

DELEGATED OFFICER REPORT

Application Ref: L/25/100495

Site Address: Netley Abbey Railway Station, South Western Railway, Station Road, Netley Abbey, SO31 5AN

Case Officer: Gina Aftanas

Description: Removal of existing handrails to the footbridge stairways at Platform 1 & 2 locations to be replaced with DDA-compliant rails with closed ends, following the line of the original rail. Existing brackets carefully ground off, with all disturbed brickwork surfaces made good and decoration touched up in matching finish/colour.

Tactile surfaces also to be provided at each stair landing in accordance with the current codes of practice.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Within the curtilage of a Grade II Listed Building Character Area Appraisal BHH 9		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
L/08/63066	Erection of replacement lighting to platforms and station building.	Granted Listed Building Consent – 15/10/2008
L/09/64589	Relocation of ticket vending machine.	Granted Listed Building Consent – 08/05/2009
L/20/88623	Proposed replacement with LED lighting of all existing light fittings in public facing areas of Netley Railway Station to include open platform lanterns, under canopy luminaires, public area and car parking lighting and lighting on the external approaches.	Granted Listed Building Consent – 21/10/2020
PD/23/96476	Replacement/upgrade to CCTV.	Planning Permission Required – 05/01/2024
PD/24/96714	Proposed replacement of public help points.	See Written Report – 23/02/2024

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Objection		
Heritage:	No Objection Any perceived harm caused by this minimal change is only that and will encourage more people to make use of the facility, which can only be beneficial to the health of this heritage asset and generally.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/12/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." Section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal BHH 9.

Character Area Guidance

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' quality.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

Proposal:

This application seeks approval for the replacement of the current handrails on both stairways to DDA-compliant handrails with closed ends. Tactile surfaces are also proposed to be provided at each stair landing in accordance with the current codes of practice.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site forms part of Netley Train Station, a Grade II listed building located at the eastern end of Station Road in Netley. The surrounding area is largely residential in character, with the bridge positioned to the south and rear of the station.

Character & Appearance and Impact on the Listed Building

The design of the replacement rails is consistent with those currently in place, with the main difference being the transition from a single tube to a double tube design. This change is unlikely to have any adverse impact on the listed building or the surrounding area, as double-tube rails are typical for this type of infrastructure and will primarily only be visible to users of the train station, respecting the character and appearance of the locality as well as meeting the requirements of Policy DM1 and DM12.

The addition of tactile ground surfaces will introduce a subtle change in both colour and style compared to the existing layout. However, these modifications, along with the new handrails, are not expected to negatively affect the environment on which they are proposed and they will enhance safety for those using the staircase and ensure the handrails meet DDA (Disability Discrimination Act) requirements.

The Council's Heritage officer was consulted as part of this application due to the location of the works near a listed building. The following comments were received.

The Proposal. With a combination of increasing users and updated DDA requirements the time has come to revise the handrails and tactile landing areas of the over-track footbridge to afford safer passage to all users and particularly those with impaired perception. The number of passengers has increased threefold in the last four years to about 75,000.

The existing footbridge handrails are single yellow tubing with similar coloured step nosing's and tactile ground areas. In the overall setting situation the effect of these changes is minimal and really only the handrails notice much, so having double level rails is no great change as they are only visible if one has the footbridge in view at the right angle at the time of perception.

Conclusion. Any perceived harm caused by this minimal change is only that and will encourage more people to make use of the facility, which can only be beneficial to the health of this heritage asset and generally. No objection.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the positioning and the modest change of the proposal, it is not considered to cause harm to any of the neighbouring properties. The amendments proposed will not change the footprint of the listed building or bridge and accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The proposed changes to the handrails and tactile landing areas will bring them in line with DDA requirements, resulting in substantially enhancing the safety at the train station with no detrimental impact on neighbouring properties or the surrounding area.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐