

Les Waters
Senior Manager, Licensing

E-mail: les.waters@orr.gov.uk



Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

9 April 2020

Network licence Condition 17 (land disposal): Henley-on-Thames

Decision

1. On 30 January 2020, Network Rail gave notice of its intention to dispose of land at Henley-on-Thames station, Oxfordshire (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. In considering this case, and with Network Rail’s agreement, we considered it appropriate, under Condition 17.5 of Network Rail’s network licence to extend the deadline to 9 April 2020. This was to allow us time to consider additional information from Network Rail regarding future passenger demand at Henley-on-Thames and whether the land proposed for disposal might have a reasonably foreseeable use for station car parking.
4. We are satisfied that Network Rail consulted relevant stakeholders about its plans. We have considered the proposal and the further information supplied by Network Rail at our request. We note that:
 - Network Rail’s report *Long Term Planning Process: London and South East Market Study*, October 2013¹, was taken into account when it considered the car parking requirements at Henley-on-Thames station.

¹ Available at <https://cdn.networkrail.co.uk/wp-content/uploads/2016/11/London-and-South-East-market-study-1.pdf>. We note the report’s factors include the population of the London commuter catchment area and the propensity for commuting into London.

Network Rail took into account the increased electrification of its network in the context of its high growth scenario, “Prospering in Global Stability”.

- Currently, Henley-on-Thames is served by two trains per hour. Network Rail does not forecast service frequency increasing by 2043, although its forecasts refer to a four-car service meeting demand² and we note the station platform can accommodate some further train lengthening.
- The new layout of the station car park will be able to accommodate some 307 spaces; a relatively small reduction of 14 spaces compared with today. However, Network Rail considers that rail users account for only some 165 cars at present, leaving considerable headroom for growth in car parking.
- The car parking study in June 2019 was insufficiently broad to determine the peak usage of the station and Network Rail’s analysis of car parking capacity was not clear as to how the development of the proposed hotel would affect station car parking capacity between 7am and 9am; the commuter arrival period. However, for the short-term, we note that there is likely to be a sufficient amount of car parking capacity available for rail users, with no immediate material passenger growth forecast at the station. The provision of car parking for users of Henley-on-Thames town centre is a matter for the local planning authority.

5. Network Rail’s stakeholder consultation showed that Transport Focus was concerned about such growth, saying that Network Rail and First Greater Western Limited (Great Western Railway, or “GWR”), should have in place plans to provide additional parking spaces at Henley-on-Thames station as soon as demand indicates they will be required.

6. Network Rail has stated to us that it would look to control the car park for the benefit of rail users and work with GWR to do so. This is an important consideration in this particular case and, noting Network Rail’s statement, we will expect it to take all reasonable steps to do so should in future there be greater demand from rail users.

7. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration of this particular case under Condition 17, we are satisfied that there are no issues for us to address.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,³ and balanced our section 4 duties

² See Network Rail’s *Western Route Study, 2015* at <https://cdn.networkrail.co.uk/wp-content/uploads/2016/11/Western-Route-Study-Final-1.pdf>

³ Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.



given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

9. We have concluded, on balance, that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Disposal			
Type of disposal	Freehold sale		
Rationale for disposal	<p>Network Rail are working with GWR to deliver a hotel development on underutilised car park land at Henley-on-Thames train station and extend the car park at Twyford train station.</p> <p>The hotel development will improve the passenger experience at the station, create parking facilities along the Henley branch line that are better aligned to passenger demand, and generate a capital receipt from surplus land for reinvestment in the railway.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	<u>Land Disposal</u> Business clearance	CR/28614	01/06/2018
	Technical clearance	CR/28614	02/07/2018
	<u>Right of Way</u> <u>Easement:</u> Business clearance	CR/37225	12/12/2018
	Technical clearance	CR/37225	20/12/2018
	G6 Consultation concluded with no objection on 09/01/2019		
3. Site			
Description of property for disposal	The Henley disposal site is located south of Henley railway station (RG9 1FR) and forms part of the station car park that sits on the right on entering the car park (via the station access road) from Station Road.		

Attached plans and photographs:

(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)

Attached plans

Henley-on-Thames 6397579 Sale Plan

Henley on Thames Aerial Sale Plan

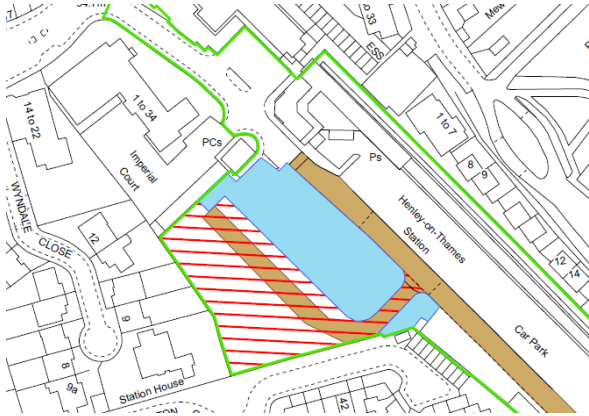
Site photographs

View of site from Station Road looking south:



View of site from north west corner of car park looking north:



<p>Ordnance survey coordinates</p>	<p>Eastings: 476368 Northings: 182244</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>Network Rail and Bloc JV, Blocwork, will develop site for a future investment sale to a financial institution.</p>
<p>Proposed use / scheme</p>	<p>Network Rail (NR) is consulting on the disposal of land for a hotel development. The site currently forms part of Henley-on-Thames station car park and measures 0.152ha (0.337acre) with currently 321 spaces available. 26 of these spaces are currently demised to a neighbouring occupier under a historic transfer agreement (this agreement allows the specific location of these spaces to be moved on notice). Another neighbouring occupier, Invesco, currently have an informal arrangement with GWR to purchase season tickets for 35 car park spaces. Invesco have recently secured planning consent for construction of a car park within their own premises, which is likely to reduce future demand at the station car park.</p> <p>The disposal is being progressed with the support of the train operating company, Great Western Rail (GWR). The site currently forms part of an underutilised car park and will result in the permanent loss of 14 Henley station car parking spaces. There will be a temporary loss of an additional 50 spaces within the area hatched red in the below plan for use as a construction compound for an anticipated 14 months.</p>  <p>Under the NR/GWR collaboration, 55 new parking spaces will be provided at Twyford station where station parking is undersupplied. In addition, further land will be made available to GWR at Wargrave and Goring and Streatley stations to enable future car park extensions in these locations. Consequently, there will be no net loss of parking on the network – and indeed a net gain - and the available spaces will better aligned to passenger demand along the Henley branch line.</p> <p>LC17 Disposal will be conditional on approval by the Department for Transport/Secretary of State of the Minor Modification document from which will be promoted by GWR. This will be supported by a car park capacity study at Henley station to confirm the remaining number of parking spaces is sufficient to meet future demand.</p>

Access arrangements to / from the disposal land	The site is entered via an accessway off Station Road and is situated to the south of the main station building. The access point to the hotel site will be relocated further up this accessway, as shown on attached plan Henley-on-Thames 6397579 Sale Plan, to improve vehicle access and safer crossing for pedestrians to the station building.
Replacement rail facilities (if appropriate)	14 car parking spaces will be permanently lost at Henley train station. An additional 55 spaces will be provided at Twyford train station to meet an undersupply. Further land parcels will be made available at Wargrave and Goring and Streatley stations to enable future extensions to these car parks. This will result in a net gain of parking spaces across the network and better align spaces with passenger demand along the Henley branch line.
Anticipated rail benefits	<ol style="list-style-type: none"> 1. Improved station facilities at Henley station to replace an underutilised car park with a hotel development as identified in the Henley-Harpsden Joint Neighbourhood Plan. Ground floor café will be open to the public/station users and the hotel will improve surveillance over the car park, particularly at night. 2. Delivery of an additional 55 parking spaces at Twyford station where there is an undersupply of parking. 3. Release land for future car park extensions at Goring and Streatley and Wargrave stations.
Anticipated non-rail benefits	<p>Paragraph 6.33 of the Henley-Harpsden Joint Neighbourhood Plan identifies a need for additional hotel bed space in Henley-on-Thames and earmarks the railway car park as a possibly suitable site.</p> <p>Delivery of the scheme will deliver an estimated approx. 100 bedrooms (plus ground floor café) on what is considered by Network Rail and GWR to be an underutilised car park.</p>
5. Timescales	
Comments on timescales	<p>Completion of the Henley development and the ultimate disposal is currently expected to be September 2021, subject to the success of the planning application. However, construction is not anticipated to start until spring 2020 at the earliest and the Henley parking spaces will remain available until then.</p> <p>GWR are targeting delivery of the car park extension at Twyford before April 2020.</p>
6. Railway Related Issues	

History of railway related use	Henley Station and the branch line between Twyford and Henley was built by GWR in 1857. An OS map from 1937-61 shows a railway siding leading to what was possibly an engine shed. It is not clear when the land was redeveloped as station parking although the car park as it is now was present in 2003.
When last used for railway related purposes	Site currently forms part of the Henley station car park.
Any railway proposals affecting the site since that last relative use	None
Impact on current railway related proposals	No current railway related proposals have been identified.
Potential for future railway related use	The 2015 RUS identified an option to increase the frequency of the service to two trains per hour on the Henley-on-Thames branch. This has been actioned and is live with two trains running every hour from Henley-on-Thames to London, though passengers are required to change at Twyford which would explain the greater parking demand at Twyford over Henley.
Any closure or station change or network change related issues	<p>Station Change will be needed to remove the site and parking spaces from the station lease and LC17 will be subject to GWR obtaining Minor Modifications approval to ensure the Henley parking spaces will not be needed in the future.</p> <p>A supplemental lease for the additional Twyford, Wargrave and Goring and Streatley land will be granted to GWR by Network Rail.</p> <p>A Station Agreement will be signed by NR and GWR to confirm the replacement of lost spaces at Henley to Twyford and the terms of the agreement for doing this.</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal will not affect any railway related access needs.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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7. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The site is unallocated within the Local Plan and sits just outside the Conservation Area (Policy ENV6, ENV8) and Town Centre Boundary (Policy TC3).</p> <p>The joint Henley and Harpsden Neighbourhood Development Plan 2012-2027 identifies a need in Policy TCE3 to increase hotel and visitor bed space in Henley and earmarks Henley station car park as a potential hotel site.</p> <p>Blocwork (JV between Network Rail and Bloc) is currently engaged with South Oxfordshire District Council at pre-application stage. Blocwork plan to submit their application once this pre-app process is complete.</p>
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<p>Contamination / Environmental Issues (if applicable)</p>	<p>Stage 1 and stage 2 geotechnical and contamination studies will be carried out by Blocwork to assess the presence of likely contaminants and environmental issues. Remediation actions will be taken following advice from these reports.</p>
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8. Internal Consultation

<p>Internal consultation</p>	<p>Business and Technical clearance have been obtained and state only standard NR clearance conditions.</p>
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9. Local Authorities

Names & Email Addresses:	Development Management Team Leader
Local Transport Authorities:	Oxfordshire County Council
Other Relevant Local Authorities:	
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.

11. External Consultation

<p>Summary of position as regards external consultations</p>	<p>Details given in accompanying consultation report.</p> <p>Consultation was undertaken with 25 parties and responses were received from all 25. Of the 25 responses, 21 responded with support or 'no comment' or 'no objection'. The consultation was re-circulated accompanied by the car parking study (see comments below). The following four consultees responded with comments:</p> <ol style="list-style-type: none"> 1. British Transport Police had no objection though recommended the development adheres to the principles of Crime Prevention Through Environmental Design and Secured by Design. This has been noted and the comment will be passed to the developer. 2. Transport Focus voiced concerns about risk the disposal will result in insufficient parking spaces for railway users at Henley station. "Transport Focus has no objection to the proposed disposal, provided NR and GWR have in place plans to provide additional parking spaces at Henley station as soon as demand indicates they will be required." 3. South Oxfordshire DC had no objection subject to the developer of the land demonstrating to the Council in their planning application "the parking area is no longer required in relation to the current or future operational requirements of Henley station". NR accept the comment and will review the situation as appropriate to ensure sufficient car parking for future railway users at Henley station. <p>Henley Town Council (TC) supports the concept of a new hotel at Henley though voiced concerns over the loss of spaces at the station car park. These concerns are centered around the effects this will have on parking as a whole in Henley rather than the risk of insufficient parking for station users. NR's response outlined their duty to providing car parking for railway users.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>Acknowledging stakeholder concerns regarding the permanent loss of what was initially calculated to be 61 parking spaces, NR, with its JV partner, undertook a car park capacity study at the Henley station car park over a three day period. The study looked at who was parking at the station and demand throughout the day to identify peak and low periods. While the study did reveal a surplus of 61 parking spaces, NR worked with car parking specialist RGP to reconfigure underused areas of the wider Henley station car park to reduce the overall net loss of parking from 61 to 18 spaces to allow for a future potential increase in demand.</p>

The results of the study and reconfiguration designs for the station car park were circulated to the two objecting stakeholders: Henley TC and Transport Focus. After review, Transport Focus' response to the consultation update and car park study was positive, with no real concerns providing NR and GWR can manage any future demand for railway user parking.

Henley TC's response to the consultation update was less positive and NR have so far been unable to resolve their response as these are focused on wider non-rail related parking issues. Whilst we appreciate HTC's concerns about parking in the town, the objections are not based on there being a future foreseeable railway use. This is supported by the outcomes of the parking study and the response of GWR, both of which raise no concerns about the impact on passenger parking at the station due to this disposal. This submission demonstrates that GWR actively support the scheme.

While NR does not openly restrict car parking to non-railway users, NR feels it is within its rights to manage its car parks to fulfill its obligation to provide parking for station users, even if this means deterring non-railway users from parking at the station. NR feels the results of the car park study show that there will be sufficient capacity for railway and non-railway users to park at the station and some future additional demand post disposal. However, should supply not be sufficient in the future, NR would look to manage capacity to the benefit of station users. NR acknowledges Henley TC's comment, but feels it is for Henley TC or South Oxfordshire DC to address any car parking shortfall in the Henley area by their own means and not look to NR to provide car parking for non-railway users.

The car parking study (also referred to here as Henley Parking Note) is included within this LC17 submission and the reconfiguration works to increase car park capacity at Henley station will be carried out prior to the closure of any parking spaces associated with this land disposal.





Finally, it should be noted that since the car parking study and reconfiguration designs for the car park were circulated in July 2019, NR and its JV partner have undertaken minor revisions to the design proposals to further reduce the overall net loss of spaces from 18 to 14.

12. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:	Proposer's job title:	Development Surveyor
Signed.....	Date...20/12/2019.....	
Authorised by :	Authoriser's job title:	Principal Development Manager
Signed...	Date.....20/12/2019.....	




Legend

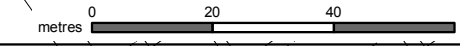
-  Network Rail Ownership
-  Right Of Way
-  Station Lease
-  Sale Area: 1610m²



Landinformation 

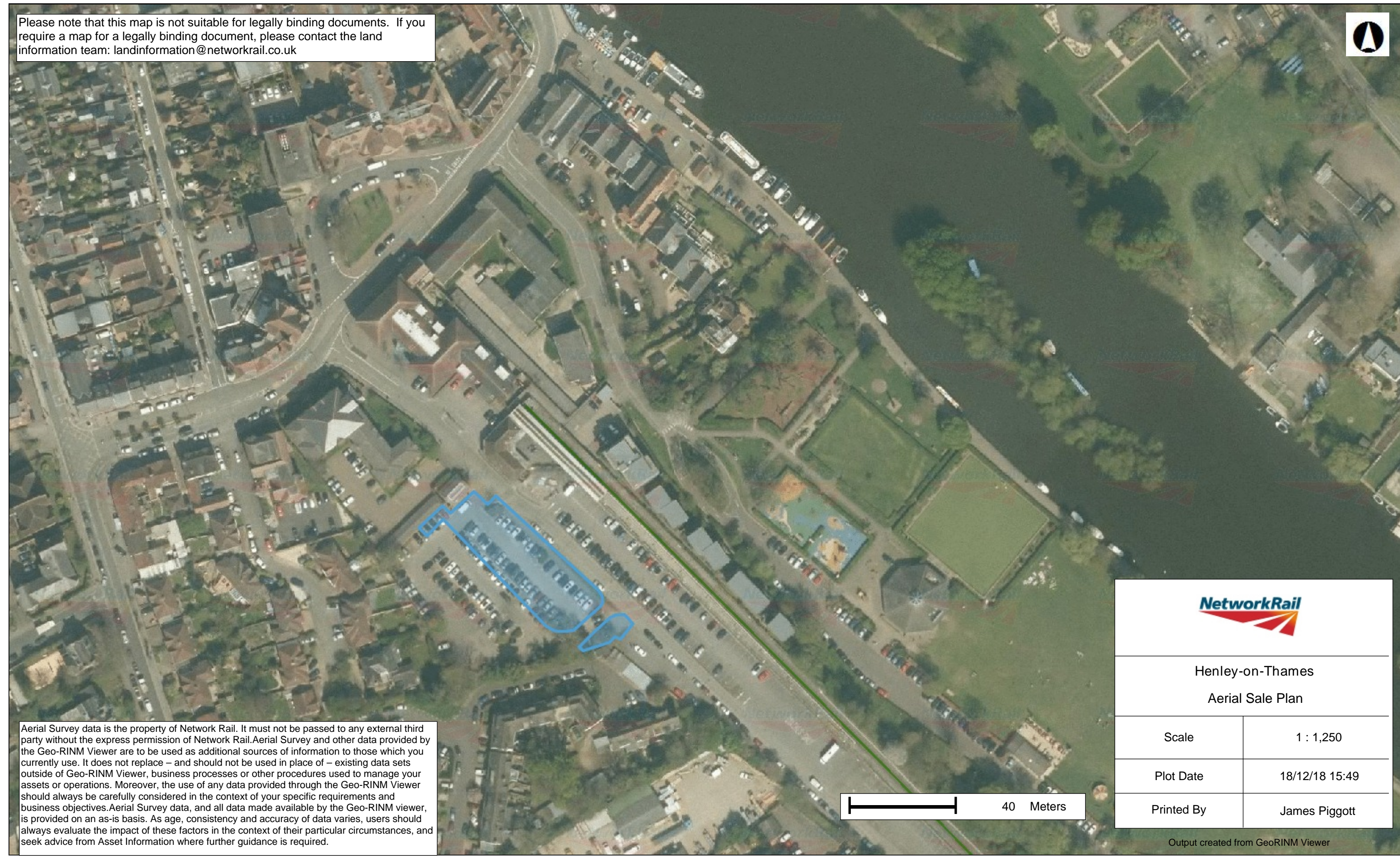
HENLEY-ON-THAMES
6397579 Henley Sale Plan

Coordinates \square 476480E 182163N		
Date: 02 Nov 2018	Drawn By: DF	
Drawing No: 6397579-2	Rev: E	
		Scale: 1:1250 @ A3





Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk



Henley-on-Thames
Aerial Sale Plan

Scale	1 : 1,250
Plot Date	18/12/18 15:49
Printed By	James Piggott

 40 Meters

Output created from GeoRINM Viewer

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CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Land at Henley-on-Thames Station Car Park

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Consultation was undertaken with 25 parties and responses were received from all 25. Consultation was originally undertaken in early to mid 2019. In December 2019, following minor changes to the scheme to reduce the overall net loss of parking spaces, consultees whose responses were more than 6 months old were asked to respond if there were any changes to their original consultation response.

Of the 25 responses, 21 responded with support or 'no comment' or 'no objection'. The following 4 responded with comments:

1. British Transport Police had no objection though recommended the development adheres to the principles of Crime Prevention Through Environmental Design and Secured by Design. This has been noted and the comment will be passed to the developer.
2. Transport Focus voiced concerns about risk the disposal will result in insufficient parking spaces for railway users at Henley station. "Transport Focus has no objection to the proposed disposal, provided NR and GWR have in place plans to provide additional parking spaces at Henley station as soon as demand indicates they will be required."
3. South Oxfordshire DC had no objection subject to the developer of the land demonstrating to the Council in their planning application "the parking area is no longer required in relation to the current or future operational requirements of Henley station". NR accept the comment and will ensure sufficient car parking for future railway users at Henley station.
4. Henley Town Council (TC) supports the concept of a new hotel at Henley though voiced concerns over the loss of spaces at the station car park. It is believed these concerns are centered around the effects this will have on parking as a whole in Henley rather than the risk of insufficient parking for station users. NR's response outlined their duty to providing car parking for railway users.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	19/12/2019	No comment See Annex 1	
2	Arriva Trains Cross Country		Y	11/12/2019	No Comment See Annex 1	
3	c2c Rail Limited		Y	05/12/2019	No Objection See Annex 1	
4	Chiltern Railway Company Limited		Y	13/12/2019	No Comment See Annex 1	
5	Eurostar International Limited		Y	05/12/2019	No Comment See Annex 1	
6	Great Western Limited		Y	11/12/2019	See comments in Annex 1	
7	Grand Central Railway Company Limited		Y	26/01/2019	No Comment See Annex 1	
8	London & South Eastern Railway Limited (Southeastern)		Y	12/12/2019	No Comment See Annex 1	

Land disposal consultation report

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9	Merseyrail Electrics 2002 Limited		Y	11/12/2019	No Objection See Annex 1	
10	Northern Rail Limited		Y	11/12/2019	No Objection See Annex 1	
11	COLAS Rail Limited		Y	15/02/2019	No Comment See Annex 1	
12	Direct Rail Services Limited		Y	04/02/2019	No Comment See Annex 1	
13	DB Cargo (Formerly DB Schenker)		Y	19/12/2019	No Objection See Annex 1	
14	Freight Transport Association		Y	19/12/2019	No Comment See Annex 1	
15	Freightliner Limited		Y	05/12/2019	No Comment See Annex 1	
16	GB Railfreight Limited		Y	05/12/2019	No Issues See Annex 1	
17	Rail Freight Group		Y	06/12/2019	Ok with RFG See Annex 1	
18	West Coast Railway Company		Y	15/02/2019	No Comment See Annex 1	
19	W.H. Malcolm		Y	06/12/2019	No Objection See Annex 1	
20	Association of Community Rail Partnerships		Y	19/12/2019	No Comment See Annex 1	
21	British Transport Police		Y	18/12/2019	No Objection See Annex 1	
22	Transport Focus (formerly Passenger Focus)		Y	05/08/2019	See comments in Annex 1	
23	Network Rail Media Relations		Y	01/03/2019	No Comment See Annex 1	
24	South Oxfordshire County Council		Y	10/12/2019	See comments in Annex 1	
25	Henley Town Council		Y	16/09/2019	See Comments in Annex 1	

Copies of responses are given in the annexes to this report, as indicated above.

[A copy of the consultation request (before customisation for any individuals) is given in Annex [2]]

Annex 1

1 Department for Transport

From:

Sent: 19 December 2019 15:23

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Hi

Just to confirm that we've got no comment to make on this application.

Thanks,

Briefing and Correspondence Manager, Great Western and Wessex, Rail Infrastructure South, Department for Transport
4/27

From:

Sent: 17 December 2019 16:50

To:

Cc:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear Consultee,

Further to my colleague previous emails dated **5th December 2019 and 11th December 2019** we do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **19th December 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **19th December 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **19th December 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

2 Arriva Trains Cross Country

From:

Sent: 11 December 2019 16:22

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



3 c2c Rail Limited

From:

Sent: 05 December 2019 12:59

To:

Subject: Re: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Good afternoon

Still no objection from c2c on this proposal.

Regards

Reactive Works Manager

2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR



W: www.c2c-online.co.uk



—

4 Chiltern Railway Company Limited

From:

Sent: 13 December 2019 13:30

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

www.chilternrailways.co.uk



Please consider the environment before printing this email

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5 Eurostar International Limited

From:

Sent: 05 December 2019 13:39

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Land disposal consultation report

V 1.1

No comment from EIL,
Thanks

PA to Chairman and to Company Secretary
Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW

eurostar.com



6 Great Western Limited

From:

Sent: 11 December 2019 16:29

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Hello

If you do not hear further from me before the 20th please take this s GWR support for the proposal.

I am currently consulting internally and indications so far are in this manner.

Many thanks.

Network Access Manager | Great Western Railway
1 Milford Street | Swindon | SN1 1HL

First Greater Western Limited | Registered in England and Wales number 05113733
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

—
7 Grand Central Railway Company Limited

From:

Sent: 05 March 2019 17:25

To:

Subject: Re: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

Hello

Many thanks for this.

GWR supports this application.

Yours,

Network Access Manager First Greater Western Limited.

Sent from my Samsung device

—
8 London & South Eastern Railway Limited (Southeastern)

Land disposal consultation report

V 1.1

From:

Sent: 12 December 2019 08:30

To: Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Hi

Apologies for the delay on this.

Southeastern has no comments on this proposal.

Kind regards,

[Commercial Manager](#)

southeasternrailway.co.uk

southeastern

Floor 2

Four More London Riverside

London, SE1 2AU



—

9 Merseyrail Electrics 2002 Limited

From:

Sent: 11 December 2019 16:14

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

We have no objection

thanks

**Legal & Contract Assistant
Merseyrail**

Tel
Mob
Email
Web www.merseyrail.org



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

10 Northern Rail Limited

From:

Sent: 11 December 2019 16:13

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Northern have no objections to the below proposal.

Thanks,

–

11 COLAS Rail Limited

From:

Sent: 15 February 2019 11:29

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

– no comment.

Many thanks,



Property Manager

COLAS RAIL LTD

Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

www.colasrail.co.uk

–

12 Direct Rail Services Limited

From:

Sent: 04 February 2019 15:24

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

Land disposal consultation report

V 1.1

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way
Carlisle
CA6 4SJ

DRS is the multi-award winning rail logistics solution...



WINNER OF FIVE
CONSECUTIVE
GOLDEN WHISTLES
2013-2018



WINNER
Train of the
Year 2018
for Class 88



Rail Freight Group

WINNER Business of the Year Award 2018

WINNER Customer Care Award

RUNNER UP Community & Environmental Responsibility

13 DB Cargo (Formerly DB Schenker)

From:

Sent: 19 December 2019 16:12

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

Yours,

Rail Network Manager

DB Cargo (UK) Limited
310 Goswell Road
London EC1V 7LW

From December 2016 my e-mail address will be and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to:

From:

Sent: 17 December 2019 16:50

To:

Cc:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear Consultee,

Further to my colleague previous emails dated **5th December 2019 and 11th December 2019** we do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **19th December 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **19th December 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **19th December 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

14 Freight Transport Association

From:

Sent: 01 March 2019 15:51

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

Dear

FTA does not have a comment on these proposals

Kind regards

Director of UK Policy

Freight Transport Association

Mobile :

www.fta.co.uk

From:

Sent: 19 December 2019 12:46

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear

The FTA have no further comments following our initial response.

Best wishes,

Policy Manager

Freight Transport Association

Mobile :

www.fta.co.uk

Land disposal consultation report

V 1.1

From:

Sent: 17 December 2019 16:50

To:

Cc:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear Consultee,

Further to my colleague previous emails dated **5th December 2019** and **11th December 2019** we do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **19th December 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **19th December 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **19th December 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

15 Freightliner Limited

From:

Sent: 05 December 2019 15:31

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

No comment

—

16 GB Railfreight Limited

From:

Sent: 05 December 2019 13:05

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

No issues from GBRf.

Regards,

.
Head of Capacity Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel:
Mobile:
E-mail:

GB Railfreight Ltd. Registered in England & Wales No. 03707899.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

—

17 Rail Freight Group

From:

Sent: 06 December 2019 08:39

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Ok with RFG

Director General
Mobile



This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.

Rail Freight Group
7 Bury Place
London
WC1A 2LA
www.rfg.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

18 West Coast Railway Company

From:

Sent: 15 February 2019 11:30

To:

Subject: Re: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

no comments

—

19 W.H. Malcolm

From:

Sent: 06 December 2019 07:59

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

Email: | **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

—

20 Association of Community Rail Partnerships

From:

Sent: 19 December 2019 17:29

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

No comment from ACoRO

Senior Operations Manager

Web: acorp.uk.com

The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1JF

Land disposal consultation report

V 1.1

Note: This E-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail. The sender does not accept liability for any errors or omissions.

From:

Sent: 17 December 2019 16:50

To:

Cc:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear Consultee,

Further to my colleague previous emails dated **5th December 2019** and **11th December 2019** we do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **19th December 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **19th December 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **19th December 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

21 British Transport Police

From:

Sent: 18 December 2019 10:57

To:

Cc:

Subject: FW: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

OUR REFERENCE: DOCU 2019 2215

Dear Both

My apologies for the delay in responding to this land disposal request.

I have reviewed the documents attached to your email and can see no reason why the Land Disposal should not go ahead. I would however recommend that with any developments taking place associated with this disposal that they adhere to the principles of Crime Prevention Through Environmental Design and Secured by Design.

Best regards

Designing Out Crime Manager (1233)

Designing Out Crime Unit
Force Headquarters
25 Camden Road
London
NW1 9LN

Office:

Mobile:

email: Department email:

From:

Sent: 17 December 2019 16:50

To:

Land disposal consultation report

V 1.1

Cc:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 19th December 2019

Dear Consultee,

Further to my colleague previous emails dated **5th December 2019** and **11th December 2019** we do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **19th December 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **19th December 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **19th December 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

22 Transport Focus (formerly Passenger Focus)

From:

Sent: 05 August 2019 19:36

To:

Subject: Henley on Thames LC7 consultation update 2501b19

Thank you for sending Transport Focus the result of the survey of Henley station's car park and the details of the revised plans. They note that:

the surveys were done by PCC Data Collection on Wed. 5th., Thu. 6th. and Sat. 8th of June 2019, and covered all 24 hours on each day; they show maximum use is made of the spaces in car park A, over 90% for up to 4¾ hours (on Thu. 6/6/19);

Land disposal consultation report

V 1.1

Transport Focus's interpretation of the data in the pre-application parking note (PPN) is:

parking area	current spaces⁰	max. use⁰	future spaces⁰	dis-placed	min. spare	location	comments
A	130 ¹	130	70	60	0	devel. site	
B	8 ²	8	8	0	0	sta. forecourt	4 disabled, 2 drop-off
C	109 ³	71	104 ⁵	0	36	"platform"	two spaces lost to create coach turning area
D	0	3	41	(3)	41	"coaches"	currently marked "coaches only" – two replacement spaces to be provided opposite, parallel to the road. Google Earth view attached.
E	64	55	64	0	9	up end	1 disabled
F	10	6	16	0	10	"on street"	gained by re-configuring the bays
total	321		303 ⁶	60	96		60 vehicles displaced from A, 96 spaces "spare" in C to F
rail spaces	286 ⁴		271 ⁴				

note 0: from rgp pre-application parking note

note 1: 104 "standard", 26 "contractor"

note 2: 6 "standard", 2 Tubbies Diner

note 3: 104 "standard", 5 rail staff

note 4: excludes two drop-off/pick-up

note 5: if two spaces are lost for the coach turning space, this total should be 107, 102 "standard", 5 rail staff

note 6: if C's new total is 107, this total is 306

It appears that, assuming no demand greater than that recorded during the survey, 36 empty spaces would, on the basis of those three days' survey, be available after the revision to the station's car parking.

Transport Focus also notes:

this comment in the PPN, page 3, 1.11:

"reconfiguration of the wider car parks would ensure that all of the existing users of the car parks can be re-accommodated, thereby ensuring that no displaced parking occurs away from this area";

this information from GWR:

*shoppers also use the site (parking for 2-3 hours after 10.00),
"we are working to separate the use by the different groups";*

Land disposal consultation report

V 1.1

that Oxfordshire County Council “have acknowledged receipt of the Transport note and a pre-app has now been submitted”.

The conclusion of our reply to on 13/2/19 was:

Transport Focus has no objection to the proposed disposal, provided NR and GWR have in place plans to provide additional parking spaces at Henley station as soon as demand indicates they will be required.

Transport Focus still has no objection and is pleased that the re-configuration of the car parking should provide no loss of parking spaces for rail users. The second part of our conclusion, about future growth, still holds.

Regards,

From:

Sent: 31 July 2019 17:39

To:

Cc:

Subject: RE: Henley Hotel Station Change/car park (Amended July 2019) 2106b20

Hi

No problem at all. Will you also be aiming to respond to the LC7 consultation update on the 5th too? It is essentially the same consultation information.

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

From:

Sent: 31 July 2019 16:48

To:

Subject: Henley Hotel Station Change/car park (Amended July 2019) 2106b20

Both,

My aim to reply today (31/7) has been denied because is away on leave. My draft will have to await her attention on her return on Monday 5th.

Apologies.

From:

Sent: 23 July 2019 17:16

To:

Cc:

Subject: Henley on Thames LC7 consultation update

In response to concerns surrounding the potential loss of 61 parking spaces at Henley station in relation to the subject disposal, NR with their JV partner carried out a detailed car park assessment of the station to look at the level of car parking required, as well as who was parking there and times of arrival/departure. This survey was also carried out at the request of Oxfordshire County Council (OCC) to support the hotel's pre-application. OCC have acknowledged receipt of the Transport note and a pre-app has now been submitted.

With the net loss of parking now reduced to a maximum of 18 spaces and a study which confirms surplus car park capacity at the station to meet future demand, NR (and GWR) would like to request support from Transport Focus to proceed with the disposal of the site should planning permission for the hotel be accepted.

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 14 February 2019 10:58

To:

Subject: FW: Henley-on-Thames 2501b19

Hi

See below from

Regards



Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY

E

www.networkrail.co.uk/property

From:

Sent: 13 February 2019 11:32

To:

Subject: Henley-on-Thames 2501b19

Thank you for sending Transport Focus details of the proposed land disposal in Henley-on-Thames, and for the additional information you provided. They note that:

Network Rail has identified part of the station car park as having the potential to be developed, creating funds for railway use; they are proposing to sell for development, freehold or long-leasehold, 1,610 square metres of the car park near the station building; it is believed that an hotel would be a suitable building for the site - the *Henley-Harpsden Joint Neighbourhood Plan 2012 – 2027* (page 40, para 6.33) states:

The railway station car park may be a suitable site for a hotel, subject to the completion of a sequential test and flood mitigation strategy.

it is believed the car park is not usually full, and that the loss of 61 spaces will not be a disbenefit for passengers; 35 of the spaces are currently used by a private business under a short term agreement; another 50 spaces will be lost for c. 14 months, being required as a works compound during construction; 188 spaces will be available after the development is complete; disposal is not expected until September, 2020, subject to planning.

Transport Focus also notes that:

55 additional parking bays are planned for Twyford station, by April 2020; the pedestrian crossing of the link at Twyford between the Henley branch and the UR will be improved; a twenty-metre strip of land at Goring & Streatley station will be made available for an extension to its car park; the reduction in capacity will be subject to a minor modification, for which a study of car parking capacity at Henley will be made; approval of the minor modification is a condition of the sale.

Transport Focus notes this information from _____, GWR:

shoppers also use the site (parking for 2-/3 hours after 10.00),
“we are working to separate the use by the different groups”.

Comments and questions

Although a Station Agreement between Network Rail and GWR will confirm the provision of replacement parking at Twyford, and Transport Focus welcomes that additional parking, it has concerns about proposals such as this. The wrong message is being given to passengers, actual and potential – “There’s no room here, we need it for commercial developments, so please drive another four or five miles to Twyford.” Surely companies set up to provide rail transport should encourage its use, and not add to road use along narrow and congested roads such as the A321 through Wargrave?

Of course, the reduction in area of the car park would not, in itself, mean capacity could not be increased in future. TOCs such as Chiltern and SWT have shown how decking car parks is an effective way of adding capacity. Transport Focus believes that NR and GWR should commit to obtain outline permission to add a deck to the car park.

The minor modification and change proposals should provide details of what the capacity study is to consider, and:

how removing the 50 spaces that will be occupied by the works compound could affect parking locally – could it mean more on-street parking?
if shoppers were no longer able to park in the station car park, where else could they?
if the 35 spaces let to a business can be “reclaimed” for rail passengers.

Conclusion

Transport Focus has no objection to the proposed disposal, provided NR and GWR have in place plans to provide additional parking spaces at Henley station as soon as demand indicates they will be required.

Regards,

From:
Sent: 08 February 2019 07:32
To:
Subject: FW: Henley-on-Thames 2501b19

I think that sorts that out!!

Sent from my Windows Phone

From:
Sent: 07/02/2019 19:17
To:
Subject: RE: Henley-on-Thames 2501b19

Noted, thanks.

Land disposal consultation report

V 1.1

From:

Sent: 07 February 2019 17:18

To:

Cc:

Subject: RE: Henley-on-Thames 2501b19

Thanks



The yellow area is not within the sale area and will remain as station car parking. It is only the blue shaded area that will be sold.

Regards,

From:

Sent: 07 February 2019 17:09

To:

Subject: RE: Henley-on-Thames 2501b19

Land disposal consultation report

V 1.1

Best I could do, given the programmes my desk-top has.

From:

Sent: 07 February 2019 16:47

To:

Subject: RE: Henley-on-Thames 2501b19

Can you annotate on the plan the area you are referring to please?

Many thanks

From:

Sent: 07 February 2019 16:24

To:

Subject: RE: Henley-on-Thames 2501b19

Thanks for your comments. The area I'm referring to is that between the blue sale area and what are the top and left edges of the station site – you'll see on the blocwork image that it's included. Can I take it that is "artistic licence"?! I note your remarks about it being early in the design stage. Shame the larger site down the Reading Road occupied by Jewson isn't owned by the Railway!

Regards,

Land disposal consultation report

V 1.1



From:
Sent: 07 February 2019 15:20
To:
Cc:
Subject: FW: Henley-on-Thames 2501b19

Dear

The main reasons for choosing that location for the building was indeed the overlooking aspect, in addition to rights to light and safer pedestrian access.

I must admit I am struggling to see the additional area you are referring to. I have attached a plan which I have tried to overlay where I believe the artist impression of the building sits. This is still very early in the design stage and all will be subject to planning. The sale area will not change and is clearly shown in the sale plan. If it does turn out the architects have included land not within the sale area, they will need to change their design.

Please give me a call if you wish to discuss.

Land disposal consultation report

V 1.1

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

From:

Sent: 07 February 2019 12:08

To:

Subject: FW: Henley-on-Thames 2501b19

Hi

Are you able to go back to please.

Regards



Technical Support Assistant, Property

Square One, 1st Floor

4 Travis Street, Manchester M1 2NY

www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 05 February 2019 11:31

To:

Cc:

Subject: Henley-on-Thames 2501b19

Is the sale area located between areas of car parking because of probable planning restrictions re things such as overlooking neighbouring properties?

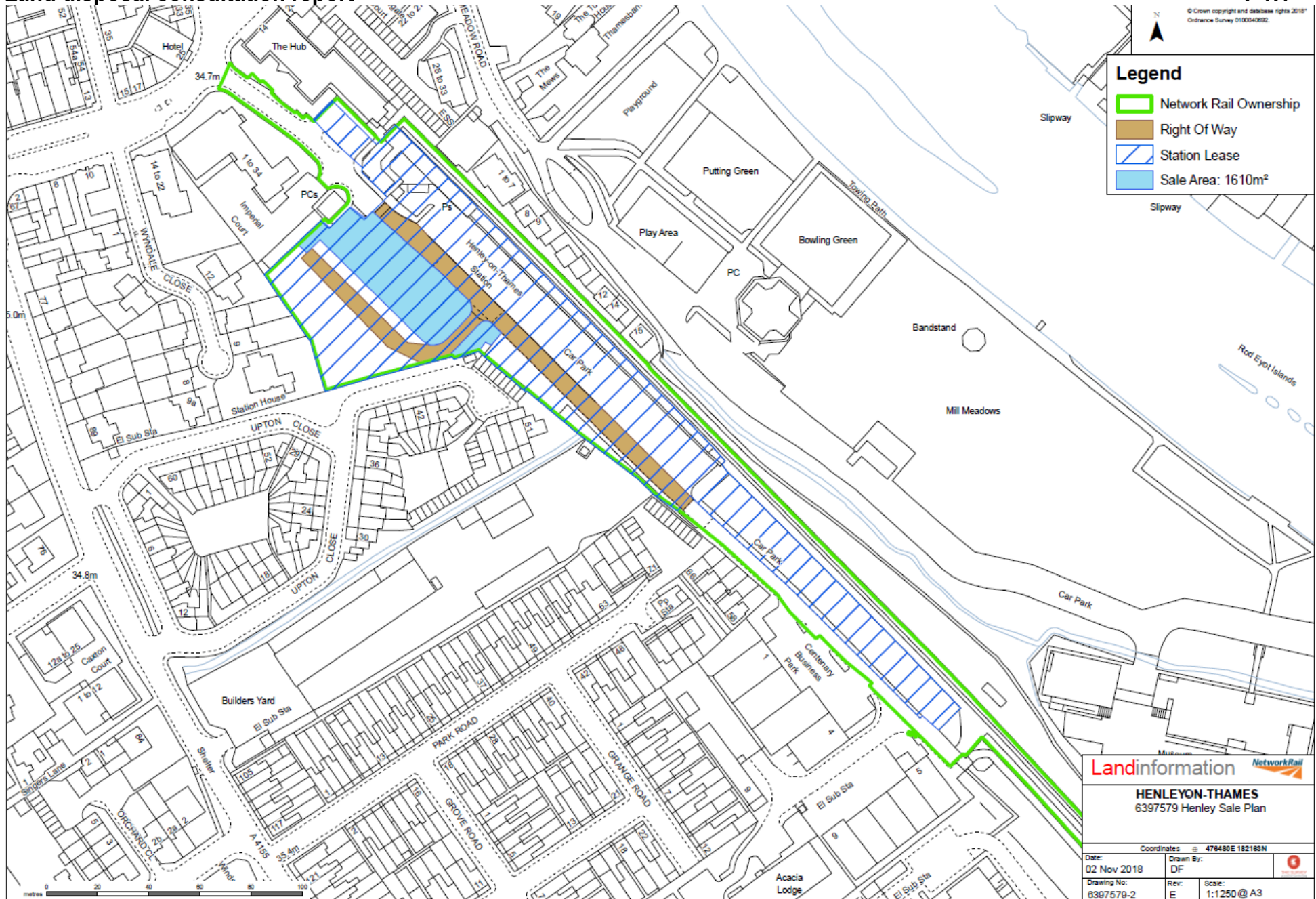
The information on the *bloc* web site for *blocwork* shows a proposal for an hotel and an “express” supermarket. The artist’s impression of the site shows an outline for the project larger than the sale area on the consultation plan; it includes the area south-west of the sale area.

Can you please check how much of the car park it is proposed to sell?

Thanks,

Land disposal consultation report

V 1.1



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Ordnance Survey 0100040692

Legend

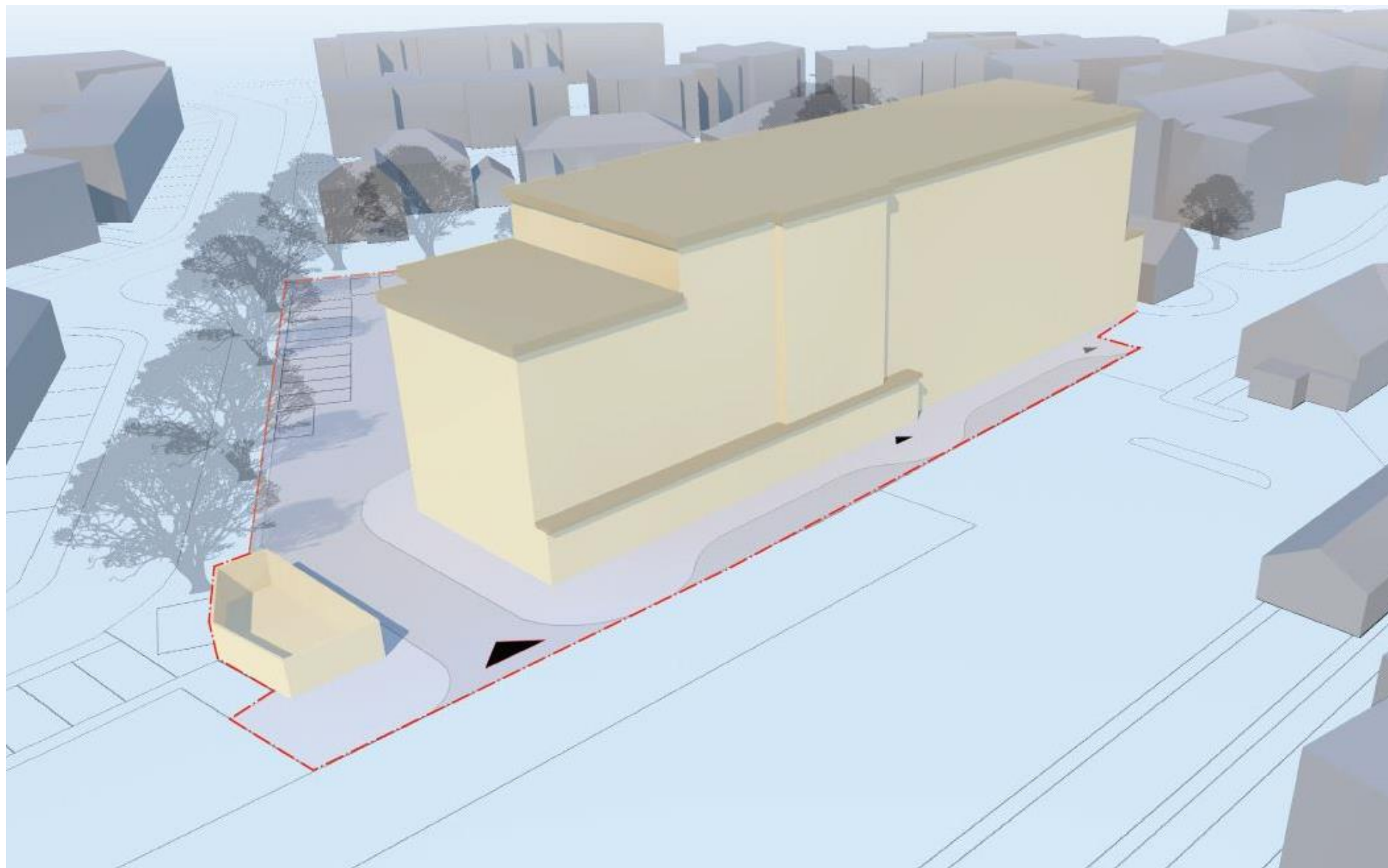
- Network Rail Ownership
- Right Of Way
- Station Lease
- Sale Area: 1610m²

Landinformation

HENLEY-ON-THAMES
6397579 Henley Sale Plan

Coordinates: 478480E 182180N

Date: 02 Nov 2018	Drawn By: DF	
Drawing No: 6397579-2	Rev: E	
Scale: 1:1250 @ A3		



23 Network Rail Media Relations

From:

Sent: 01 March 2019 16:16

To:

Subject: RE: URGENT - Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

No comment



XX XXX

Senior Media Relations Manager

1 Eversholt Street, London, NW1 2DN

Mobile: XXX XXX | Press office: 0203 356 8700

www.networkrail.co.uk

Follow us on Twitter: @NetworkRail



24 South Oxfordshire County Council

-----Original Message-----

From:

Sent: 10 December 2019 15:17

To:

Subject: Planning Acknowledgement - P19/S4449/3PC

Application number P19/S4449/3PC has been deposited with the District Council as Local Planning Authority.

The Acknowledgement Letter is attached.

Land disposal consultation report

V 1.1

Planning

HEAD OF SERVICE



Listening Learning Leading

Network Rail
Square One
1st Floor
4 Travis Street
Manchester
M1 2NY

CONTACT OFFICER :

registration@southoxon.gov.uk

Tel :

Textphone:

135 Eastern Avenue, Milton Park
ABINGDON OX14 4SB

10th December 2019

Planning Consultation Enquiry

Dear Sir/Madam

Location: Carpark at Henley Railway Station Station Road Henley on Thames RG9 1AY

Proposal : Minor design changes to original proposal involving re-lining the spaces in the station car park to reduce the overall number of parking spaces lost as a result of the scheme from 61 to 14.

Application Reference : P19/S4449/3PC

Thank you for your consultation enquiry on 5th December 2019.

I am the planning officer responding to the enquiry. I will respond to the consultation by the deadline you have set. If you have not heard from me by the end of that period please assume we have no comments to make on the consultation.

Please contact me by telephone or email if you need any help.

Yours faithfully

Development Management Team Leader (Applications)

Land disposal consultation report

V 1.1

From:

Sent: 28 February 2019 18:16

To:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park

Dear

I refer to the recent consultation in respect of the above. I realise that the consultation period ended on 22 February, and I apologise for this. However, in relation to any planning application for the redevelopment of the land, I thought it important to highlight that it will be necessary for the developer/applicant to demonstrate that the parking area is no longer required in relation to the current or future operational requirements of Henley station. This requirement should be made clear to any parties interested in purchasing the site with a view to redeveloping it for a hotel or other development that would involve the reduction of available car parking for the station.

Please contact me should you wish to discuss this matter further.

Kind regards

Team Leader Development Management (East)

South Oxfordshire District Council

<http://www.southoxon.gov.uk>

To read our privacy policy, please go to this link for [South Oxfordshire](#) or this link for [Vale of White Horse](#)

From:

Sent: 20 February 2019 13:57

To:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Dear

Please accept our apologies for the delay. Please find below comments from a senior planner office within Development Management

“We have no further comments to add to those made under **P15/S3536/PEJ**, subject to an assessment of any further details provided in the submission of another pre-app”

Kind regards

Customer Service Team
Planning
South Oxfordshire District Council
Customer service:
Email:
Visit us at: www.southoxon.gov.uk

To find out more about how the council holds, uses and stores your personal data, please click [this link](#)

–

25 Henley Town Council

From:

Sent: 16 September 2019 09:22

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Thank you for your reply and research into your understanding of the situation. We await to be informed of any applications at this stage.

Kind Regards

Land disposal consultation report

Planning Administrator

V 1.1

Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:

Website: www.henleytowncouncil.gov.uk

Office:

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From:

Sent: 13 September 2019 10:19

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Land disposal consultation report

V 1.1

Following your comments, I have further researched the funding agreement relating to the car park. There was at one stage a management agreement put in place between the Train Operating Company (now GWR) and SODC which reflected the fact that some years ago SODC funded works to discrete parts of the car park. However, these works were undertaken to parts of the car park outside the proposed disposal area and will remain part of the car park. We also understand that this historic agreement specifically acknowledged that precedence would be given to rail users in the event of parking capacity becoming constrained.

I can only reiterate that as per previous comments below, NR feel that the results of the recent car park study show there will be sufficient capacity for railway and non-railway users to park at the station post disposal. SODC have been consulted on the LC7 and offered no objection.

The purpose of the rail industry consultation we have been undertaking is to gather views on whether relevant stakeholders (including Henley Town Council) believe that the proposed disposal site has any foreseeable railway, or other public transport, use. I should stress again that the Town Council will have the opportunity to raise any wider concerns at planning stage and comment in detail on any planning application before a decision is made on the overall acceptability of the proposals.

In terms of next steps with this rail industry consultation, having sought views of relevant parties on our proposed land disposal, we plan to submit a formal application to ORR for consent to dispose under the terms of our network licence. If a formal application to ORR is made, we will, in accordance with ORR's regulatory arrangements for land disposal, send you a notification of our application in due course.

Kind regards



Development Surveyor
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

From:

Sent: 10 September 2019 10:42

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Land disposal consultation report

V 1.1

Henley Town Council understand you have taken over from and are dealing with the GWR Network Rail project at Henley on Thames. Please be advised of the following extract from a previous email with information which was sent to

“SODC have advised us that the funding agreement for the resurfacing specifies that the car park is made available to rail users and ‘other members of the public’. This does not appear to tally with the assertion that non-rail users are not material to the car park usage. Can you advise?”

Please can you also advise if you have consulted with SODC on this matter, and finally what stage and what are the next steps in your process with this consultation?

Kind Regards
Planning Administrator

Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:
Website: www.henleytowncouncil.gov.uk
Office:

Twitter: @HenleyClerk



Land disposal consultation report

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Please consider the environment before printing this e-mail!

From:

Sent: 30 August 2019 11:49

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

has moved on to another company. will be managing the Henley project going forward. xx is back in the office next Tuesday and will respond to you then.

I hope that is ok.

Regards,

From:

Sent: 30 August 2019 08:33

To:

Cc:

Subject: FW: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Please see below. I sent this to but have received an autoreply saying that xx has left the company.

Kind regards,

Planning and Project Manager/Proper Officer

Direct Line:

Henley Town Council
Town Hall

Land disposal consultation report

V 1.1

Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:
Website: www.henleytowncouncil.gov.uk
Office:
Direct Line:

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From:
Sent: 29 August 2019 18:00
To:
Cc:
Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

SODC have advised us that the funding agreement for the resurfacing specifies that the car park is made available to rail users and 'other members of the public'. This does not appear to tally with the assertion that non-rail users are not material to the car park usage. Can you advise?

Land disposal consultation report

V 1.1

Kind regards,

Planning and Project Manager/Proper Officer

Direct Line:

Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:

Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk



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Land disposal consultation report

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From:

Sent: 21 August 2019 15:34

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

In response to your two comments and by way of closure before NR submits the documentation to the ORR for a decision:

- To my knowledge NR have not undertaken a similar study to the recent car park study in the past at Henley station. Data from APCOA (the car park management company) would only show the overall demand at the car park and who was using it. As the car park study clearly identifies a large proportion of non-railway users using the car park, NR do not see this data as comparable or relevant. If your concern is that there will not be sufficient car parking for railway users in 5-10 years from now, there are two trains an hour leaving Henley Station and no plans to increase this service. While NR accept there may be a slight increase in railway use from Henley station, the car park study clearly identifies it is only 66% full of railway users with plenty capacity for increased future railway user parking should it be required.
- SODC were consulted on the LC7 and offered no objection subject and would review if/when a planning application is submitted. I'm afraid I have no knowledge of SODC funding the resurfacing of the car park and this has not been brought up by them during any of our communications. This agreement might be in connection with the unadopted access road that feeds the industrial estate at the far end of the car park, but you will need to discuss this with SODC.

Kind regards

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 21 August 2019 14:18

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Thank you for your response and the further opportunity for Henley Town Council to comment. Consideration was given to your answers below at Planning Committee yesterday evening and the following response was agreed:

- The Council would still like to see clarification on the historical analysis of car park usage and projected future use at 5 and 10 years from now.
- Please could you explain what involvement South Oxfordshire District Council (SODC) has in the car park following their previous funding of resurfacing works and to what level have SODC been consulted?

Kind regards,

Planning and Project Manager/Proper Officer

Direct Line:

Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:

Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From:

Sent: 20 August 2019 10:59

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Many thanks for your response to the updated LC17 (previously named LC7) consultation information and car park study. The LC17 consultation is specifically to determine whether there is any reasonably foreseeable railway related use relating to the disposal site. NR believe Henley Council's desire to see 100 spaces for the proposed hotel, as well as short term drop off spaces and electric vehicle charging points are planning related matters that can be addressed if/when an application is submitted.

In response to Henley Council's first point. The results of the three-day car park study identified at its peak only 66% of those parking at the station were using the railway. This made up 54% of the station car park's capacity, which would rise to 57% following disposal of the site. As previously explained, NR has a duty to provide parking for station users and while it does not openly restrict carparking to non-railway users NR feel they are within their right to manage their car parks to fulfil their obligation; even if it means deterring non-railway users from parking at the station. NR feel the results of the car park study show there will be sufficient capacity for railway and non-railway users to park at the station and ample future demand post disposal. However, should supply not be sufficient in the future NR would look to manage capacity to the benefit of station users.

Based on the other consultation responses we have received, including support from the station operator, we believe that there is no railway related use for the site. As such we intend to submit the LC17 documentation to the ORR for review and a decision on the proposed disposal. NR would like to invite Henley Council a final opportunity for transport related comment before submission to the ORR. Please may I have any final comments by 6pm on Wednesday 21st August 2019.

Land disposal consultation report

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Kind regards

Network Rail, Development

1 Eversholt Street, London NW1 2DN
www.networkrail.co.uk/property

From:

Sent: 08 August 2019 17:32

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Dear

Thank you for sending through the car park assessment report for the Station Car Park in Henley. This was discussed at Planning Committee on Tuesday 6 August and the following comments were made:

- The Council would like to see a historical analysis and projection of car park usage to ensure the validity of such research. Station car park usage has increased and will do in the future – therefore more spaces are required not less. A report from South Oxfordshire District Council with usage figures from 2008 gives the occupancy level as 28% at 2pm. If this is now 78% occupancy at 2pm in 2019, it suggests that the need in 2029 will be greater again, especially with the housing developments taking place in Henley and surrounding villages.
- The Council wishes to see 100 spaces for parking for the proposed hotel.
- Short term drop off spaces should be retained for safe passenger arrival and pick up.
- The Council would like to see electric vehicle charging points installed as part of the car park alterations.

Kind regards,

Planning and Project Manager/Proper Officer

Direct Line:

Land disposal consultation report

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Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:

Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From:

Sent: 05 August 2019 15:22

To:

Cc:

Subject: Re: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Hi

is on holiday, but due back tomorrow.

Land disposal consultation report

V 1.1

I can confirm Henley Town Council (HTC) will be responding to your 'deadline'!

Regards

Chairman HTC Planning Committee.

From:

Sent: 05 August 2019 15:10

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 9th August 2019

Hi

Further to my email below NR would like to conclude the consultation by putting a deadline on a response to the updated information. In addition to the two weeks since this information was sent to Henley Town Council I would like to offer until this Friday 9th August as the closing date for additional comments, if you would like to give any. If none are received by this date NR will record Henley Town Council's initial comment with no update and conclude the consultation.

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

From:

Sent: 26 July 2019 14:14

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Land disposal consultation report

V 1.1

Dear

In response to concerns surrounding the potential loss of 61 parking spaces at Henley station in relation to the subject disposal, NR with their JV partner carried out a detailed car park assessment of the station to look at the level of car parking required, as well as who was parking there and times of arrival/departure. This survey was also carried out at the request of Oxfordshire County Council (OCC) to support the hotel's pre-application. OCC have acknowledged receipt of the Transport note and a pre-app has now been submitted. Please find attached car park note with plans showing revised car park layout.

With the net loss of parking now reduced to a maximum of 18 spaces and a study which confirms surplus car park capacity at the station to meet future demand, NR would like to request further comment from Henley Council in order that we may be able to conclude the LC7 consultation and proceed with the disposal of the site.

Just to reiterate the LC7 consultation is a railway regulatory requirement for the release of land and not an application for planning approval.

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

From:

Sent: 22 March 2019 11:30

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Dear

Thank you very much for your reply regarding the Land Disposal Consultation on Land at Henley-on-Thames Station Car Park. Henley Town Council reviewed your response at their Planning Committee meeting on 19 March 2019.

Following this review, Henley Town Council would like to reiterate their concerns regarding the loss of car parking and would also ask you to consider the sensitivity of the residents of Wyndale Close, adjacent to the proposed land disposal site. I believe you were sent a letter by the residents' association listing their concerns.

Land disposal consultation report

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You state that a car park assessment will be commissioned to assess the use of the Henley station car park, including who is using it. The Town Council would be very interested to see the results of that assessment.

We look forward to hearing from you.

Kind regards,

Planning and Project Manager

My normal working hours until the end of March 2019 are: 8:15-17:00 Monday to Thursday and 8:15-12:15 on Fridays

Direct Line:
Henley Town Council
Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email:
Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk





Please consider the environment before printing this e-mail!

From:
Sent: 05 March 2019 10:38
To:
Subject: RE: Proposed hotel at Henley Station car park

Dear

Please free to forward my contact details to

Kind regards,

Network Rail, Development

Mobile:
1 Eversholt Street, London NW1 2DN
www.networkrail.co.uk/property

From:
Sent: 05 March 2019 10:26
To:
Subject: FW: Proposed hotel at Henley Station car park

Dear

Further to our correspondence, has contacted Henley Town Council and would like to be put in contact with you as per his email below. Please could you either contact him directly or if I may I will pass your contact details to him so he may contact you. (GDPR) Please confirm if you are happy for me to pass your email addresses to him.

Kind Regards

Planning Administrator

Henley Town Council

Land disposal consultation report

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Town Hall
Market Place
Henley on Thames
Oxfordshire
RG9 2AQ



Email: Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From:
Sent: 04 March 2019 16:51
To:
Subject: Re: Proposed hotel at Henley Station car park

Yes, please do.

I suppose because of GDPR you cannot give me the contact details.

Thank you for your help.

Best regards

**PLEASE NOTE OUR NEW ADDRESS FROM 1 MARCH 2019 WILL BE:
TFA, NEW CHILTERN CHAMBERS, 62 PORTMAN ROAD, READING BERKSHIRE, RG30 1EA**

Executive Chairman



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On Mon, 4 Mar 2019 at 15:54, > wrote:

Thank you for your prompt email. Would you like me to pass your contact details onto the person who initially contacted Henley Town Council? Looking back you are correct and the request for Henley Town Council's views as a consultee on the proposal came from Network Rail not GWR.

Kind Regards

Planning Administrator

Henley Town Council

Town Hall

Market Place

Henley on Thames

Oxfordshire

RG9 2AQ

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V 1.1



Email:

Website: www.henleytowncouncil.gov.uk

Office:

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

From: Sent: 04 March 2019 15:51

To:

Subject: Proposed hotel at Henley Station car park

Hi

Thank you for your time earlier.

I had not realised this had come from Great Western Railway, thinking it would have come from Network Rail who own much of the railway land.

I know, of GWR.

It would be helpful if you could let me know the person who wrote to the council.

Thanking you in anticipation and best regards

PLEASE NOTE OUR NEW ADDRESS FROM 1 MARCH 2019 WILL BE:
TFA, NEW CHILTERN CHAMBERS, 62 PORTMAN ROAD, READING BERKSHIRE, RG30 1EA
Executive Chairman



www.tfa-ltd.co.uk

@tfaengagement

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From:

Sent: 22 February 2019 15:32

To:

Cc:

Subject: FW: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Dear

Many thanks for your response to Network Rail's LC7 consultation on the proposed Henley land disposal. Network Rail has a duty to provide car parking for those traveling to the station to use the train and would not wish to displace any passengers wishing to travel from Henley station to Twyford, Shiplake, or any other station. As outlined in the LC7 consultation document a car park assessment will be commissioned to assess the use of the Henley station car park, including who is using it. While Network Rail or the train operator does not openly discriminate or restrict who uses the station car park we do not openly encourage or have any duty those using the car park who are not continuing their journey by train. This includes signage which encourages use of the car park without the use of the train.

The LC7 consultation is an invitation to railway stakeholders to make comment on a proposed land disposal and not the proposed development, which would be a planning matter if and when a planning application has been submitted. Network Rail acknowledges your comment regarding concerns over the land disposal resulting

Land disposal consultation report

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in possible insufficient parking for railway passengers and their subsequent displacement to alternative stations and will endeavour to address these concerns before an application is submitted to the ORR for consideration.

Kind regards,

Network Rail, Development

Mobile:

1 Eversholt Street, London NW1 2DN

www.networkrail.co.uk/property

From:

Sent: 21 February 2019 15:26

To:

Subject: FW: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Hi

See below comments from

Regards

From:

Sent: 21 February 2019 15:15

To:

Cc: J

Subject: RE: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - Friday 22nd February 2019

Dear

Thank you for including Henley Town Council in your consultation on the proposed land disposal at the railway station car park in Henley. The Council's response is as follows.

Whilst supporting the concept of a new hotel in Henley, there is concern about the loss of parking spaces at the station car park. Although there would be 188 spaces remaining following the proposed redevelopment, a 100 bed hotel and 35 spaces leased to local businesses could only leave 53 spaces available to the public for either travel on the train or long term parking within the town. The Transport Strategy Group (formed of Town Councillors and Parish Councillors from Remenham and Harpsden) is currently progressing improved signage in the town to encourage use of the station car park as the view from Oxfordshire County Council Highways Department is that it is inadequately signposted. With the demand on the central car parks in town, more use of the station and rugby club car parks is necessary.

The Council notes that the terminology in the consultation document implies that the outcome of the proposed study by Network Rail on car park usage figures has already been assumed, which seems premature.

Undercrofting the hotel or decking the remaining car park to provide more parking are suggested as well as smart parking, signage and an assurance that the remaining station car parking spaces will be protected longer term.

There needs to be an integrated approach to car parking and air pollution and this may be a good opportunity to develop Henley's long term car parking together with EV charging points.

There is real concern over displacing Henley rail users to Shiplake and Twyford due to the lack of parking at Henley.

The Council is also disappointed that the consultation documents make no reference to the express food store also planned as part of the land sale, though this is clearly listed on the website for the joint venture company for the redevelopment. This has resulted in incomplete consideration of the proposals at Committee.

The Council requests further detail on the process and timescales for the proposed sale.

Kind regards,

Planning and Project Manager

My normal working hours until the end of March 2019 are: 8:15-17:00 Monday to Thursday and 8:15-12:15 on Fridays

Direct Line:
Henley Town Council
Town Hall
Market Place

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Henley on Thames
Oxfordshire
RG9 2AQ



Email:

Website: www.henleytowncouncil.gov.uk

Twitter: @HenleyClerk



Please consider the environment before printing this e-mail!

APPENDIX 2

From:

Sent: 25 January 2019 15:42

To:

Subject: Land Disposal Consultation - Land at Henley-on-Thames Station Car Park - Closing Date - 22nd February 2019

Dear Consultee,

Property: Land at Henley-on-Thames Station Car Park

We seek your views for Network Rail's consultation on the proposed freehold or long leasehold disposal sale of the above subject site.

We attach a draft application form for the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in consideration of consultation responses. It is therefore important that we have your views so these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete accordingly without consideration by the ORR.

We request your comments (including any “no comment” response) by close of business on **22nd February 2019** please. It would be helpful if your response is provided by email. Should no response be received by **22nd February 2019** and having made reasonable endeavours to obtain a response, we will proceed with either our application to ORR, or General Consent form on the basis that there is no objection. We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek resolution of any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to (contact details set out in below). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,



Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY

T
E

www.networkrail.co.uk/property