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12th December 2023

Dear Isle of Wight Council,

Application for Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) (England) Order 2015

Network Rail – Renewal of Brading Station Footbridge

I am writing to advise you that Network Rail intends to carry out repair works to the footbridge at Brading Station, Station Road, Brading, Isle of Wight, PO36 0EB.

A separate Listed Building Consent application has been approved for the works detailed in this application (ref. 23/00604/LBC).

Application Site & Proposal

Brading Station footbridge is a cast iron pedestrian bridge located north of the station building that provides access across the railway to the two station platforms. The station is located on the edge a built-up urban area. The Bridge is a Grade II listed (Listing Ref 1365330).



Figure 1 – Extract from Site Location Plan



Figure 2 - Photograph of Brading Footbridge

NR is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

The bridge has been identified for repair works as it is in poor condition. The footbridge needs to be strengthened to modern standards so that it can reopen to passengers and provide a permanent means of crossing the railway at the station. These works will ensure the asset continues to be safe for general public use as well as eliminating risks to the running services, passengers and all railway users.

The proposed works are summarised below:

- Replacement of steel lattice truss main span.
- Refurbishment of the existing Up side and Down side substructures and staircases.
- Reinforcement of concrete pad foundations.

These works will ensure the safety of passengers on and off the railway for years to come and extend the life of the listed structure.

The Listed Building Consent & Prior-Approval Network Rail received for the renewal of the footbridge in March 2021 was not implemented as it became apparent the design needed alternating to ensure that the bridge would be strong enough. The main changes include the addition of cross bracing beneath the staircases and reinforcement of concrete pad foundations.

Listed Building Consent for the revised design was granted on the 11th of December 2023.

For more information in relation to the proposed works please refer to the supporting information, plans and drawings that have been submitted as part of this Prior Approval application.

Part 18 of the GPDO 2015

The works described above comprise a railway operational development for which Network Rail has statutory powers and planning permission is therefore granted by virtue of Part 18 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to development authorised by a local or private Act of Parliament.

The railway line in this location was constructed and authorised with the authority of The Isle of Wight, Eastern Section Railway Act 1960 that incorporated the Railway Clauses Consolidation Act 1845 in Section 1.

Section 16 of the RCC Act 1845 enlarges upon the works which may be carried out and this includes the power “They may from time to time alter, repair, or discontinue the beforementioned works or any of them, and substitute others in their stead; They may do all other things necessary for making and maintaining, altering or repairing and using the railway”. A copy of Section 16 of the Act is attached for your information.

It is acknowledged that under condition A1 of Part 18, it is necessary for details to be submitted to the Council for Prior Approval to the design and siting of the proposed works. It should be noted however that under Condition A2, the Prior Approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification so as to avoid such injury.

Assessment

Condition A1 - Details

To fulfil Condition A1, I enclose a copy of the following supporting materials:

- Railways Clauses Consolidation Act 1845 - Section 16
- Site Location Plan 100001 Rev A01
- Planning & Heritage Statement (incorporating Design & Access)
- Site Photographs
- Drawings
 - 10755-DWG-001_C – Notes and Key Plan
 - 10755-DWG-002_C – Existing Topographical Survey
 - 10755-DWG-003_C – Existing Bridge Layout Plan
 - 10755-DWG-004_C – Existing Bridge Layout Main Elevations
 - 10755-DWG-005_C – Existing Bridge Layout Side Elevations and Sections
 - 10755-DWG-101_C – Proposed Bridge Layout
 - 10755-DWG-102_D – Proposed Bridge Layouts Main Elevations
 - 10755-DWG-103_D – Proposed Bridge Layouts Side Elevations and Sections
 - 10755-DWG-104_C – Proposed Footbridge Details
 - 10755-DWG-105_D – Proposed Footbridge Interface Details
 - 10755-DWG-106_C – Proposed Footbridge Lifting Eye Elevations
 - 10755-DWG-107_D – Proposed Trestle Strengthening Frame
 - 10755-DWG-108_D – Proposed Trestle Frame
 - 10755-DWG-110_D – Proposed Trestle Foundation Reinforcement

It is noted that there are no validation requirements for a Prior Approval under Part 18 of the GPDO.

Condition A2 - Location and design/appearance

Given that some of the existing bridge is being retained, the location of the bridge must remain where it is. The works to the bridge have been designed to be sympathetic to its heritage whilst providing adequate strengthening and improvements to ensure that the bridge is safe and able to reopen to the public.

Network Rail awaits formal correspondence confirming Isle of Wight Council is satisfied with the proposed development and that prior approval has been granted. In the meantime, please acknowledge this letter upon receipt via email.

If you require any further information to process this proposal, please do not hesitate to contact me.

Kind Regards,

Nick Donoghue

Town Planner | Property (Southern)