents locally will understand we need to embark on this scheme as urgently as can be implemented

Policy and determining issues

The site is located within a Conservation Area and also land within Flood Risk Zone 2. The area to the East of the site is located within the Countryside as identified by the adopted Rushmoor Local Plan (2014-2032).

The policies relevant to the determination of this planning application are:- Policy DE1 (Design in the Built Environment), HE3 (Development within Conservation Areas), NE4 (Biodiversity), HE3 (Development within or adjoining a Conservation Area); NE6 (Water and flooding), IN2 (Transport), and NE5 (Countryside).

The pertinent matters for consideration are:- Principle of Development, Visual appearance and impact upon the Conservation Area; impact upon residential amenity; ecology; flood risk and highways.

Commentary

1. Principle of development -

Part of the proposal site is located within the designated countryside. Policy NE5 of the Local Plan permits development within the countryside where the location is considered sustainable for the proposed use; that it preserves the character and appearance of the countryside; and does not lead to the harmful physical or visual coalescence between neighbouring settlements.

The proposal would provide a safer route across the railway crossing, promoting sustainable modes of transport, and given the small scale of the proposal and the encroachment into the countryside would not detract or erode the rural character of the countryside or result in the coalescence of settlements.

The proposal would not conflict with Policy NE5 in this respect.

2. Visual appearance and impact upon Conservation Area -

The application site is located within the Farnborough Hill Conservation Area. Policy HE1 of the Local Plan states that any proposals for development that affects heritage assets (designated and non-designated) should conserve and enhance the significance, special interest and character and appearance of the heritage asset and its setting'.

A Heritage statement by Arcadis has been submitted with this planning application.

The area around the station is characterised by traditional red brick buildings. This includes the building adjacent to the station within the builders' yard (Gibbs & Dandy), 37 Farnborough Street – the former station masters building, and the brick wall that forms the boundary between the platform and builders yard. Facing the railway, is the former Simonds Brewery building.

The proposal would comprise a stair and lift platform that is modern in design and would be taller than the surrounding buildings due to the lift shafts.

Its relatively compact size and position to the north of the crossing reduces its impact upon the surrounding Conservation Area. The materials of the bridge would comprise red brick, fair face concrete, and steel balustrades coated in Olive Grey. The bridge would also be read in its context within the railway and complement its character in that regard.

Taking these matters into account, it is considered that the proposal would result in less than substantial harm to the Heritage Asset (the Conservation Area). However, it is considered that such harm is outweighed by the public benefit of the proposal that is the reduction of a safety risk in this location.

The proposal would not conflict with Policy DE1 or HE1 in this respect.

3. Impact upon residential amenity -

Concerns were raised from an occupier of No.2 Home Farm Close regarding a loss of privacy. This property is the closest residential occupier to the site, approximately 150m away from the bridge when measured from the rear garden. At this distance there would be no harmful overlooking from the proposal to the surrounding residential occupiers in that regard.

The occupier(s) of No.2 Home Farm Close have also raised concerns regarding the removal of the outbuilding within the storage yard as it serves as a screen for noise and privacy. A question was also asked about replacement boundary treatment. However, the outbuilding does not form a boundary with No.2 Home Close and therefore, in this instance, it is not necessary to require additional boundary treatment to this location. With regards to concerns about noise following the demolition of the outbuilding, given the distance from the railway it is not considered that it would be reasonable to require additional acoustic treatment.

The proposal would not conflict with Policy DE1 in this respect.

4. Ecology -

The proposal would result in the loss of an outbuilding within the builders' yard used for storage, two trees and some adjacent semi-improved grassland/ scrub. A Biodiversity report has been submitted with this application. This report identifies the potential for protected species to be present and affected by the development, and notes that there is low potential for roosting bats, reptiles and breeding birds on the site.

A condition has been imposed requiring the applicant to work in accordance with the impact avoidance measures specified within the submitted report.

Policy NE4 of the Local Plan requires developments to not result in a net loss of biodiversity. The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post development. It is expected that this will become a statutory requirement from April 2024 for smaller footprint sites. The Council has an expectation that all major planning applications attain a minimum of 10% net gain in biodiversity value as a result of the development, ahead of statutory obligation. The development would be exempt from the need to apply a net gain due to its small size.

A condition has been imposed requiring the submission of details of landscaping to replace the felled trees and removed vegetation to ensure a no net loss of biodiversity.

Subject to this condition, the proposal would be acceptable in this respect.

5. Flood Risk -

The proposal site is located within Flood Zone 2. Policy NE6, along with the NPPF, requires proposal to be appropriately flood resilient and resistant, and have a vulnerability that is appropriate for the level of flood risk on the site. The NPPF does not list pedestrian bridges in their development vulnerability classification. However, the proposed bridge would be no worse than the existing flood risk associated with the existing ground-level crossing. Given the nature of the bridge in terms of its built form, it is not considered that it would result in a notable decrease in the flood storage area or to result in harm in the surrounding area.

As a result, it is considered that the proposal would be acceptable in this respect.

6. Highways -

Hampshire County Council's Highways Officer has raised no objection to the proposal on the basis that it would not increase traffic movements and that it would provide a safer crossing for users.

Conclusions –

The proposed development is considered to be acceptable in principle, not result in harm to the character of the area, not result in surface water flooding risk, and not result in harm to residential amenity. It would also neither result in harm to highway safety nor to biodiversity. The proposals are thereby considered acceptable having regard to Policies Policy DE1 (Design in the Built Environment), HE3 (Development within Conservation Areas), NE4 (Biodiversity), HE3 (Development within or adjoining a Conservation Area); NE6 (Water and flooding), IN2 (Transport), NE5 (Countryside) of the Local Plan as well as the adopted Rushmoor Car and Cycle parking SPD.

Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:-

173022-FPA-1600-FNN01-DRG-EAR-000016 – PO1
173022-FPA-1600-FNN01-DRG-EAR-000020 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000011– PO4
173022-FPA-1600-FNN01-DRG-EAR-000012 – PO4
173022-FPA-1600-FNN01-DRG-EAR-000002 – PO3
173022-FPA-1600-FNN01-DRG-EAR-000015 – PO1
173022-FPA-1600-FNN01-DRG-EAR-000031 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000032 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000013 – PO3
173022-FPA-1600-FNN01-DRG-EAR-000030 – PO2
173022-FPA-1600-FNN01-DRG-EAR-000003 – PO1
173022-FPA-1600-FNN01-DOC-EAR-000002-Rev P01

Reason - To ensure the development is implemented in accordance with the permission granted.

3. The development hereby permitted shall be finished in the material palette as set out on plan 173022-FPA-1600-FNN01-DOC-EAR-000002-Rev P01. Such approved details shall be maintained for the lifetime of the development.

Reason: In the interest of the Character and Appearance of the Conservation Area.

4. The development shall be carried out in accordance with the impact avoidance measures specified within section 'Further action required' of the approved 'biodiversity report dated 20th April 2023 by Naturally Wild.

Reason – To ensure that the proposal does not result in harm to protected species.

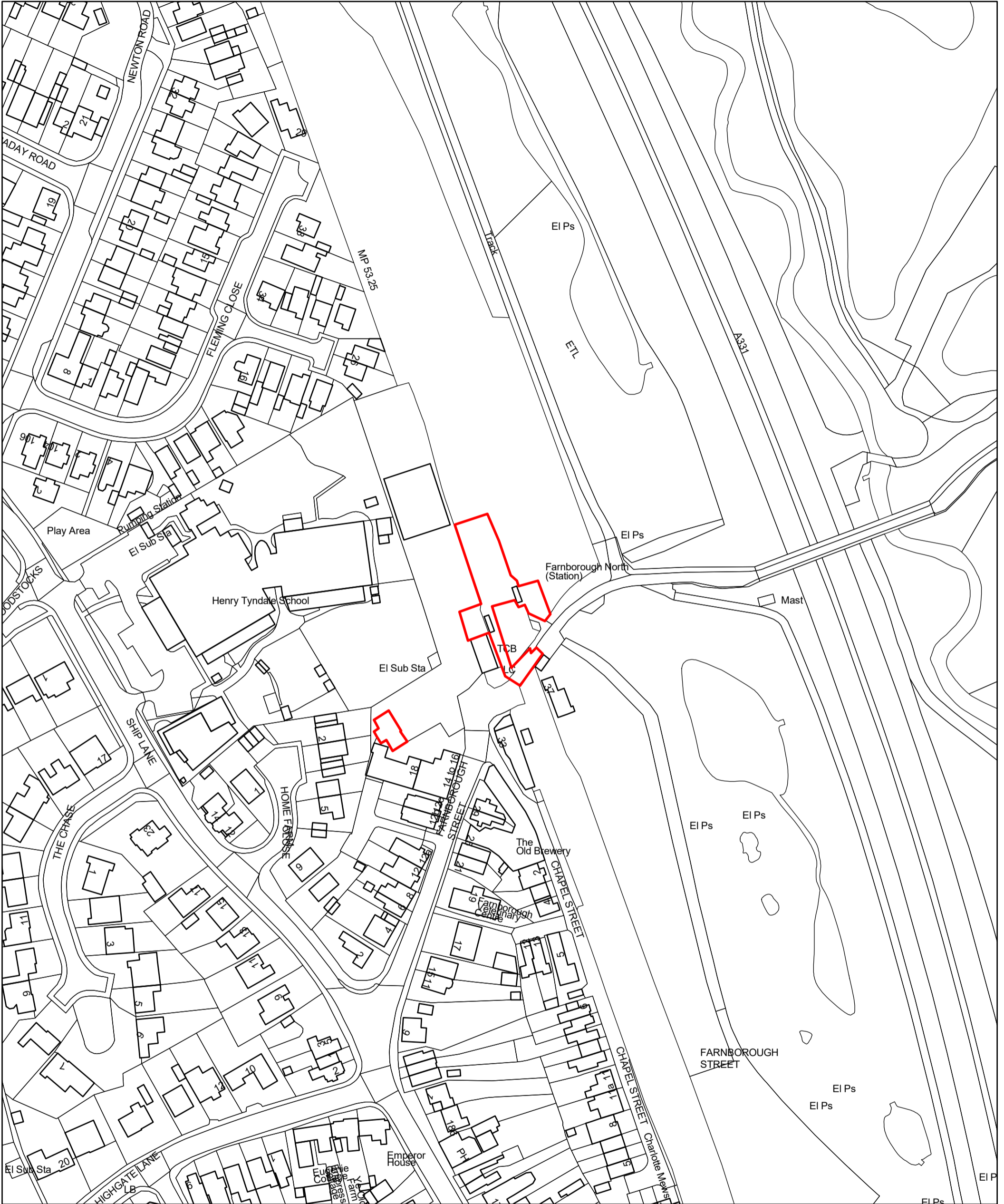
5. Prior to the first use of this development hereby approved, a Landscape environmental management plan (LEMP) shall be first submitted to and approved in writing by the Local Planning Authority. This LEMP shall be based on the approved impact avoidance, mitigation and enhancement measures specified in the approved biodiversity report dated 20th April 2023 by Naturally Wild, but not be limited to the following;
 - a. Mapping showing the extent of vegetation removal and re-planting;
 - b. Replanting palette;
 - c. Management regime to demonstrate establishment of new replacement vegetation;
 - d. Description and evaluation of features to be managed, including within the wider site;
 - e. Monitoring strategy, including details of how contingences and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason -To ensure the development makes an adequate contribution to visual amenity and does not result in the net loss of Biodiversity.

Informative

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

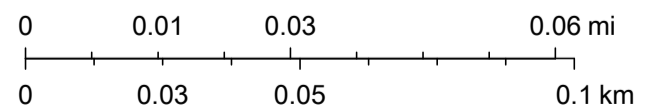
ArcGIS Web Map



June 12, 2023

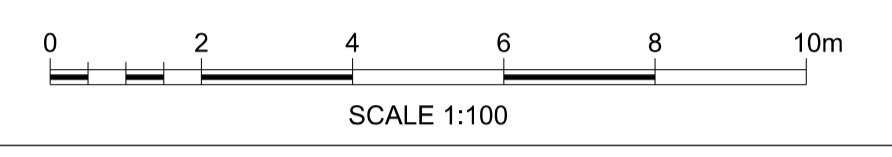
 Planning Application

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Legend/Notes
Safety, Health and Environmental Information
 Notes below are additional to hazards/risks normally associated with this type of work:
 Construction
 Ci.
 Cii.
 Ciii.
 Operations
 Oi.
 Oii.
 Oiii.
 Maintenance
 Mi.
 Mii.
 Miii.
 Dismantling/Demolition (Future)
 Di.
 Dii.
 Diii.
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+	EXISTING LEVELS	- - -	EXCLUSION ZONE
⊕	PROPOSED LEVELS		

P04	01/03/23	ANNOTATIONS AMENDED FOR PLANNING	OA	ET	CM
P03	13/10/21	ANNOTATION AMENDED FOR PLANNING APPLICATION	WS	RB	CM
P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

For Review S3



Authorised _____ Signed _____ Date _____
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Location/Level Location		
Type	Doc Type	Sub-type Doc Sub Type
Role	Role	Discipline Architecture
Volume/System	Zone	
Phasing	Phasing	Grip Stage Grip 4
Region	Wessex SMDf	

Contract No.
173022
 Contract Title
Farnborough North Level Crossing
 Drawing Title
PROPOSED GA PLAN
PROPOSED PLATFORM LEVEL PLAN

Designed	RB	Signed	Designed by eSign	Date	21/08/21	
Drawn	OA	Signed	Drawn by eSign	Date	01/03/23	
Checked	ET	Signed	Checked by eSign	Date	01/03/23	
Approved	CM	Signed	Approved by eSign	Date	01/03/23	
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Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000011				Revision	P04

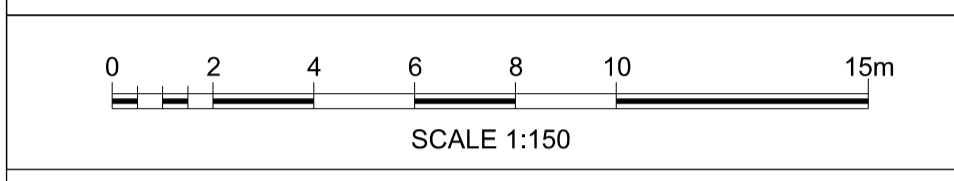


Legend/Notes

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Operations
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Dismantling/Demolition (Future)
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+	EXISTING LEVELS	■	TO BE REMOVED
⊕	PROPOSED LEVELS	▨	TO BE RELOCATED

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P03	13/10/21	ANNOTATION AMENDED FOR PLANNING APPLICATION	WS	RB	CM
P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM

Rev	Date	Description of Revisions	Drawn	Chkd	Appr
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For Review S3



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Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region	Wessex SMDf		

Contract No.
173022

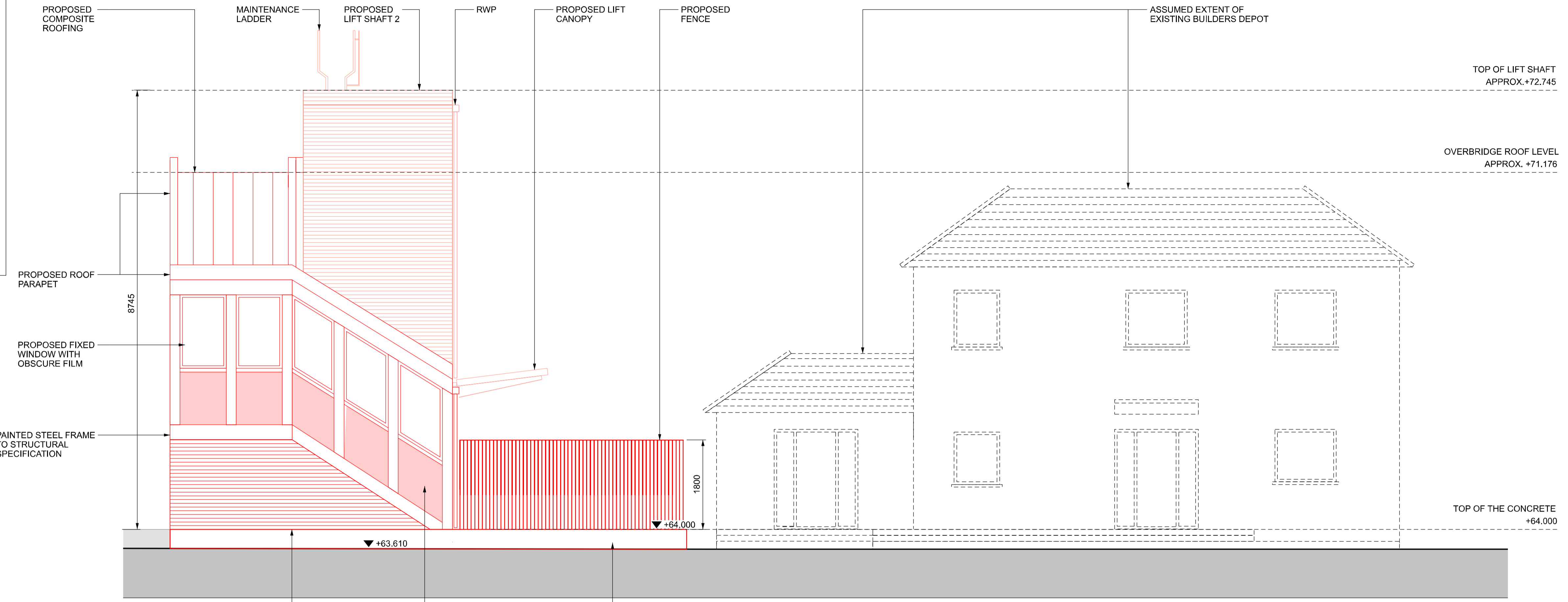
Contract Title
Farnborough North Level Crossing

Drawing Title
DEMOLITION PLAN

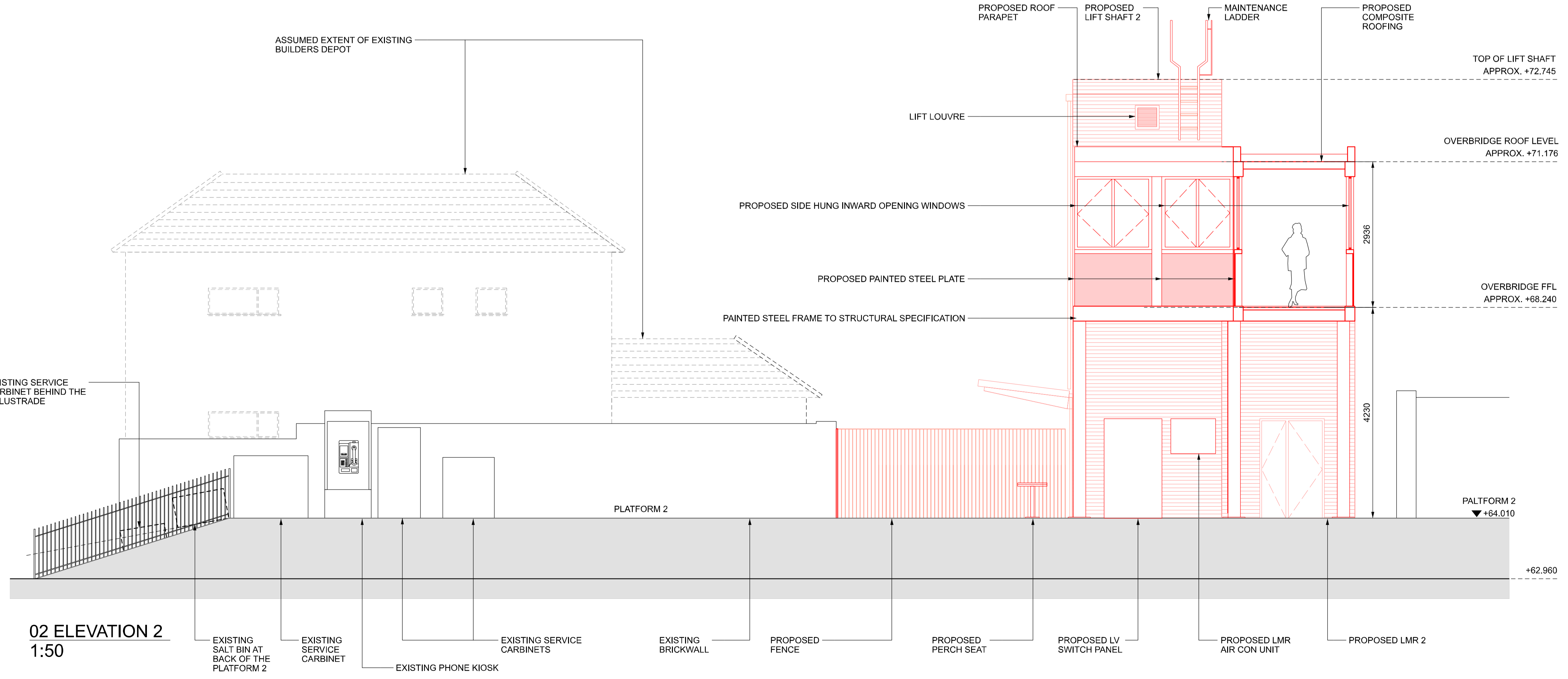
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Approved	CM	Signed	Approved by eSign	Date	14/04/23

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Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000015	Revision	P04



01 ELEVATION 1
1:50



02 ELEVATION 2
1:50

Legend/Notes

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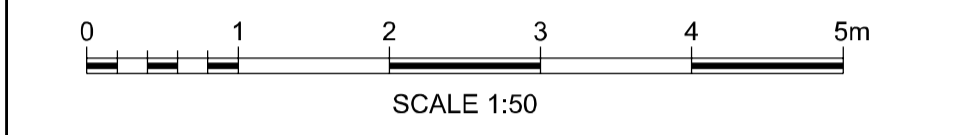
Construction
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Rev	Date	Description of Revisions	Drawn	Chkd	Appr
P01	23/08/21	FIRST ISSUE	WS	RB	CM

For comment S0



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Location/Level		Location	
Type	Doc Type	Sub-type	Doc Sub Type
Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region			

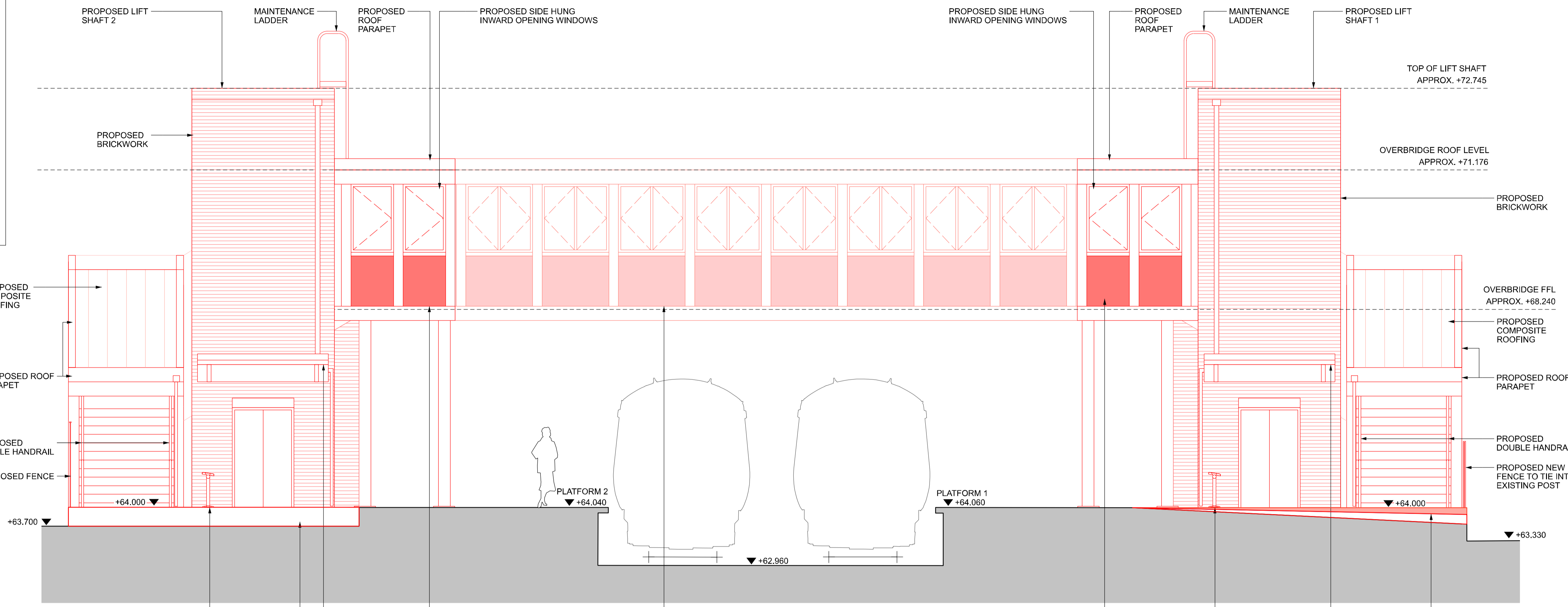
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Contract No.
173022

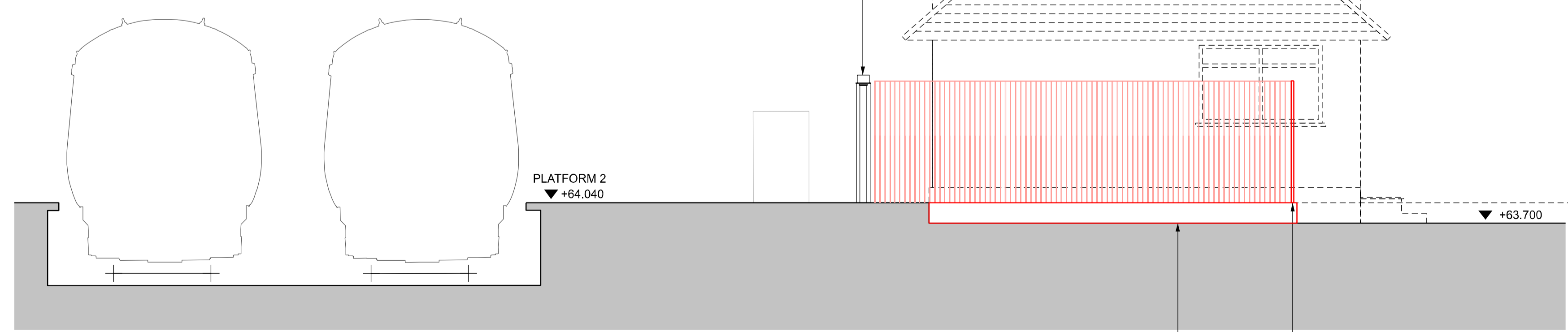
Contract Title
Farnborough North Level Crossing

Drawing Title
PROPOSED ELEVATIONS

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Checked	CM	Signed	Checked by eSign	Date	Checked Date
Approved		Signed	Approved by eSign	Date	Approved Date
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Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000020	Revision			P02



01 SECTION A-A
1:50



02 SECTION B-B
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Legend/Notes

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Construction
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P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

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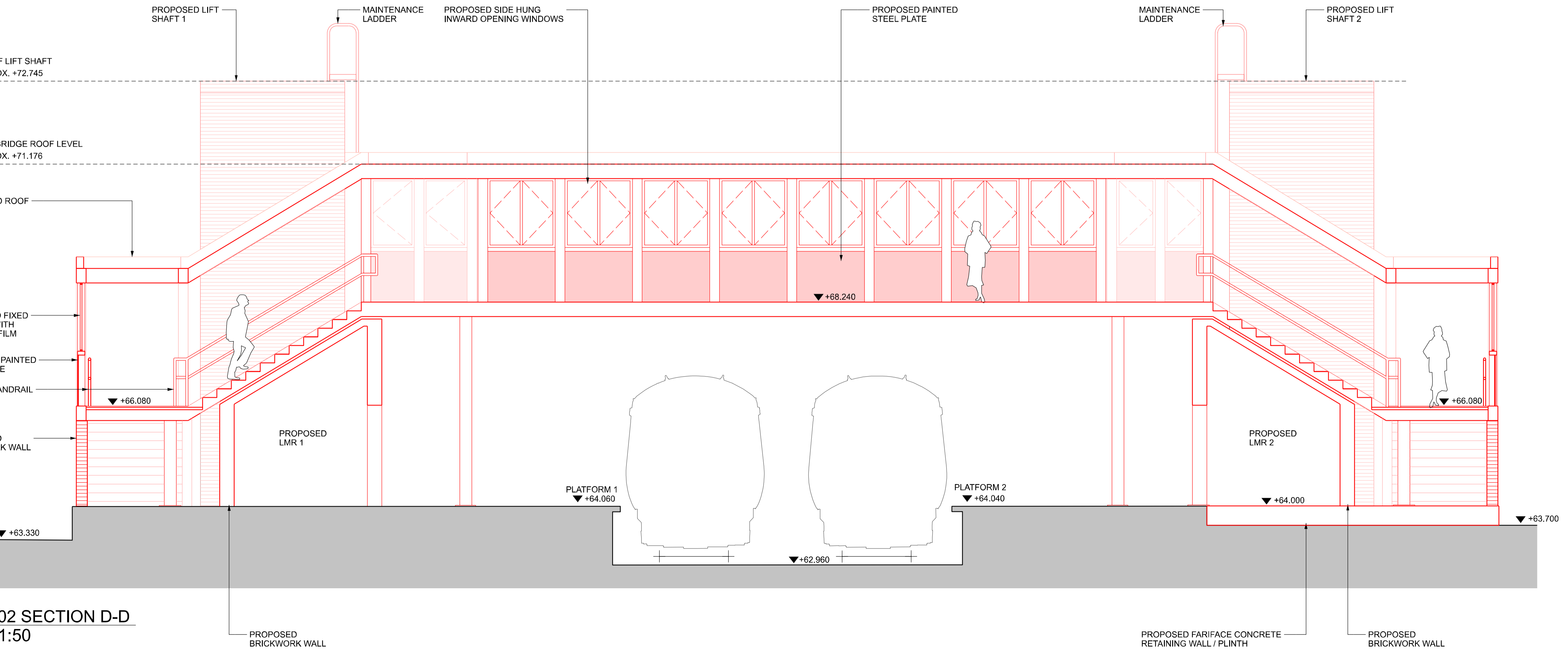
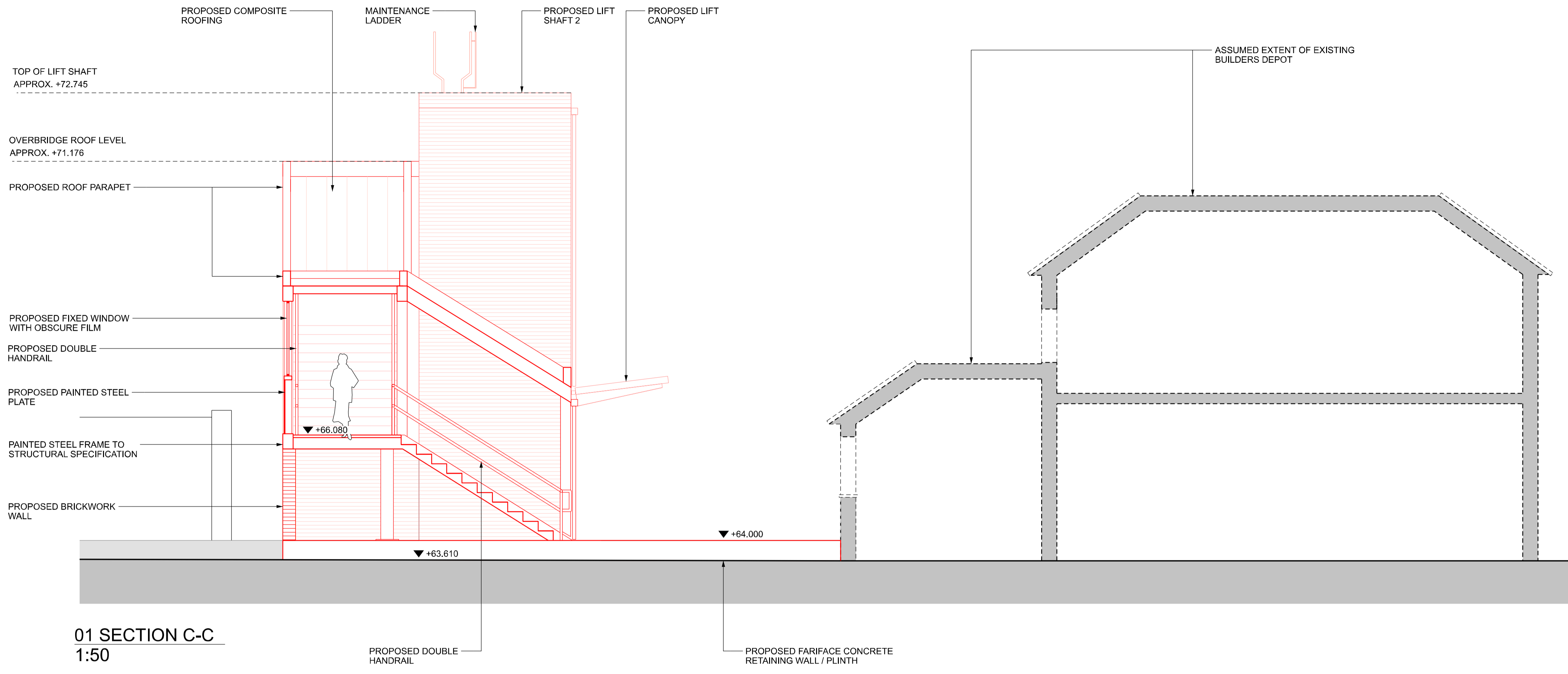
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Role	Role	Discipline	Architecture
Volume/System	Zone		
Phasing	Phasing	Grip Stage	Grip 4
Region	Wessex SMDf		

Contract No.
173022

Contract Title
Farnborough North Level Crossing

Drawing Title
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Approved		Signed	Approved by eSign	Date	Approved Date
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Alternative Reference		Alt Reference		Sheet 1 of 1	
Drawing Number		173022-FPA-1600-FNN01-DRG-EAR-000030		Revision P02	



Legend/Notes

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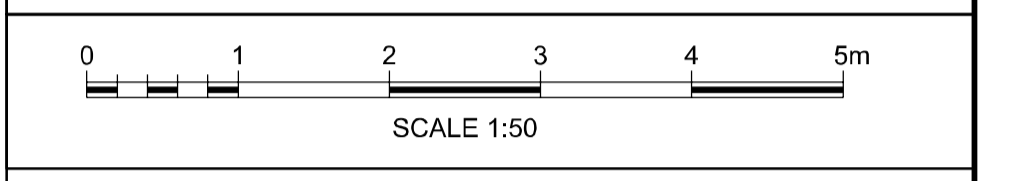
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P02	12/10/21	ISSUED FOR PLANNING APPLICATION	WS	RB	CM
P01	23/08/21	FIRST ISSUE	WS	RB	CM
Rev	Date	Description of Revisions	Drawn	Chkd	Appr

For comment S0

NetworkRail

OSBORNE

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Location/Level	Location	
Type	Doc Type	Sub-type Doc Sub Type
Role	Role	Discipline Architecture
Volume/System	Zone	
Phasing	Phasing	Grip Stage Grip 4
Region		

Wessex SMDf

Contract No.
173022

Contract Title
Farnborough North Level Crossing

Drawing Title
PROPOSED SECTIONS

Designed	RB	Signed	Designed by eSign	Date	Designed Date
Drawn	WS	Signed	Drawn by eSign	Date	Drawn Date
Checked	CM	Signed	Checked by eSign	Date	Checked Date
Approved		Signed	Approved by eSign	Date	Approved Date
Scale(s)	1:50		ELR & Mileage	GTW2	to 53m 11ch
Alternative Reference	Alt Reference		Sheet		1 of 1
Drawing Number	173022-FPA-1600-FNN01-DRG-EAR-000031		Revision		P02