

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



22 July 2020

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

Network licence Condition 17 (land disposal): Coal Road, Auchinleck, East Ayrshire

Decision

1. On 23 June 2020, Network Rail gave notice of its intention to dispose of land at Coal Road, Auchinleck, East Ayrshire (“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. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were received.
4. In considering the proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely;
 - Network Rail completed the process to remove the land from the strategic freight site list in 2018; and
 - no other reasonably foreseeable railway use for the land was identified.
5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.
6. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight

¹ Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. We have concluded 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, appearing to read 'Les Waters', is written in a cursive style.

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 License

1. Disposal			
Type of disposal	Freehold sale of approximately 17,701 m2 of land to Cunninghame Housing Association.		
Rationale for disposal	Cunninghame Housing Association who propose to develop the neighbouring site for social housing have approached Network Rail regarding the possibility of a freehold sale to extend and improve their development. This would allow Network Rail to dispose of an unused liability with very limited access thus reducing maintenance costs and producing capital receipt.		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance Technical Clearance	CR/38264 Certificate No.46848 Certificate No.47546	20-11-2018 16-01-2019
3. Site			
Description of property for disposal	The site is located in the village of Auchinleck which lies 5 miles southeast of Mauchline and 2 miles north west of Cumnock in east Ayrshire. The site is located on the eastern outskirts of the village between the railway line and parallel with Back Rogerton Crescent with Coal Road bounding the right-hand side. The site of a disused railway is covered in trees and generally shrubland.		
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 and photographs: Drawing No: 6839682 Auchinleck aerial.JPG Auchinleck aerial2.JPG L(20)SK1 Proposed Site Layout Feb 2019_rev A.pdf IMG_0207.JPG IMG_0211.JPG IMG_0214.JPG IMG_0218.JPG		
Ordnance survey coordinates	2555534 EAST, 621925 NORTH Postcode : KA18 2AL		

4. Proposal

Proposed party taking disposal	Cunninghame Housing Association Ltd.
Proposed use / scheme	<p>Cunninghame Housing Association plan to develop the site for social housing and the purchase of this site would allow them to enhance their scheme and allow better access to local utilities. Cunninghame Housing Association was in the process of developing a scheme neighbouring Network Rail's property. The initial request was to lay pipes under our property however through discussions with the proposed purchasers it was decided a disposal would be a better option as this would relieve Network Rail of a liability, produce capital income and any drainage works may diminish any future use of the property. The purchaser, a housing association, has already identified a lack of affordable rentable accommodation within the area. By acquiring this property this enables them to enhance their scheme of 56 dwellings by 25 properties to 81, with better access for residents to amenities within Auchinleck, an improved layout of the scheme and better access to mains utilities connections.</p> <p>The proposed development would be for social rentable accommodation and not for private dwellings to be sold on the open market. The housing association is a not-for-profit registered social landlord and charity who benefit from government grants.</p>

Access arrangements to / from the disposal land	Access to Network Rail's property is in isolation, very restrictive and should the purchaser proceed with their existing scheme would result in limited or no access to the property. As part of the revised scheme a new access would be obtained from Coal Road as part of the wider residential development.
Replacement rail facilities (if appropriate)	Not applicable as no rail facilities would be lost as part of the proposed disposal.
Anticipated rail benefits	Anticipated rail benefits include capital income to the network which can be re-invested. This sale also allows the disposal of an unused asset with its liability and maintenance obligations. Since the site was delisted as a strategic freight site and the very restricted access to the site there are no viable alternative railways uses. The sale agreement with the housing association will include a right of access from Coal Road for railway maintenance where previous access was not possible.
Anticipated non-rail benefits	It is proposed that the property is sold to a housing association and registered charity. This allows unutilised railway land to be made available for social housing. The proposed development would create good quality, affordable rentable accommodation for families which is much needed across the country. A residential scheme of this nature is also beneficial for the local businesses of Auchinleck. The purchase of the property allows the housing association to increase their rental income which can be re-invested elsewhere and reduce their spending on utilities infrastructure.
5. Timescales	
Comments on timescales	It is anticipated that the purchase of the land will complete at the end of Spring 2020 subject to receipt of the ORR consent to the disposal.
6. Railway Related Issues	
History of railway related use	The proposed disposal area is a disused railway forming part of the old Muirkirk Junction which ceased to operate in 1976 and has been redundant ever since and is not operational. The site was listed as strategic freight site but was delisted and consent was granted for this to be removed was granted on the 7 th of February 2018.
When last used for railway related purposes	This section of track was used the Muirkirk branch serving towns such as Lugar and Cronberry however these stations were closed in the 1950s with the line in use until 1976 serving a colliery at Gasswater. Advanced plans existed to re-open the line from Auchinleck to an open-cast mine at Powharnel near Cronberry however these were eventually abandoned following the decision to close the power station this was to supply.

<p>Any railway proposals affecting the site since that last relative use</p>	<p>Following on from the clearance and consultation process we have not been made aware of any such proposals. The proposed disposal area is heavily vegetated. There is no infrastructure on this site.</p>
<p>Impact on current railway related proposals</p>	<p>There are no known impacts on current railway proposals. Business and technical clearance has been granted within Network Rail with internal stakeholders consulted.</p>

<p>Potential for future railway related use</p>	<p>The Route Utilisation Strategy has been reviewed and this has not revealed any specific strategic plans that require the use of the disposal land.</p>
<p>Any closure or station change or network change related issues</p>	<p>There are no closure, station or network change relating to this sale. The site is remote from Auchinleck Railway Station which is approximately 0.75 miles away.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>This disposal would not affect any railway or operator access. This sale does not affect any railway related access as most of the property does not share a boundary with the railway, however a servitude right of way will be agreed to ensure Network Rail can access through the newly developed residential scheme.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Cunninghame Housing Association will install new boundary fencing along the railway boundary and be installed under supervision from Network Rail's Asset Protection team. The development will be designed with a buffer zone between the housing and the railway.</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>

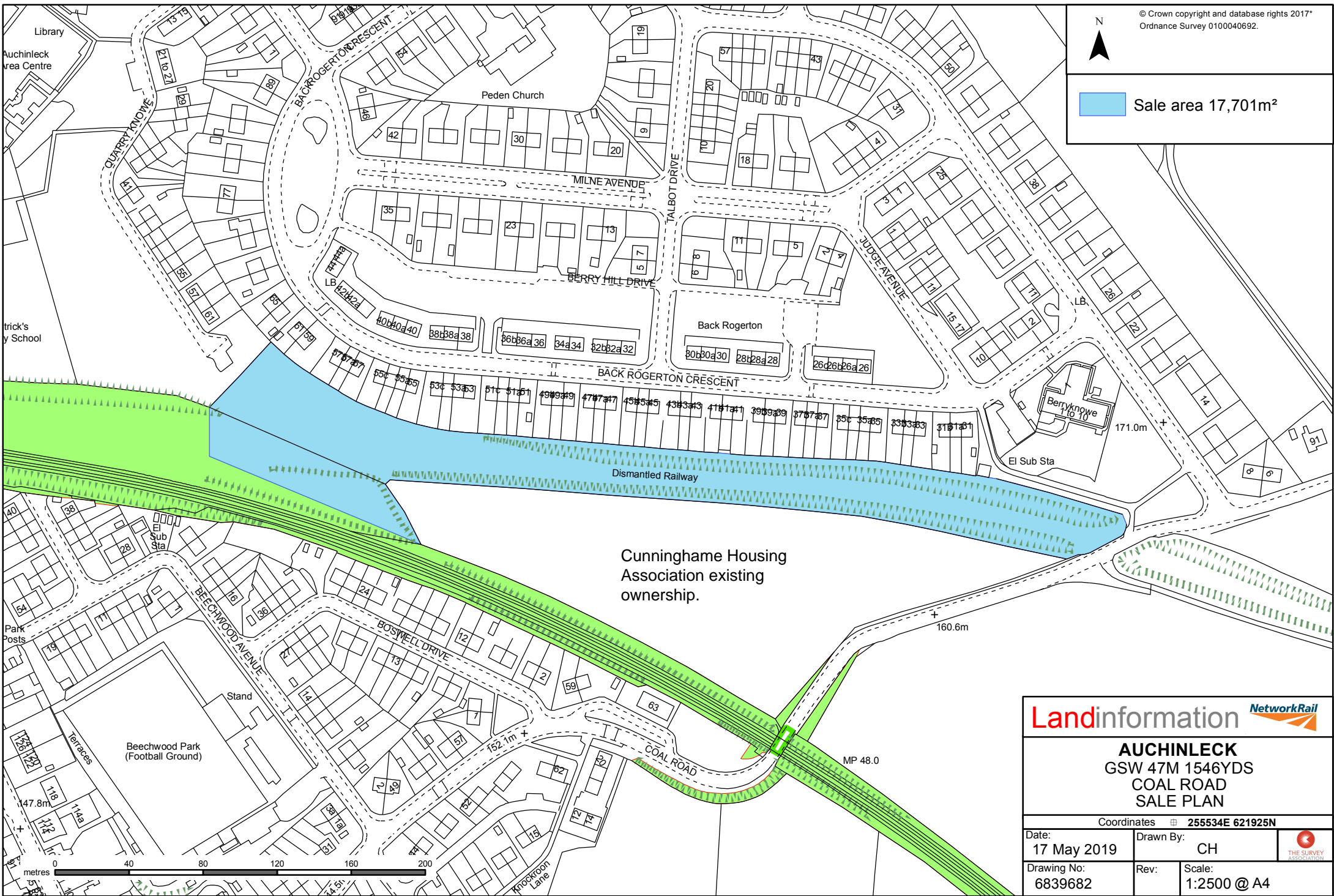
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	<p>Cunninghame Housing Association propose to apply for planning permission once the acquisition of the land is completed as the land is integral to their improved plan.</p> <p>Planning permission for the neighbouring adjoining site is 17/1072/PP Erection of 56 dwelling houses with associated landscaping, parking and access road. Residential Development North West of Coal Road Coal Road Auchinleck East Ayrshire</p>
Contamination / Environmental Issues (if applicable)	No specific issues are known pertaining to this development. The purchaser through their appointed consultants will adhere to all relevant environmental considerations.
8. Internal Consultation	
Internal consultation	Internal Network Clearance (Business and Technical) has been obtained as referred to in section 1 of this form. Copies are attached as part of the email application submission.
9. Local Authorities	
Names & Email Addresses:	
Local Transport Authorities:	East Ayrshire Council
Other Relevant Local Authorities:	None
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


	Summary of position regarding responses: There has been no objections, further comments or additional criteria regarding our proposal to sell the subject property. Network Rail consulted with 32 industry stakeholders.
Summary of position as regards external consultations	Details given in accompanying consultation report however there were no objections to the proposal.
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections.

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: Property Services Surveyor
Signed.....		Date.....
Authorised by (name):		Authoriser's job title: Property Services Manager
Signed.....		Date.....



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Ordnance Survey 0100040692.

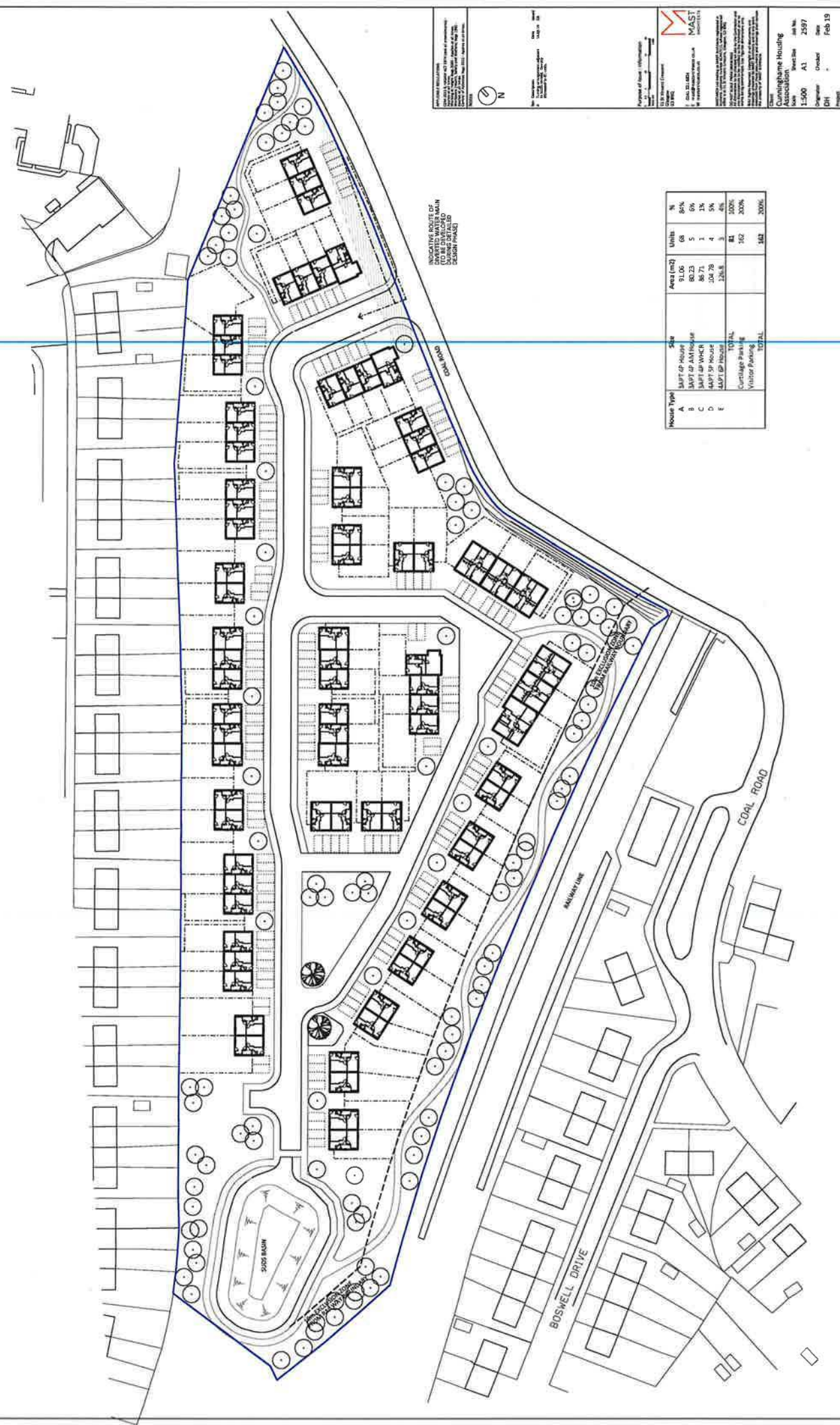
 Sale area 17,701m²

Cunninghame Housing Association existing ownership.

Landinformation 	
AUCHINLECK GSW 47M 1546YDS COAL ROAD SALE PLAN	
Coordinates \square 255534E 621925N	
Date: 17 May 2019	Drawn By: CH
Drawing No: 6839682	Rev: Scale: 1:2500 @ A4







INDICATIVE ROUTE OF
DIVERTED WATER MAIN
DURING DETAILLED
DESIGN PHASE

House Type	Size	Area (m ²)	Units	%
A	3BPT GP HOUSE	91.06	68	84%
B	3BPT GP AMHOUSE	80.25	5	6%
C	3BPT GP WHCHR	86.71	1	1%
D	4BPT 5P HOUSE	104.78	4	5%
E	4BPT GP HOUSE	126.8	3	4%
	100% Totals		81	100%
	Curtilage Parking		152	200%
	Visitor Parking		162	200%
	TOTAL		395	

PROJECT: Cunningsham Housing
 CLIENT: MAST
 DATE: 15/02/2019
 DRAWING NO: A1
 SCALE: 1:500
 PROJECT NO: 2597
 DATE: 15/02/2019
 DRAWING NO: A1
 SCALE: 1:500
 PROJECT NO: 2597

Proposed New Housing
 Coal Road, Auckhinch
 Proposed Site Layout
 (Wider Site)
 Drawing No: A1
 Date: Feb 19

(20)011 A









CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL – COAL ROAD,
AUCHINLECK

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

Site location and description: The site is located in the village of Auchinleck which lies 5 miles southeast of Mauchline and 2 miles north west of Cumnock in east Ayrshire. The site is located on the eastern outskirts of the village between the railway line and parallel with Back Rogerton Crescent with Coal Road bounding the right-hand side. The site of a disused railway is covered in trees and generally shrubland.

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

Summary of position regarding responses: There has been no objections, further comments or additional criteria regarding our proposal to sell the subject property. Network Rail consulted with 32 industry stakeholders.

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	Avanti West Coast		y	19/02/2020	No objections. Raised urelated serperate matter in email.	
2	Transport Scotland		y	27/01/2020	No comment	
3	Scottish Passenger Transport		y	06/03/2020	No concerns	
4	Transport for the North		y	27/01/2020	No objection	
5	Transport for London		y	27/01/2020	No interest	
6	Cross Country Trains Ltd		y	27/01/2020	No comment	

7	Caledonian Sleeper		y	05/02/2020	No objections or comment	
8	C2C Rail Limited		y	27/01/2020	No objection	
9	Eurostar International Limited		y	28/01/2020	No comment	
10	Great Western Railway		y	03/04/2020	No objection	
11	Grand Central Railway Company Limited		y	30/04/2020	No comment	
12	London & South Eastern Railway Limited (Southeastern)		y	27/01/2020	No comment	
13	Merseyrail Electrics 2002 Limited		y	27/01/2020	No objections	
14	MTR Elizabeth Line		y	27/01/2020	No objections	
15	Northern Rail Limited		y	27/01/2020	No objection	
16	COLAS Rail Limited		y	04/04/2020	No comment	
17	Direct Rail Services Ltd		y	28/01/2020	No comment	
18	DB Cargo		y	29/04/2020	No objection.	

19	Freight Transport Association		y	01/04/2020	No objections.	
20	Frigliner Limited		y	02/03/2020	No comment	
21	GB Railfreight Limited		y	27/01/2020	No issues	
22	Rail Freight Group		y	27/01/2020	No objections	
23	West Coast Railway Company		y	04/04/2020	No comments	
24	WH Malcolm		y	28/01/2020	No objections	
25	Association of Community Rail Partnerships		y	27/01/2020	No comment	
26	British Transport Police		y	24/02/2020	British Transport Police have no concerns regarding the disposal of the land identified.	
27	Transport Focus		y	28/02/2020	No objections	
28	Scottish Council for Development and Industry		y	28/02/2020	No comments	
29	Chiltern Railway Company Limited		y	28/02/2020	No comment	
30	Scotrail		y	02/03/2020	No objection	

31	Avanti West Coast		y	19/02/2020	No objections however raised unrelated issues	
32	East Ayrshire Council		y	17/07/2020	Received confirmation that our consultation was passed onto Ayrshire Road Alliance for them to pass comment as they felt they were in a better position to do so.	No direct response from East Ayrshire Council as a result to emails sent on the 27 th of January 6 th of February, 2 nd and 17 th of March 2020. However we did receive a response from Ayrshire Road Alliance who were not originally contacted but we believe were sent details from the local authority. Ayrshire Road Alliance are a shared council roads and transportation service between East and South Ayrshire Councils.
33	Ayrshire Road Alliance		y	20/02/2020	No objections	

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. Avanti West Coast

From:

Sent: 19 February 2020 16:43

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

There is no objections as such but we would like to point one that it has been found that NRs condition on vegetation can be subject to interpretation. We would like to see something more precise to explicit say no trees within 50m of the railway and no climbing plants.

As a general rule there is an opinion within Avanti that no railway land should be sold until all new T&RS have a maintenance location.

Thanks



Senior Supplier Manager | Avanti West Coast

Victoria Square House, Victoria Square, Birmingham B2 4DN

First Trenitalia West Coast Rail Limited (company number 10349442).

Registered Office: 4th Floor Capital House, 25 Chapel Street, London, United Kingdom, NW1 5DH.

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From:

Sent: 14 July 2020 16:51

To: avantiwestcoast.co.uk

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

First of all apologies it has taken months for me to respond to the issues that you raised. As you can see by the attached plans, the area to be sold the majority is some distance from the railway and the land adjacent to the railway is already owned by the purchaser. They plan to develop this for social housing with a right of access granted to NR or maintenance purposes and any construction requiring approval from our asset protection team. We would not be able to impose these condition on property not in our ownership but we can certainly express we would not like any planting so close to the line. The area which is within the sale and is close to the track at the SUDS we can make this a condition of the sale that no trees are planted within a reasonable distance of the track but as you can see from the plan most of this area is not planned to be developed.

The site is a delisted freight site, most likely because it's not suitable for railway use, with very poor access and it's felt should be sold and the income re-invested.

Thanks for your response and apologies for the late reply.

Regards

2. Transport Scotland

From:

Sent: 27 January 2020 19:46

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

No comments from TS.

Head of Operations & Technical

Rail Directorate

Transport Scotland, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF



Transport Scotland, the national transport agency

Còmh dhail Alba, buidheann nàiseanta na còmh dhail

Please see our [privacy policy](#) to find out why we collect personal information and how we use it

3. Scottish Passenger Transport

From:

Sent: 06 March 2020 11:44

To:

Subject: 8244EM - Freehold Sale Coal Road, Auchinleck, East Ayrshire

Good afternoon

Thanks you for consulting SPT on the Disposal of land at Coal Road, Auchinleck, East Ayrshire. Having reviewed the proposal I can confirm that SPT do not believe the site to have any foreseeable railway, or other public transport use, and therefore has no concerns over its disposal.

Can I also request that future consultations of this nature are directed to

If you require any further information please contact me.

Regards

Senior Transport Planner

4. Transport for the North

From:
Sent: 28 January 2020 14:28
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

TfN has no objection to this disposal.

Regards

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, 6 Grace Street, Leeds, LS1
2RP
www.transportforthenorth.com



I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We need commitment to a #NorthernBudget to connect the North and rebalance the economy. For all the details [click here.](#)



5. Transport for London

From:
Sent: 27 January 2020 14:57
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Thanks I don't think TfL have any interest in Eat Ayrshire!

Head of Infrastructure Protection

Transport for London Engineering - [7th Floor Zone B5, 5 Endeavour Square, Stratford, E20 1JN](#)

[Find out more about Infrastructure Protection -](#)



Mitigating risk - while helping London develop.

6. Cross Country Trains

From:

Sent: 27 January 2020 15:03

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

XC Trains Ltd has no comment on this proposed disposal.

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](https://www.crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



7. Caledonian Sleeper

From:

Sent: 05 February 2020 09:27

To:

Cc:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Morning

Serco Caledonian Sleeper have no objections or comment to the below proposal.

Regards,



Operations | C&G Systems Ltd

site: cngsystems.co.uk



Delivering smarter solutions for the railway of tomorrow

8. c2c

From:

Sent: 27 January 2020 15:19

To:

Subject: Re: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Good afternoon

No objection from c2c for this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



9. Eurostar International Limited

From:

Sent: 28 January 2020 10:15

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



10. Great Western Railway

From:

Sent: 03 April 2020 11:08

To:

Subject: Re: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hello

Many thanks for phoning and for leaving the message.

I was on another call at the time.

GWR has no objection to this thank you.

I'm sorry this reply was not made sooner.

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.

11. Grand Central Railway Company Limited

From:
Sent: 30 April 2020 15:47
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Apologies for the delay . GC has no comment.

Regards

Chief Operating Officer | **Grand Central Rail**

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk
Street, Wakefield, WF1 4EL

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/gc_rail) | **Facebook:** facebook.com/grandcentralrail



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12. South Eastern Railway

From:

Sent: 27 January 2020 16:09

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Good afternoon

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

[Commercial Manager](#)

southeasternrailway.co.uk

southeastern

Floor 2
Four More London Riverside
London, SE1 2AU



13. Mersey Rail

From:
Sent: 27 January 2020 14:57
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

We have no objections

Thank you

Legal & Contract Assistant
Merseyrail

Tel	
Mob	
Email	
Web	www.merseyrail.org



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14. MTR Elizabeth Line

From:
Sent: 27 January 2020 15:23
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

We have no objections

Thanks

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

–
15 Northern Rail Limited

From:
Sent: 27 January 2020 15:34
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Northern have no objection to the below proposal.

Thanks,

16. COLAS Rail Limited

From:
Sent: 04 April 2020 05:52
To:
Subject: Re: Freehold Sale Coal Road, Auchinleck, East Ayrshire

- no comments from ourselves.

Kr,

Get [Outlook for iOS](#)

17. Direct Rail Services Limited

From:

Sent: 07 February 2020 09:18

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court

Baron Way

Carlisle

CA6 4SJ

Protect our environment - print only when you need to.

Protect our environment - print only when you need to.

18 DB Cargo

From:

Sent: 29 April 2020 11:45

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

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:

19 Freight Transport Association

From:

Sent: 01 April 2020 16:30

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Dear

Once again, I'm so sorry for the delay but thank you for the opportunity to comment.

As no freight facilities are being lost, the FTA does not object to this proposal.

Best wishes,

**Policy Manager - Multimodal
Freight Transport Association**

www.fta.co.uk

20 Freightliner Limited

From:

Sent: 02 March 2020 15:08

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

No comment.

21 GB Railfreight Ltd

From:

Sent: 27 January 2020 14:57

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

No issues GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

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

GB Railfreight

22 Rail Freight Group

From:

Sent: 27 January 2020 19:21

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

As this has been delisted as a SFS we have no objections.

Director General



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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

23 West Coast Railway Company

From:

Sent: 04 April 2020 12:20

To:

Subject: Re: Freehold Sale Coal Road, Auchinleck, East Ayrshire

no comments

WCR

24 WH Malcolm Ltd

From:

Sent: 28 January 2020 11:12

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

[Malcolm Group on LinkedIn](#)

25 Association of Community Rail Partnerships

From:

Sent: 27 January 2020 15:05

To: Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

No comment

Senior Operations Manager



Web: acorp.uk.com

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

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26 British Transport Police

From:

Sent: 24 February 2020 12:37

To:

Cc:

Subject: Property Disposal, Coal Rd, Auchinleck

Good Afternoon

With regards to the subject I have to report as follows:-

Site Location. **Coal Road/Rogerton Crescent, Auchinleck**

British Transport Police: Reference Number **CRU-2020-0157**

With regards to your Reference:- **CR/38264**

In receipt of your intimation regarding this location I attended at:-

About 1000hrs on Monday 24th February 2020 I visited the site location of:- **Coal Road at Back Rogerton Crescent, Auchinleck, Cumnock**

This section of land is subject to Property Disposal Sale by Network Rail. The site comprises of 17,701 m² of land which Cunninghame Housing Association would develop into housing.

The land identified in the proposal has a boundary with the railway which comprises of a fence line of **Class 1 1.8mt High Expamet Fencing** which is in good order and state of repair.

I note from the planning proposal that a gap of 10mts will be provided between the Railway Fence Line and the Housing Boundary line.

I have no knowledge of any incidents at this location, and as such British Transport Police have no concerns regarding the disposal of the land identified.

(General Comments)

(Image attached) This image identifies the quality of the existing fence line which boundaries this site.

Regards

Designing Out Crime Officer,

Designing Out Crime Unit

British Transport Police, D-Division,90 Cowcaddens Road, Glasgow. G4 0LU

www.btp.police.uk

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27 Transport Focus

From:

Sent: 28 January 2020 12:20

To:

Subject: Re: Freehold Sale Coal Road, Auchinleck, East Ayrshire 2301k20

Thank you for sending Transport Focus details of the proposed disposal of land in Auchinleck. They note that:

the disposal site is 17,701 square metres of old railway trackbed to the east of Auchinleck station;

it is to be sold, freehold, to Cunninghame Housing Association for use as part of a site for new housing;

it will provide land for another 26 houses;

disposal removes a maintenance liability for Network Rail;

Network Rail will have a right of access to the operational railway;

plans to re-instate the railway have been abandoned, and no future railway use has been identified;

subject to approval, completion is expected by the end of the Spring, 2020.

Transport Focus has no objection to the proposed disposal.

Regards,

28 Scottish Council for Development and Industry

From:

Sent: 27 January 2020 14:56

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Dear

SCDI doesn't have comments on this one.

Regards.

29 Chiltern Railway Company Limited

From:

Sent: 04 February 2020 09:34

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

No comment.

Kind Regards,

30 Scotrail

From:

Sent: 02 March 2020 16:26

To:

Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

I have no objection as there is no operational impact in regards to the proposal.

Regards

Portfolio Manager

Atrium Court, [50 Waterloo St, Glasgow, G2 6HQ.](#)



31 Avanti West Coast

From:
Sent: 19 February 2020 16:43
To:
Subject: RE: Freehold Sale Coal Road, Auchinleck, East Ayrshire

Hi

There is no objections as such but we would like to point one that it has been found that NRs condition on vegetation can be subject to interpretation. We would like to see something more precise to explicit say no trees within 50m of the railway and no climbing plants.

As a general rule there is an opinion within Avanti that no railway land should be sold until all new T&RS have a maintenance location.

Thanks

AVANTI
WEST COAST



Senior Supplier Manager | Avanti West Coast

Victoria Square House, Victoria Square, Birmingham B2 4DN

First Trenitalia West Coast Rail Limited (company number 10349442).

Registered Office: 4th Floor Capital House, 25 Chapel Street, London, United Kingdom, NW1 5DH.

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32 East Ayrshire Council

From:

Sent: 15 July 2020 09:41

To:

Cc:

Subject: RE: ARA6907 FW: Freehold Sale Coal Road, Auchinleck, East Ayrshire
[OFFICIAL]

CLASSIFICATION:

OFFICIAL

The original consultation request was passed on to your service given that the principal query in the consultation was as to whether we were of the view that the proposed disposal site had any future rail or public transport use.

Given that your service deals with such issues (as the Roads and Transportation service of East Ayrshire Council) I would not be of the view that any other response to this consultation would be necessary.

Hope this clarifies the point.

Regards,

Legal and Estates Services Manager

33 Ayrshire Roads Alliance

From:

Sent: 08 March 2020 10:32

To:

Subject: ARA6907 FW: Freehold Sale Coal Road, Auchinleck, East Ayrshire [OFFICIAL]

CLASSIFICATION: **OFFICIAL**

Dear

Thank you for forwarding the drawings through to me. It is the opinion of the Ayrshire Roads Alliance that the area of ground in question is unlikely to have future rail use or use for any other form of public transport. We therefore have no objection to its disposal.

Regards

Traffic & Road Safety Manager, Ayrshire Roads Alliance

Opera House, 8 John Finnie Street, Kilmarnock, KA1 1DD



ANNEX 2

SUBJECT: Consultation on proposed land disposal: Coal Road, Auchinleck, East Ayrshire

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Coal Road, Auchinleck by way of a freehold sale. We attach a draft application form which together with the related plans, explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence. It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations. Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **2nd of March 2020**. If a formal application to ORR is made, we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course. If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours sincerely

Surveyor

Property Services – Scotland Route

Network Rail Property

3rd Floor, 151 St Vincent Street

Glasgow G2 5NW