

Lisa Bullock

From: James Nelson [REDACTED]
Sent: 24 November 2023 11:06
To: Lisa Bullock
Subject: RE: Proposed permanent footbridge at Tackley Station

OFFICIAL

Dear Lisa,

Thank you for your patience on this, I think the siting represents the most logical position and can see views into neighbouring properties would be screened.

In terms of design, it is characteristic of railway infrastructure and so I have no objections.

Kind regards,

James

James Nelson
Senior Planner



From: Lisa Bullock [REDACTED]
Sent: 15 November 2023 13:20
To: James Nelson [REDACTED]
Subject: Proposed permanent footbridge at Tackley Station

OFFICIAL

Dear James

I attach a letter and some drawings showing the proposed design for the permanent footbridge at Tackley station. I have written to ask for your view on the proposed design and location prior to making a Prior Approval application which I hope to submit in the next few weeks.

Please do give me a call if you want to discuss this.

Kind regards, Lisa.



Lisa Bullock MRTPI
Senior Town Planner - Western



Please be aware my normal working hours are Tuesday to Friday.



The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

Publica is a company wholly owned by Cotswold District Council, Forest of Dean District Council, West Oxfordshire District Council and Cheltenham Borough Council to deliver local services on their behalf.

The content of this email and any related emails do not constitute a legally binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.

Recipients should be aware that all e-mails and attachments sent and received by Publica on behalf of West Oxfordshire, Cotswold and/or Forest of Dean District Council may be accessible to others in the Council for business or litigation purposes, and/or disclosed to a third party under the Freedom of Information or Data Protection Legislation.

Lisa Bullock
Network Rail
Temple Point
Redcliffe Way
Bristol
BS1 6NL

Date: 7th October 2022
Our Ref: 22/02178/PREAPP
Please ask for: James Nelson
Telephone: 01993 861712
Email: [REDACTED]

Dear Ms. Bullock,

Town and Country Planning Act 1990

APPLICATION: 22/02178/PREAPP

PRO POSAL: Closure of Tackley Level crossing. The proposal is to divert pedestrians and cyclists to a new footbridge at the station and divert the bridleway and equestrian users via a new bridleway which will link up with an existing bridleway.

AT: Tackley Railway Station Nethercote Road Tackley

FOR: Lisa Bullock

I write in regard to your enquiry received by the Council on the 02.08.2022 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the Case Officer.

Policies

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS4NEW High quality design
EH2 Landscape character
T3NEW Public transport, walking and cycling

Relevant Material Considerations

West Oxfordshire Design Guide
NPPF 2021

Site Characteristics and Constraints

This pre-application enquiry relates to Tackley Railway Station, Tackley. The site sits on the eastern edge of the village and forms part of a Local Wildlife Site (Tackley Railway Cutting). At present, the station is

served by a temporary footbridge having closed the level crossing. The station is bordered to the west by residential dwellings.

Relevant Planning History

W2000/1962 - Erection of footbridge, refused on visual impact, neighbourliness and accessibility grounds.
W2002/1219- Construction of new subway and associated works, approved at appeal (not implemented).

Planning Assessment

This pre-application enquiry seeks officer opinion in relation to a proposed footbridge, closure of level crossing and Public Right of Way (PRoW) diversion/closure. The proposal details that the existing crossing arrangement is unsafe and is restricting the number of trains that can use the line. It is proposed that a footbridge, including disabled access, is sited to the north of the existing platforms, the crossing closed a PRoW diverted to the south. The submission also details that an existing section of PRoW will be discontinued and the proposed replacement laid to hardstanding and bounded by a stock proof fence.

Firstly, in terms of the required consents, the footbridge may be constructed under Part 18 of the General Permitted Development Order 2015 (GPDO) although the prior approval of the Local Planning Authority is required. Under the prior approval process, officers must consider the design, materials, and siting of the bridge and determine whether or not the proposal '*would not injure the amenities of the neighbourhood*' or that it could not be '*reasonably carried out elsewhere*'. In this regard, the proposed bridge would be sited to the north of the current temporary structure in order to screen the development using existing vegetation and increase the separation distances to neighbouring properties. The proposed siting is therefore likely to minimise the visual and landscape impact of the works as well as neighbourliness impact, although both matters would be fully considered upon the submission of detailed plans. However, the application site lies within a Local Wildlife Site (LWS). Therefore, the proposed siting of the building would have to be supported with an ecological assessment detailing the impact of the proposed works in order to justify that the bridge could not be reasonably carried out elsewhere.

With regard to the footpath diversion and closure, I have no objection to the principle of diverting the route as proposed although any application would be subject to all relevant statutory consultations. The submission details that the new PRoW way would be hard-surfaced and fenced off from the adjoining field. The laying of hardstanding would, in my view, constitute development requiring planning consent. Such an intervention would result in a harmful urbanising impact upon the existing character of the site and should be avoided in my view. The installation of fencing would be permitted development dependent upon its height.

Application Submission

The following documents should be submitted with your application:

- Location Plan
- Site / Block Plan (scale 1:200 or 1:500)
- Elevations / Sections
- Design and Access Statement
- Tree Survey including tree protection measures
- Planning Statement
- Biodiversity Survey – Phase 1 and any other suggested surveys within that report.
- Lighting scheme
- Statement of community involvement
- Options Selection

West Oxfordshire District Council would encourage all applicants to consult with neighbouring properties prior to the submission of any application.

I trust this is of some assistance. If I can be of further help, please do not hesitate to contact me.

Yours sincerely,



Useful links

Sustainability Standards Checklist: <https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>

West Oxfordshire District local plan: <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-2031/>

Environment Agency: www.environment-agency.gov.uk enquiries@environment-agency.gov.uk

Thames Water: developer.services@thameswater.co.uk

Natural England: www.naturalengland.org.uk

NPPF: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Disclaimer

- Please note that this is an officer's opinion and is in no way binding Members of the Area Planning Sub Committee.
- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function.

West Oxfordshire District Council Planning Department promotes email correspondence as it is the quickest, easiest and most environmentally friendly way of contacting us.

Contact us at planning@westoxon.gov.uk

Lisa Bullock

From: Bullock Lisa
Sent: 08 August 2019 14:44
To: Joan Desmond
Cc: Halman Lynne; Conn Tony; Willson Andy; Audley James; Williams Chris (Network Ops)
Subject: RE: 19/01616/PREAPP
Attachments: 181217-Pre-App Submission-Tackley 1.pdf

Dear Joan

Just to be clear following our conversation this afternoon.

- You have no preference between a footbridge or subway on the south side of Tackley railway station. If a footbridge is proposed, a visual impact assessment will be required.
- Whilst you would have preference for NR to apply for a diversion / stopping up Order to the County Council you do understand the reasoning behind submitting the whole scheme as a single planning application, alongside a S276 application and both of these applications would be dealt with by District Council, under the Town and Country Planning Act.
- You are happy with the list of documents outlined in my letter dated 28/5/19.

Thank you for your time today, I will be in touch later in the year.

Kind regards, Lisa.



Lisa Bullock MRTPI

Town Planner (Western and Wales) | Property Network Rail
1st Floor | Temple Point | Redcliffe Way | Bristol | BS1 6N

www.networkrail.co.uk/property

From: Joan Desmond
Sent: 08 August 2019 14:23
To: Bullock Lisa
Subject: RE: 19/01616/PREAPP

Dear Lisa

As set out in the email the most appropriate procedure for the proposed development would be the submission of a prior approval application but if you wish to submit a formal planning application then the list of documents outlined in your letter would be appropriate. If the former route is followed then the diversion or stopping up of the PROW would be dealt with by the County Council.

Regards

Joan Desmond
Principal Planner
Planning and Strategic Housing

Working Days: Monday, Tuesday, Wednesday and Thursday

From: Bullock Lisa [REDACTED]
Sent: 07 August 2019 15:46
To: Joan Desmond
Subject: RE: 19/01616/PREAPP

Dear Joan

Thank you for your comments below. Please would you be able to give me feed back on our submitting a S276 application for the diversion or stopping up of the PROW. More detail of this was included (under the section 'Footpath and Bridleway diversion') within my original letter sent to you. Attached for ease.

I was also hoping that you would provide some feedback in respect of the documents / information you would expect to receive for a full planning application for all the work as we were looking at submitting an application for the whole of the works including the provision of the crossing (either bridge or subway). A list has been provided within the attached letter. I realise this might vary depending on footbridge or subway but just want to check there is nothing I have missed off the list.

If you want to discuss anything please do feel free to give me a call.

Kind regards, Lisa

Lisa Bullock
Town Planner (Western and Wales) |Property Network Rail
M 07710940757

From: Joan Desmond [REDACTED]
Sent: 07 August 2019 15:01
To: Bullock Lisa [REDACTED]
Subject: RE: 19/01616/PREAPP

Dear Lisa

Thank you for the update on the above pre-application. In terms of the correct procedure, and as pointed out in your pre-application submission, the proposed footbridge/subway would be 'Permitted Development' under Part 18 of the GDPO subject to obtaining the Council's prior approval in respect of its location, design and external appearance. In respect of the latter, the history indicates that such issues were of particular concern in relation to previous options proposed. The planning history and allowed appeal for the new subway would be a material consideration when considering future proposals. The detailed design and suitability for all users would be key considerations but without any further details for the new footbridge or subway just south of the level crossing, it is difficult to provide any detailed comments at this stage. If a footbridge is the preferred option and is to be located further south, then this would hopefully address previous concerns raised in respect of its impact on the residential amenity of properties on Nethercote Road. The upgrading of the surface of the existing footpath to make it suitable to be used by horses, cyclists and pedestrians is supported subject to appropriate materials being used and it being accessible for all.

Regards

Joan Desmond
Principal Planner
Planning and Strategic Housing
[REDACTED]

Working Days: Monday, Tuesday, Wednesday and Thursday

Disclaimer

- Please note that this is an officer's opinion and is in no way binding Members of the Area Planning Sub Committee.
- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function.

From: Bullock Lisa [REDACTED]
Sent: 29 July 2019 11:29
To: Joan Desmond
Subject: RE: 19/01616/PREAPP

Hi Joan

Thank you and please do give me a call or email if you have any questions. Following the drop in and the feedback from this we no longer intend to provide a new footbridge at the station and we are therefore considering either a footbridge or subway just south of the level crossing.

We do however intend to apply for planning permission and submit a Section 276 for the PROW diversions / stopping up.

Your view on the above along with the upgraded path to be used by horses, cyclists and pedestrians would also be helpful.

Kind regards, Lisa.

Lisa Bullock MRTPI
Town Planner (Western and Wales) |Property Network Rail
1st Floor | Temple Point | Redcliffe Way | Bristol |BS1 6NL

[REDACTED]

From: Joan Des [REDACTED]
Sent: 29 July 20 [REDACTED]
To: Bullock Lisa [REDACTED]
Subject: RE: 19/01616/PREAPP

Dear Lisa

Unfortunately I cannot make a meeting tomorrow due to other commitments but I hope to review the pre-application enquiry this week and provide comments.

Regards

Joan Desmond
Principal Planner
Planning and Strategic Housing
[REDACTED]

Working Days: Monday, Tuesday, Wednesday and Thursday

From: Bullock Lisa [REDACTED]
Sent: 22 July 2019 13:00
To: Joan Desmond
Subject: RE: 19/01616/PREAPP

Hi Joan

Me again...sorry to keep emailing but just had a thought. I am in Oxford next Tuesday and so if you are free to meet on site for 12:30 or thereafter it would be really handy. Our Sponsor and Liabilities Advisor (who has been speaking with OCC and Tackley Estate) would also be with me.

Regards, Lisa.

Lisa Bullock MRTPI
Town Planner (Western and Wales) |Property Network Rail
1st Floor | Temple Point | Redcliffe Way | Bristol |BS1 6NL

[REDACTED]

From: Bullock Lisa
Sent: 22 July 2019 13:00
To: 'Joan Desmond' [REDACTED]
Subject: RE: 19/01616/PREAPP

Morning Joan

Please can you give me an update on this pre-app?

Thank you, Lisa.

Lisa Bullock MRTPI
Town Planner (Western and Wales) |Property Network Rail
1st Floor | Temple Point | Redcliffe Way | Bristol |BS1 6NL

[REDACTED]

From: Bullock Lisa
Sent: 16 July 2019 09:54
To: 'Joan Desmond' [REDACTED]
Subject: RE: 19/01616/PREAPP

Morning Joan

We have a public drop in tonight and I was hoping that I would have been able to meet with you today but am happy to discuss things over the phone if that is easier for you. Some feedback from you before tonight would be

really helpful, we had hoped that we would have received the councils response from our pre-app in advance of the drop in.

Although we have chosen an option (footbridge at the station with lifts and diversion of bridleway) we are going to display all the options with more detail for a couple of these options;

- a multi-use bridge to the north of the station at the new development, and
- a footbridge with lifts just south of the level crossing with the same bridleway diversion as our chosen option.

We will gather feedback from tonight to go forward with an option, even if it is not our chosen option. Last week we meet with some of the residents most effected by our chosen option, they have concerns about the bridge at the station and the impact this would have to their outlook. At the meeting when we were discussing alternative options they queried the ground levels at the new development. Clarification from you regarding this would be helpful, as I understand you are the case officer for that proposal also; I attach an email with notes from this meeting (you will see that they have ideas for moving the whole station to where the new development is going but there is no funding for this and so we have asked that they do not promote this as its not viable).

I also attach some of the display boards for tonight showing the alternative options. We are expecting a good turn out as the residents we met with last week have been actively publicising the drop in and will be having their own display showing what they believe to be the best option for the village. We have also undertaken a letter drop and put up posters around the village.

Look forward to hearing from you, Lisa



Lisa Bullock MRTPI

Town Planner (Western and Wales) |Property Network Rail

1st Floor | Temple Point | Redcliffe Way | Bristol |BS1 6N

www.networkrail.co.uk/property

From: Joan Des [REDACTED]
Sent: 16 July 20 [REDACTED]
To: Bullock Lisa [REDACTED]
Subject: 19/01616/PREAPP

Dear Lisa

As you may be aware I have just returned from annual leave and I am presently catching up on my cases and other workload. I hope to provide a suitable date for a meeting sometime next week.

Regards

Joan Desmond
Principal Planner
Planning and Strategic Housing

Working Days: Monday, Tuesday, Wednesday and Thursday