

Les Waters
Manager, Licensing
Railway Markets and Economics
E-mail les.waters@orr.gsi.gov.uk
Telephone 020 7282 2106



5 December 2016

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

Network licence condition 7 (land disposal): Basingstoke station, Hampshire

Decision

1. On 5 October 2016, Network Rail gave notice of its intention to dispose of land at Basingstoke station, Hampshire (the land), in accordance with paragraph 7.2 of condition 7 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 you have consulted. For the purposes of condition 7 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 all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and no objections were received. We note that:
 - there is no evidence that railway operations at Basingstoke station would be affected adversely;
 - there would be no long-term loss of car parking capacity at the station. The agreement of the Station Facility Owner (SFO) would be needed if a temporary works compound were to be sought and the SFO's management of the car park would not be changed as a result of the proposed disposal;
 - Network Rail resolved satisfactorily the initial objections from South West Trains. In particular, Network Rail agreed to meet the cost to the SFO of additional CCTV coverage along the pedestrian and car routes made necessary by the increase in traffic generated by the residential development. Network Rail also confirmed it would allow for any additional maintenance costs arising from the increased use of the station car park entrance to be met;



- Network Rail stated in correspondence that the additional use of the private access route will be recorded by way of a G6 notice rather than invoking the Station Change procedure. The *National Station Access Conditions 2013* sets out Condition G6 and provides that Network Rail may grant wayleaves or easements at a station to specific persons, including rights of way, as long as the provision of station services is protected.

4. At our behest, Network Rail sought the views of the South Western franchise bidders as they had not been included in the preceding consultations. Some of the points raised had already been made in those consultations, but new points were raised relating to maintenance. In addressing those points, Network Rail agreed to keep suitable distances between the development and the station lease area to allow for maintenance and also to reserve the necessary rights of access. Network Rail also confirmed that it would fund any retrospective works, post-development, deemed necessary by Basingstoke and Deane Borough Council.

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 7, 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, December 2013*,¹ and balanced our section 4 duties 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”.

7. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

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

Les Waters

Duly authorised by the Office of Rail and Road

¹ Available from www.rail-reg.gov.uk/server/show/nav.150

Proposed Property Disposal

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

1. Site	
Site location and description	Basingstoke Station Approximately one acre - level former allotment land north of the station car park above the cutting slope and a commercially let building and yard at car park level.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No 80767: the disposal site is coloured blue, Network Rail's retained land is coloured green.
Clearance Ref:	CR/25104
Project No.	
Ordnance survey coordinates	463903,152670
Photographs (as required)	Aerial Photo attached
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold sale
Proposed party taking disposal	Not known at this stage
Proposed use / scheme	Residential development
Access arrangements to / from the disposal land	Access would be via the station car park using the route already used by Railway Cottages

Replacement rail facilities (if appropriate)	Not required: there are no rail facilities located on the disposal area
Anticipated Rail benefits	None
Anticipated Non-rail benefits	Land will be released for housing development for the benefit of the local community and in line with Government policy
3. Timescales	
Comments on timescales	Not known at this stage - after planning permission has been granted
4. Railway Related Issues	
History of railway related use	We are not aware that the land has ever been used for railway purposes.
When last used for railway related purposes	See above
Any railway proposals affecting the site since that last relative use	We are not aware of any.
Impact on current railway related proposals	We are not aware of any. There is no proposal in the RUS that affects this land.
Potential for future railway related use	Although the site is close to the existing station car park, it would be impractical or difficult to use it for railway parking. It is at a higher level than the station car park and separated from it by a steep embankment. The only access is by a narrow ramp serving four residential properties. The creation of a suitable access by building a new ramp up from the lower car parking would be difficult because SWT has committed to building a decked car park on the land required.
Any closure or station	No Station Change or Network Change would be required

change or network change related issues	
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Consultation has established that there is no effect on any access needs other than a request by SWT for additional CCTV on the shared access route.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which Network Rail or the developer will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</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>

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The land forms part of a larger area that is allocated for residential development in the current Local Plan, but no planning application was ever made. The emerging Local Plan has removed the allocation and Basingstoke District Council has suggested that this site should be considered in isolation.
Contamination / Environmental Issues (if applicable)	The land was last used for allotments and is unlikely to be contaminated. We have not yet undertaken any environmental surveys.

6. Consultations

Railway (internal – Network	Network Rail's internal clearance consultation has been
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Rail)	completed and approved.
Summary of position as regards external consultations	<p>31 Stakeholders were originally consulted on 29 September 2015. 25 consultees responded. SWT the SFO raised no objection subject to the provision of additional CCTV on the shared access route, the inclusion of the standard clauses in the transfer to discourage complaints regarding light and noise pollution and restrictions on construction traffic at peak times. Hampshire Council pointed out that there is no vehicular access point direct onto the Public Highway. Basingstoke District Council said it would encourage pre-planning application discussions. The other consultees confirmed they had no comments or did not wish to object. Grand Central, BAA, Renaissance Trains, RCL Roadways and London Travel Watch did not respond, although they were sent two email reminders: they are not considered to be key stakeholders. BT Police also did not provide a meaningful response at that stage.</p> <p>As there was a delay of more than six months since the original consultation it was necessary to reconsult and that was commenced on 28 June 2016. 29 consultees responded to the 2016 consultation, including Heathrow Express, LOROL and Crossrail, who were consulted for the first time. All confirmed either “no comment”, “no objection” or “no change from earlier response” save for BT Police who responded that Network Rail should ensure the lineside fence near the disposal site is fit for purpose. Alliance Rail, Grand Central Rail, Govia Thameslink Railway, Renaissance Trains and RCL Roadways did not respond to the 2016 consultation although we sent a reminder by email; they are not considered to be key stakeholders</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There were no unresolved objections.
7. Local Authorities	
Names & Email Addresses:	Basingstoke and Deame District Council customer.service@basingstoke.gov.uk
Local Transport Authorities:	Hampshire County Council roads@hants.gov.uk
Other Relevant Local Authorities:	


8. Internal Approval

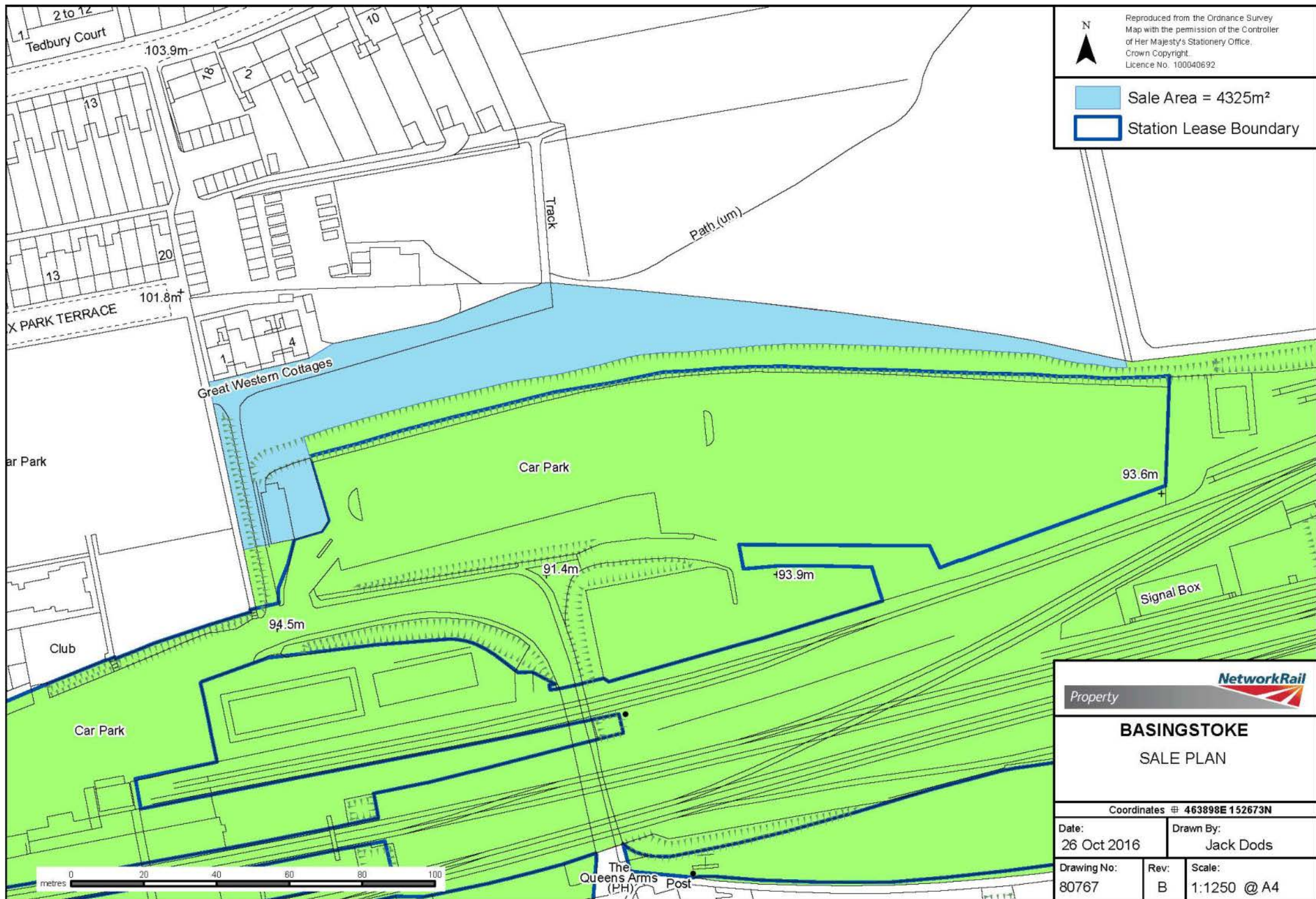
Recommendation:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 20 th Sept. 2016



N
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Sale Area = 4325m²
 Network Rail retained land

		
Property		
BA SING STOKES LEASE PLAN		
Coordinates = 463898E 152673N		
Date: 21 Sep 2015	Drawn By: Jack Dods	
Drawing No: 80767	Rev: A	Scale: 1:1250 @ A4




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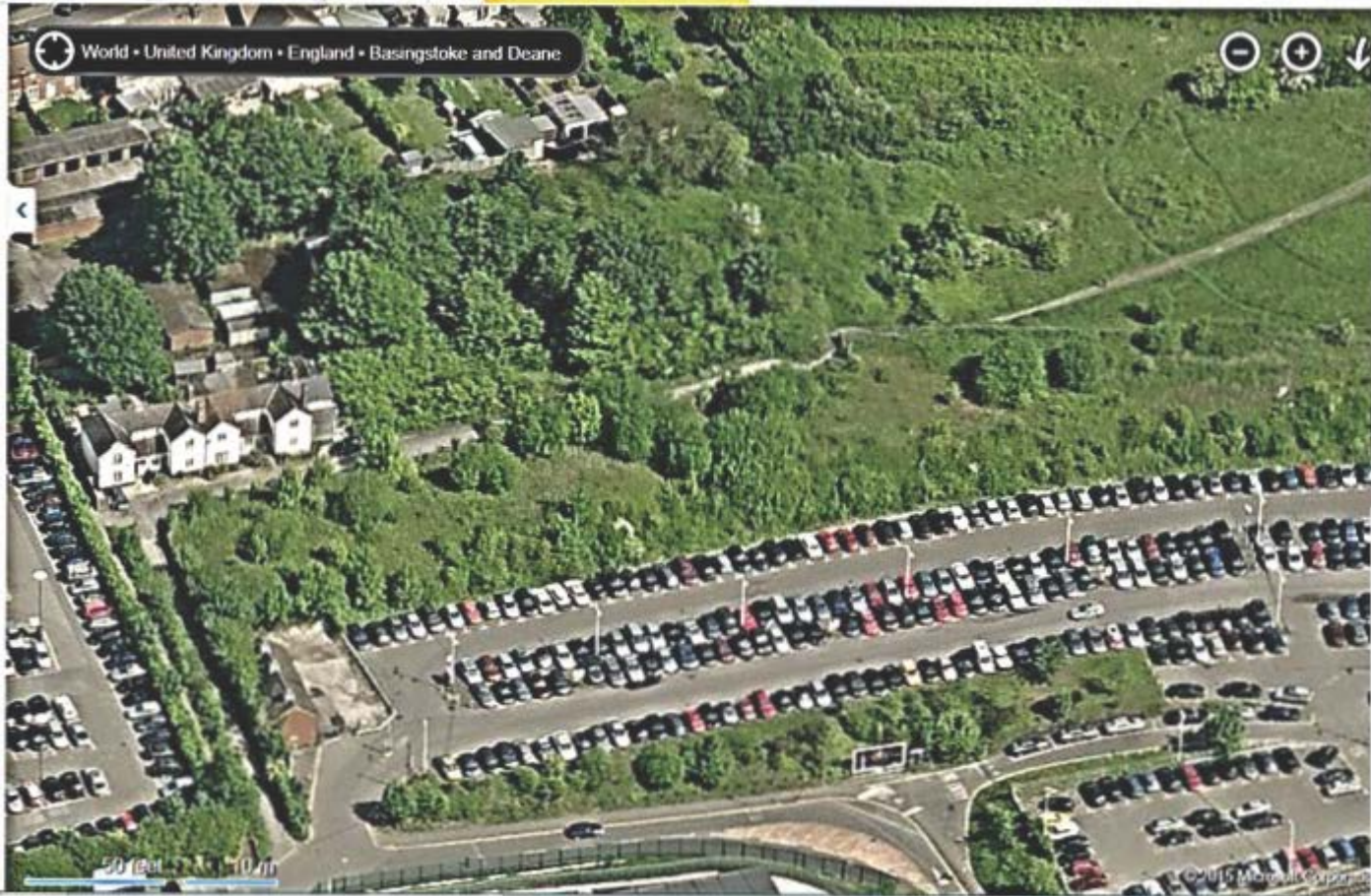
 Sale Area = 4325m²

 Station Lease Boundary

	
Property	
BASINGSTOKE SALE PLAN	
Coordinates # 463898E 152673N	
Date: 26 Oct 2016	Drawn By: Jack Dods
Drawing No: 80767	Rev: B
Scale: 1:1250 @ A4	



World • United Kingdom • England • Basingstoke and Deane



50 feet 10 m

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CONSULTATION REPORT

relating to Basingstoke land adj Great Western Cottages

PROPOSED LAND DISPOSAL

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

Site location and description: Basingstoke: land between the station car park, Great Western Cottages and a public footpath with allotments on the other side

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

31 Stakeholders were consulted on 29th September 2015. 25 Consultees responded. South West Trains the SFO raised no objection subject to the provision of additional CCTV on the shared access route, the inclusion of the standard clauses in the transfer to discourage complaints re light and noise pollution and restrictions on construction traffic at peak times. Hampshire Council pointed out that there is no vehicular access point direct onto the Public Highway. Basingstoke DC said it would encourage pre planning application discussions. The other consultees confirmed they had no comments or did not wish to object. Grand Central, BAA, Renaissance Trains (Transport Advisory), RCL Roadways and London Travelwatch did not respond, although they were sent two email reminders. They are not considered to be key stakeholders and the site is not in the London Travelwatch area. BT Police also did not provide a meaningful response at that stage.

Because there was a delay of more than six months since the original consultation, it was necessary to reconsult and that was done on 28th June 2016. 29 stakeholders (including BTP) responded to the 2016 consultation, including Heathrow Express, LOROL and Crossrail who were consulted for the first time. All confirmed either “no comment”, “no objection” or “no change from earlier response” save for BT Police who responded that NR should ensure the lineside fence near the disposal site is fit for purpose. Alliance Rail, Grand Central Rail, Govia Thameslink Railway, Renaissance Trains (Transport Advisory) and RCL Roadways did not respond to the 2016 consultation although we sent a reminder by email; they are not considered to be key stakeholders.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Date of 1 st response	Date of 2 nd 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	National Express Group and NXET Trains Ltd		29/9/15	28/6/16	No objection	
2	Merseyrail		29/9/15	30/6/16	No comments	
3	Northern Rail		29/9/15	29/6/16	No objection	
4	Freightliner		29/9/15	28/6/16	No comments	
5	Eurostar		29/9/15	28/6/16	No issue	
6	Malcolm Group		29/9/15	30/6/16	No objections	
7	Southeastern Railway		29/9/15	29/6/16	No comment	
8	Crosscountry Trains		30/9/15	28/6/16	No comment	
9	Hampshire County Council		30/9/15	6/7/16	There is no direct access to the site from a public highway	
10	Chiltern Railways		1/10/15	29/6/16	No comments	

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11	Alliance Rail		5/10/15		No comments	
12	Transport Focus		12/10/15	30/6/16	No objection then No issues	
13	GB Railfreight		16/10/15	26/6/16	No comment	
14	Great Western Railway		26/10/15	28/6/16	No objection	
15	Basingstoke District Council		29/10/15	15/7/16	Would not object in principle, but encourage pre app consultations. In principle Resi development acceptable	
16	Association of Community Rail Partnerships		2/11/15	2/8/16	No objection	
17	DfT		4/11/15	29/6/16	No comment	
18	Hutchison Ports UK		6/11/15	29/6/16	No objection	
19	Freight Transport Association		6/11/15	28/6/16	No comment	
20	Direct Rail Services		16/11/15	7/7/16	No comments	
21	Rail Freight Group		17/11/15	28/6/16	No objection	
22	Colas Rail Ltd		16/11/15	29/6/16	No objection	
23	West Coast Railway		19/11/15	28/6/16	No comments	
24	DBS		20/11/15	20/9/16	No objection	
25	South West Trains / East Midlands Trains		21/1/16	22/7/16	No objection subject to the provision of additional CCTV on the shared access route.	

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					The inclusion of the standard clauses in the transfer to discourage complaints re light and noise pollution. Restrictions on construction traffic	
26	Heathrow Express		Na	20/6/16	No comment	
27	LOROL		None	28/6/16	No comment	
28	British Transport Police		None	4/7/16	Ensure lineside fencing fit for purpose	
29	Crossrail		Na	26/7/16	No comment	
30	Grand Central Rail		None	None	No response	Emails sent on 29/9, 6/11/ & 18/11/15 and 28/6 & 26/7/16
31	Renaissance Trains (Transport Advisory Service)		None	None	No response	Emails sent on 29/9, 6/11/ & 18/11/15 and 28/6 & 26/7/16
32	RCL Roadways		None	None	No response	Emails sent on 29/9, 6/11/ & 18/11/15 and 28/6 & 26/7/16
33	London Travelwatch		None	Na	No response	Emails sent on 29/9, 6/11/ & 18/11/15
34	Govia Thameslink Railway		Na	None	No response	Emails sent on 18/11/15 and 28/6 & 26/7/16

Copies of responses are given in Annexe 1 to this report, as indicated above.

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

Annex 1 – Consultation Responses

1 National Express Group and NXET Trains Ltd

From: EXTL: <mailto:@nationalexpress.com>

Sent: 28 June 2016 16:24

To: @networkrail.co.uk

Subject: Re: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.

Rgds

From: [<mailto:@nationalexpress.com>]

Sent: 29 September 2015 11:22

To:

Cc:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal

Rgds

2 Merseyrail

From: [<mailto:@merseyrail.org>]

Sent: 30 June 2016 12:27

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

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Land disposal consultation report

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Merseyrail have no comments on the above proposal.

Regards,

Merseyrail

Tel	0151
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org



From: [mailto:@merseyrail.org]

Sent: 29 September 2015 11:35

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Merseyrail have no comments or objections to the above proposal.

Regards

Merseyrail

3 Northern Rail

From: [mailto:@northernrail.org]

Sent: 29 June 2016 07:56

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hello

I can confirm our position is unchanged and Northern has no objection to the land disposal at Basingstoke.

Kind regards

Telephone:

Mobile:

Northern House

York

YO1 6HZ

@northernrail.org

www.northernrailway.co.uk



Proud to be Northern

From: [mailto:@northernrail.org]

Sent: 29 September 2015 11:40

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hello

Northern has no objection to the land disposal at Basingstoke

Kind regards

Northern Rail Ltd
Northern House
York
YO1 6HZ

4 Freightliner

From: [mailto:@Freightliner.co.uk]

Sent: 28 June 2016 15:47

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Freightliner has no comment

Regards

From: [mailto:@Freightliner.co.uk]

Sent: 29 September 2015 14:02

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hi

Freightliner has no comments to make on this proposal

Regards

5 Eurostar International

From: [mailto:@eurostar.com]

Sent: 28 June 2016 15:36

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No issue for EIL

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com



From: [mailto:@eurostar.com]

Sent: 29 September 2015 14:39

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No issue for EIL,

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com

6 WH Malcolm

From: [mailto:@whm.co.uk]

Sent: 30 June 2016 16:14

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Still no objections.

Regards.

Malcolm Group, Block 20, Newhouse Industrial Estate, Old Edinburgh Road, Newhouse, North Lanarkshire, ML1 5RY

Tel: | **Int:** **Mobile:**

Email: @whm.co.uk **Web:** <http://www.malcolmgroup.co.uk>



From: [mailto:@whm.co.uk]

Sent: 29 September 2015 15:26

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

WH Malcolm has no objections to the proposal.

Regards.

Malcolm Group, Block 20, Newhouse Industrial Estate, Old Edinburgh Road, Newhouse, North Lanarkshire, ML1 5RY

7 London and South Eastern Railway

From: [mailto:@southeasternrailway.co.uk]

Sent: 29 June 2016 11:25

To:

Subject: RE: Consultation on proposed land disposal: Gillingham Commercial Premises adjoining the Station Car Park

Good Morning

Thank you for the opportunity to review the below.

Land disposal consultation report

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Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

Southeastern

Friars Bridge Court
41-45 Blackfriars Road
London, SE1 8NZ



From: [mailto:@southeasternrailway.co.uk]

Sent: 29 September 2015 16:29

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

Southeastern

Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8PG

8 Crosscountry Trains

From: [mailto:@crosscountrytrains.co.uk]

Sent: 28 June 2016 15:40

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

I can confirm our previous response of 'no comment' in regard to this proposed disposal.

Regards

Phone: Mobile: Fax:

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



From: [mailto:@crosscountrytrains.co.uk]

Sent: 30 September 2015 11:38

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

XC Trains Ltd has no comment on this proposed Disposal.

Kind regards

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9 Hampshire County Council

From: [mailto:@hants.gov.uk]

Sent: 06 July 2016 09:46

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages cxhdht 29.06.16

Dear

Many thanks, the new attachments opened straight away.

Looking at the plans and the original message, I can confirm I have no further comment to make on the proposal than was contained in my previous e-mail of 30 September 2015.

Kind regards,

Hampshire County Council
Highways Depot
Junction 5
M3 Motorway Compound
Hook
RG27 9AA
highways-transport.north@hants.gov.uk

E-mail: Web: www.hants.gov.uk/highways

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From: r [mailto:@networkrail.co.uk]

Sent: 04 July 2016 15:56

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages cxhdht 29.06.16

I am not sure what the problem with the plan was – it was in Jpeg and I had no difficulty in opening it in my sent items. I now send it again together with a PDF version in case you get the same problem again.

Land disposal consultation report

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Property
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M

E @networkrail.co.uk

From: [<mailto:@hants.gov.uk>]

Sent: 30 June 2016 10:35

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages cxhdht 29.06.16

Dear

I don't know if I've missed something, but on your latest e-mail, the LC7 consultation form is attached twice and the boundary plan supposedly attached cannot be opened. Although the aerial view opens ok, it does not show the boundary of the site, so I would be grateful if you would clarify that please.

Kind regards,

Hampshire County Council

E-mail: highways-transport.north@hants.gov.uk

Web: www.hants.gov.uk/highways

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From: Highways Transport North [<mailto:highways-transport.north@hants.gov.uk>]

Sent: 30 September 2015 16:06

To:

Subject: Enquiry no. 21180462 - Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages cxhdht 29.09.15

Dear

I refer to your e-mail below regarding the potential sale of the land adjacent to Great Western Cottages shown on the attached plan.

The only comment I would make at this stage would be that, as your form indicates in Part 2 the proposed use would be residential development, it must be borne in mind there is no direct vehicular access to the site from any public highway and the only pedestrian access anywhere near would be from a designated Right of Way, the approximate line of which is shown by the purple line on the plan below.



This information would have to be passed on to any potential buyer because as it stands, the County Council, as Highway Authority, would not maintain any pedestrian or vehicular route/s in or through any such development of the proposed site.

Should you require any further information or clarification on this matter, please do not hesitate to contact me.

Kind regards,
Hampshire County Council
Highways Depot
Junction 5
M3 Motorway Compound
Hook
RG27 9AA

10 Chiltern Railways

From: EXTL:
Sent: 29 June 2016 09:08
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hi

I can confirm that Chiltern still do not have any comments on the proposed disposal.

All the best,

From: EXTL:
Sent: 01 October 2015 13:18
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hi

There are no comments from Chiltern.

All the best,

11 Alliance Rail Holdongs

From: [mailto:@alliancerail.co.uk]

Sent: 05 October 2015 09:41

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Alliance has no comments

Regards

12 Transport Focus

From: [mailto:@transportfocus.org.uk]

Sent: 30 June 2016 09:34

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages 2706d17

Basingstoke, land adjoining Great Western Cottages:

This is to confirm that Transport Focus's reply, o/r 2509d16, sent 12/10/15, "no objection" still stands. They note that work has now started on installing the deck above the adjacent car park.

Regards,

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

From: [mailto:@transportfocus.org.uk]

Sent: 12 October 2015 08:45

To:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages 2509d16

Land disposal consultation report

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Thank you for sending Transport Focus details of the proposal to dispose of land in Basingstoke. They note that:

the area covers 4,325 square metres and was at one time used for allotments;

there is no future requirement to use it for railway purposes;

it is for sale freehold, with housing the most likely use;

Transport Focus understands that, as part of the DfT's Deed of Amendment with SWT, a deck will be built over the car park to increase its capacity;

no timetable for the sale is available.

Transport Focus has no objection to the proposal.

Regards,

13 GB Railfreight

From: EXTL:

Sent: 28 June 2016 16:38

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No issues from GB Railfreight.

Regards

GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel: 020
Mobile:
E-mail: @gbrailfreight.com.

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

From: [mailto:@gbrailfreight.com]

Sent: 16 October 2015 13:31

To:

Cc: EXTL:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No comment.

Rgds,

GB Railfreight

14 Great Western Railway

From: [mailto:@gwr.com]

Sent: 28 June 2016 16:10

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

We still have no objection thank you.

Land disposal consultation report

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Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com |

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

From: [mailto:@gwr.com]

Sent: 26 October 2015 10:28

To:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

We have no objection thank you,

Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

15 Basingstoke District Council

From: [mailto:@basingstoke.gov.uk]

Sent: 15 July 2016 15:36

To:

Subject: FW: Planning policy comments for pre-app 16/02380/EN28 - Land at Phoenix Terrace

Dear Mr

Please find attached a response from our Forward Planning Team. This constitutes the Council's response to your enquiry and confirmation that whilst release of the land is not objectionable, you would be encouraged to enter in pre-application discussions with the Local Planning Authority when drawing up any future proposals.

Kind Regards

Land disposal consultation report

V 1.1

Basingstoke and Deane Borough Council

Tel:

[@basingstoke.gov.uk](https://twitter.com/basingstoke.gov.uk)

www.basingstoke.gov.uk

Follow us on Twitter [@twitter.com/BasingstokeGov](https://twitter.com/BasingstokeGov)

From: mailto:@basingstoke.gov.uk

Sent: 14 July 2016 15:05

To: mailto:@basingstoke.gov.uk

Cc:

Subject: Planning policy comments for pre-app 16/02380/EN28 - Land at Phoenix Terrace

Hi

Please find attached the planning policy comment for pre-app 16/02380/EN28 - Land at Phoenix Terrace. I hope the comments are of use to you and obviously let me know if there are any queries.

Best wishes



Basingstoke and Deane Borough Council

Memo

To:

From:

Land disposal consultation report

V 1.1

Date: 12 July 2016	Our Ref: 16/02380/EN28
---------------------------	------------------------

Town & Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2010

Location: Land At 463852 152698 Phoenix Park Terrace Basingstoke Hampshire

Proposal: Disposal of land

These comments provide guidance on the relevant planning policy issues, primarily in relation to the newly adopted Local Plan (2011 – 2029) (ALP) and the National Planning Policy Framework (NPPF).

Introduction

The submission states that the piece of land in question comprises approximately one acre of level former allotment land, north of the station car park above the cutting slope and a commercially let building and yard at car park level.

Background

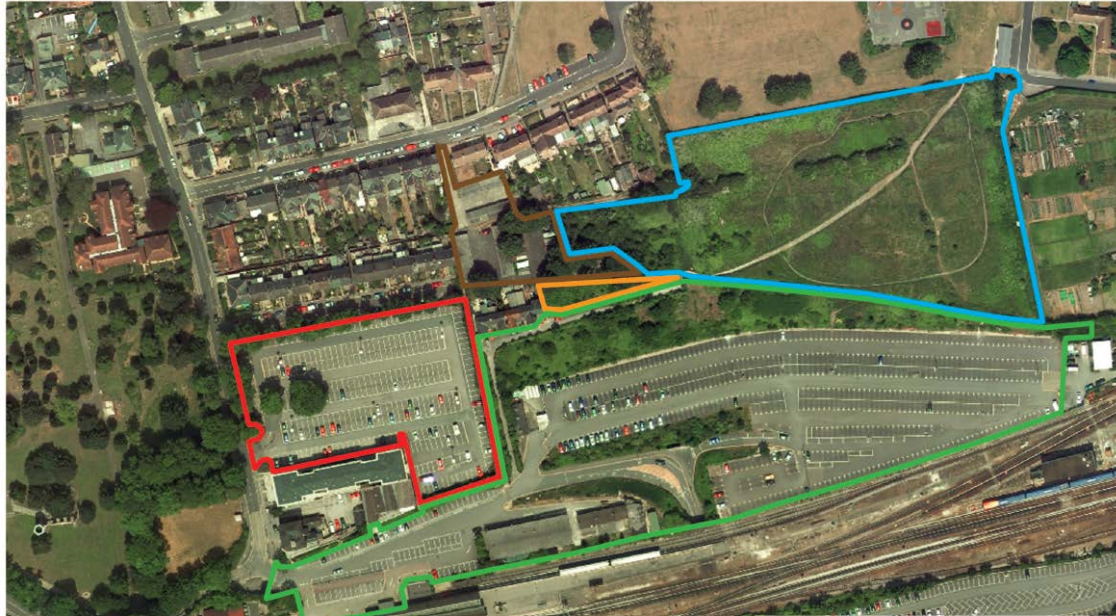
The site forms part of a previous allocation for residential/mixed use redevelopment in the old Local Plan (1996 – 2011, allocation D3.12 – South View). However, that allocation has now expired, and it was not carried forward in the new ALP. The allocation in the old Local Plan was never put into effect. One reason that the site does not appear to have been developed is that council motions have sought to retain part of the allocation site for allotment/open space use (as per Cabinet decision of 20 October 2012).

The motion presumably only applies to council owned land. The report which forms the basis of the cabinet decision notice also states that the Network Rail owned land had been removed from the Strategic Housing Land Availability Assessment (SHLAA) at the time of the council motion. The appendices to the report provide details of the ownership of the land previously falling within the allocation area, please see map below. Therefore, presumably this submission refers to the land shown in green, but excluding the station car park.

APPENDIX 1

South View Land Ownership

- ▭ Council Ownership: South View Former Allotments
- ▭ Council Ownership: Vyne Meadow Car Park
- ▭ Manoir Estates Ownership
- ▭ Network Rail Ownership
- ▭ Sentinel Housing Association Ownership



As referred to above, the part of the site owned by Network Rail was removed from the SHLAA entry in appendix 3 (sites identified as having the potential to deliver housing on previously developed land and/or within settlement policy boundaries), and moved into appendix 2 (rejected sites). The SHLAA entry in appendix 2 states that the land in question was not being made available for development at that time, but it does not provide any additional detail regarding the site.

The information provided with this submission states that the land was previously used for allotment use. There are a range of legal constraints pertaining to the disposal of statutory allotment land. However, these only appear to apply to land which has been purchased by a local authority for allotment use¹, which given the ownership of the land in question cannot have been the case in this instance (as it is owned by Network Rail and not the council). The cabinet report (785/PF) prepared by

¹ As set out in guidance from the DCLG regarding the procedure for the disposal of allotment land.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/276081/Allotment_disposal_guidance_-_Safeguards_and_alternatives.pdf

Also see: <http://researchbriefings.files.parliament.uk/documents/SN00887/SN00887.pdf>

the borough council in relation to the motion referred to above states that the allotments considered by the report have been vacant since 1983.

The new Local Plan

The council received the Inspector's report into the examination of the Submission Local Plan on 6 April 2016. This concluded that, subject to the inclusion of a series of main modifications, the Plan is sound and can be adopted. Subsequently, the new Local Plan was adopted by Full Council on 26 May and forms part of the development plan from that date. The saved policies of the old Local Plan are now deleted.

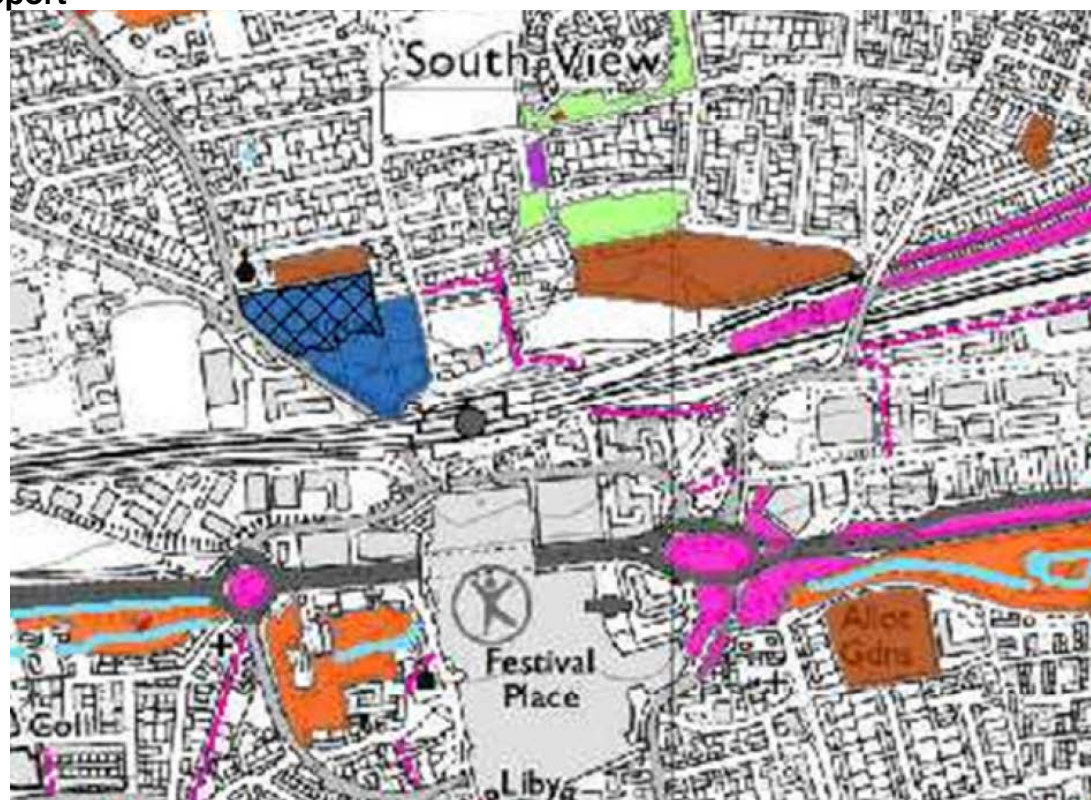
Principle of development

The site is located within the defined settlement policy boundary of Basingstoke Town. Therefore, the principle of the development of the land for housing is acceptable, subject to the proposal being in compliance with the relevant policies within the ALP and being in compliance with all other relevant material considerations.

Whilst the site has previously been assessed as a rejected site in the SHLAA, this was on the basis that the land was not being made available for development at that point in time, as opposed to there being any particular constraint identified which would preclude the development of the site for housing.

Community facilities and services

The submission states that the land was formally used for allotments. It is recommended that the status of this land is clarified, particularly as the land in question is not identified in the Green Infrastructure Strategy as being allotment land, please see map below (the land highlighted in brown is classified as allotments, and does not include this site). In addition, it could be considered that any previous use of the land for allotments may now have been abandoned if it has not been used for that purpose for a considerable period of time (the cabinet report suggest the allotment use ceased in 1983), and the case officer may wish to consider this issue when forming a response to the pre-application submission.



In the event that the land is considered as having last been used for allotment land and not having been legally abandoned, then Policy CN8 in the ALP is considered relevant to the determination of any future planning application. The policy states that proposals which would result in the loss of valued facilities and services currently or last used for the provision community or leisure activities will only be permitted where various criteria are met. The most relevant criteria in the policy would appear to be where the facility is no longer needed for any of the functions it performs, or it can be demonstrated that it is no longer practical, desirable or viable to retain them. Therefore, assuming the land was indeed previously used for allotment use, it is considered that any future submission would need to set out how the requirements of policy CN8 are satisfied. Furthermore, the policy states that any future planning application must be accompanied by an assessment which clearly shows that the land is surplus to requirements. The policy goes on to state that the assessment must evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must also be sought as part of this assessment.

Green Infrastructure Strategy

Policy EM5 in the ALP relates to Green Infrastructure. In the event that the land was last used as allotments, the Planning Practice Guide (PPG) advises that allotments

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constitute green infrastructure² (Paragraph: 027 Reference ID: 8-027-2160211). The policy states that proposals for the redevelopment of public or private open spaces will not be permitted unless it can be clearly demonstrated via a robust assessment that the space is surplus to local requirements and will not be needed in the long-term in accordance with the council's local standards.

Therefore, if the land was last used for allotments (and this is its existing status), as per the position set out above in relation to policy CN8, it will be necessary to demonstrate through the course of any subsequent application that the loss of allotments satisfies the policy requirements set out in EM5.

It is recommended that the council's parks and open spaces development officer is consulted regarding this proposal, as she is likely to be able to advise regarding the status of the land at present, and regarding the necessity of retaining it as open space/multi-functional green space if that is indeed its existing status.

Conclusion

The land is located with the defined settlement policy boundary of Basingstoke town, in which the principle of residential development is acceptable, subject to the proposal being in compliance with relevant planning policies and material considerations. The land may previously have been used as allotments, in which case some policy restriction may apply, and would need to be addressed in any future submission. However, it is recommended that the previous use and current status of the land is clarified.

I hope that these comments are helpful. Please do not hesitate to contact me if you have any queries.

Kind regards

From: [mailto:@basingstoke.gov.uk]

Sent: 29 October 2015 12:31

To:

Subject: 15/03460/EN28 - Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Dear

Thank you for your email.

I note this request is to confirm whether there are any objections in principle to the disposal of land identified on the attachment. To confirm this is a relatively small irregular shaped parcel of land north of the car park. I note that multiple land ownership issues of the wider South View housing allocation land has prevented development coming forward in the past, and the subject land is located within that allocated land. However it is very small part of the housing allocation and in any case would not object to the principle of disposing of the land.

² <http://planningguidance.communities.gov.uk/blog/guidance/natural-environment/green-infrastructure/>

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We would obviously encourage forthcoming pre-application discussions on the development potential of the land in question and I note it is your intention to submit such an enquiry in due course.

Kind Regards

16 Association of Community Rail Partnerships

From: [mailto:@btconnect.com]

Sent: 02 August 2016 17:07

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hello

ACoRP have no comment to make on this disposal

Regards

ACoRP

T:

M:

From: [mailto:@btconnect.com]

Sent: 02 November 2015 12:05

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hello

ACoRP have no objection to this disposal

Regards

ACoRP

17 DfT

From: [mailto:@dft.gsi.gov.uk]

Sent: 29 June 2016 07:05

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

the Department continues to have no comment on this proposal.

Regards,

Network Services North - Rail Group, Department for Transport

4/28, GMH | 020

From: [mailto:@networkrail.co.uk]

Sent: 02 November 2015 08:50

To: <@railexecutive.gsi.gov.uk>

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

I confirm that I have consulted South West Trains

Network Rail

1st Floor, Temple Point, Redcliffe Way

Bristol BS1 6NL

From: [mailto:@railexecutive.gsi.gov.uk]

Sent: 26 October 2015 07:59

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Land disposal consultation report

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the Department has no comment on this proposal.

Although this consultation e-mail does not appear to have been sent to anyone at South West Trains, we trust that they as the SFO will have the opportunity to comment.

Regards,
Network Outcomes

18 Hutchison Ports UK

From: [mailto: @hpuk.co.uk]

Sent: 29 June 2016 09:19

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Dear

I would confirm that Hutchison Ports UK (HPUK) has no comment to make in respect of this disposal.

Best Regards

Strategic Rail Network Development

Hutchison Ports (UK) Limited

Tel: +44 (0) Mob: +44 (0)

Fax: +44 (0)

Email: @hpuk.co.uk

Website: www.hpuk.co.uk

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Hutchison Ports (UK) Limited (Registered in England No.

Land disposal consultation report

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From: [mailto:@hpuk.co.uk]

Sent: 06 November 2015 11:25

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Dear Mr

Please be advised that Hutchison Ports UK (HPUK) has no objection to this disposal.

Regards

Strategic Rail Network Development

Hutchison Ports (UK) Limited

19 Freight Transport Associaton

From: [mailto:@fta.co.uk]

Sent: 28 June 2016 15:38

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

we had no comment again on this one.

Freight Transport Association

Mobile :

www.fta.co.uk



Please help us achieve our environmental targets by not printing this e-mail

Land disposal consultation report

V 1.1



From: [mailto:@fta.co.uk]

Sent: 06 November 2015 12:09

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

20 Direct Rail Services

From: [mailto:@drsl.co.uk]

Sent: 07 July 2016 09:45

To:

Subject: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Good Morning

DRS have no comments.

Kind Regards,



Land disposal consultation report

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Direct Rail Services, Regents Court,
Baron Way, Carlisle, CA6 4SJ.

Tel:

Protect our environment – Print only if you need to.

From: [mailto:@drsl.co.uk]

Sent: 16 November 2015 15:31

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

DRS have no comments.

Kind regards,



Direct Rail Services, Kingmoor Depot,
Etterby Road, Carlisle CA3 9NZ

21 Rail Freight Group

From: RFG [mailto:@rfg.org.uk]

Sent: 28 June 2016 21:20

To:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Still ok,

Land disposal consultation report

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Thanks,
Rail Freight Group

@rfg.org.uk

Sent from my iPad

From: [mailto:@rfg.org.uk]

Sent: 17 November 2015 16:31

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Thanks, no objection in this case,

Rail Freight Group
7 Bury Place
London
WC1A 2LA

Tel 020
Fax 020
Mobile

@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

From: r [mailto:@networkrail.co.uk]

Sent: 17 November 2015 16:08

To: @rfg.org.uk

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

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Sorry for the delay in dealing with this: can you confirm that you do not wish to object to this disposal?

Network Rail
1st Floor, Temple Point, Redcliffe Way
Bristol BS1 6NL

From: @networkrail.co.uk
Sent: 17 November 2015 15:36
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Following our discussion, I can confirm that we have no strategic plans for the land in question. The proposed flyover to which xxxx refers is further to the east, and plans for an up freight loop at Basingstoke would not require the land either.

As mentioned, South West Trains do have plans to deck the car-park immediately to the south of the site, which obviously you are aware of. I will correspond separately on the other matter we discussed.

Best regards,

From: [mailto@rfg.org.uk]
Sent: 29 September 2015 11:36
To:
Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

thanks.

I know there have been long term discussions about the need for capacity enhancements at Basingstoke including flyovers and such like. Would this sale implicate any land needed for such?

Many thanks

Rail Freight Group
7 Bury Place
London
WC1A 2LA

Tel 020
Fax 020
Mobile

@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

22 Colas Rail Ltd

From: [mailto:@colasrail.co.uk]

Sent: 29 June 2016 18:39

To:

Subject: RE: Consultation on proposed land disposal: Gillingham Commercial Premises adjoining the Station Car Park

No comment on proposal



Tel. - Mob.
@colasrail.co.uk

COLAS RAIL LTD

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

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www.colasrail.co.uk



From: [mailto:@colasrail.co.uk]

Sent: 16 November 2015 19:41

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Colas Rail has no objection to the proposals



Tel. - Mob.

@colasrail.co.uk

COLAS RAIL LTD

Wimbledon - Building One, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

www.colasrail.co.uk



23 West Coast Railway Company

From: [mailto:@aol.com]

Sent: 28 June 2016 15:36

To:

Subject: Re: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great...

Land disposal consultation report

no comments

V 1.1

WCR

T
M
E @aol.com

From: [mailto:@aol.com]

Sent: 19 November 2015 09:15

To:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Wes...

no comments

WCR

T
M
E @aol.com

24 DB Cargo (UK)

From: EXTL: mailto:@dbschenker.eu

Sent: 20 September 2016 15:09

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

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

Yours,

DB Cargo (UK) Ltd
310 Goswell Road
London EC1V 7LW
Tel:

Land disposal consultation report

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From: [mailto:@dbschenker.eu]

Sent: 20 November 2015 14:53

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

DB Schenker Rail (UK) Limited
310 Goswell Road
London -EC1V 7LW
Tel.

25 South West Trains

From: (SWT)

Sent: 22 July 2016 16:48

To:

Subject: Re: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Land disposal consultation report

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Further to your email below I can confirm that the position of Stagecoach South Western Trains Ltd & East Midlands Trains Ltd has not change from the email to you dated 21st January 2016, as per scanned copy attached below.

Stagecoach South Western Trains / East Midlands Trains
Tel - 020
Mob -

Head Office:
SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ
EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:
Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

From: (SWT)
Sent: 21 January 2016 11:46
To:
Cc:
Subject: RE: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Further to our earlier telephone conversation I can now confirm that on behalf of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd the proposed Land Disposal at Basingstoke is supported subject to our final conditions / comments detailed below:-

- The inclusion of additional CCTV coverage along the pedestrian and car routes which we estimate the cost to be **£20k**.
- Assurance that clauses will be applied in order to prevent possible legal challenges in respect noise and light pollution, recognising that this can only be enforced during the sale of the land and at the development stage and cannot be an endless responsibility upon Network Rail.
- There will be a restriction on Material Deliveries between 06:30hrs - 09:00hrs and 17:00hrs - 19:00hrs Monday to Friday as per your previous proposal.

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Stagecoach South Western Trains / East Midlands Trains
Tel - 020
Mob -

Head Office:
SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ
EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

From: @networkrail.co.uk
Sent: 23 December 2015 16:51
To: (SWT)
Cc:
Subject: RE: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Many thanks.

Can you advise as to the cost of the increased CCTV coverage mentioned in "C" below.

Can you confirm that the times when materials delivery will not be allowed in "3" of the earlier email is agreed?

In the meantime, have a Merry Christmas and an enjoyable holiday!

Network Rail
1st Floor, Temple Point, Redcliffe Way
Bristol BS1 6NL

From: (SWT)
Sent: 23 December 2015 16:38
To: @networkrail.co.uk
Cc:
Subject: RE: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Apologies for the delay but following meetings and various discussions regarding the above proposed Land Disposal at Basingstoke in respect of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd the proposal is supported subject to our concerns detailed below being addressed as the project progresses:-

- A. The points raised in your email to myself dated 30th December 2015 and attached below, in particular points 1, 3 and 4.

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- B. An assurance that the associated clauses can be enforced without challenge.
- C. The eventual scheme funds increased CCTV coverage along the pedestrian and car routes.
- D. Additional maintenance costs are addressed if there is a public right of way through the car park.
- E. If this right of access is granted to the public then the legal aspects of responsibilities are determined and agreed by all parties.

Stagecoach South Western Trains / East Midlands Trains

Tel - 020

Mob -

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

From: <@networkrail.co.uk>

To: " <@swtrains.co.uk>,"

Cc:

Date: 30/11/2015 15:23

Subject: RE: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Many thanks for your response. I discussed the case with xxxx and xxxx and my colleagues xxxx and xxxx at a meeting on Friday. We felt that the points you raise could be addressed as follows

1. The new decked car park that you will be building on the car park which the disposal site overlooks is to be designed to take an additional deck should the demand warrant it and the funds be available. A standard clause in Network Rail property transfers by Network Rail states that it reserves

The right at any time to erect or allow to be erected any buildings or other structures and to alter any building or other structure now standing or afterwards to be erected on any part of the Retained Land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the Property (and any access of light and air over the Retained Land shall be treated as enjoyed by the licence or consent of Network Rail and not as of right).

I propose that in this case we further reduce the risk of complaints by stating specifically that this includes the right to add extra floors to the decked car park (which will probably be in place by the time of the sale)

2. It is noted that work to improve the capacity of the Network may result in the loss of some parking spaces which makes the extension of the car park all the more likely

3. It is inevitable that access by construction traffic will have some detrimental effect on the operation of the car park. Network Rail will mitigate this by restricting deliveries of materials at peak times (say) between 06.30 – 09.00 and 17.00 – 19.00 Mondays to Fridays. There will also be an increase in the use of private vehicular rights through the car park after the development has been completed. We felt that on balance the benefit to the community of the additional homes and the increase in passive surveillance for the car park from the residential properties outweighed the disadvantage to the station

4. Re noise and light pollution, another standard clause states

Neither the carrying on by Network Rail of its undertaking on the Retained Land in exercise of its powers and subject to its statutory and common law obligations nor the grant by Network Rail of any permission properly given to use any railway facilities shall be treated as in derogation of grant by Network Rail under this transfer. It is likely that the Council too will be concerned about the new resident's amenity and will require an acoustic report and if necessary mitigation measures such as double glazing.

I should be grateful if you would confirm that subject to the assurances given above, SWT's does not object to the disposal.

Network Rail
1st Floor, Temple Point, Redcliffe Way
Bristol BS1 6NL

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From: (SWT)

Sent: 20 November 2015 16:12

To: @networkrail.co.uk

Cc: Subject: RE: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

With reference to the above consultation on the proposed disposal of land adjoining Great Western Cottages at Basingstoke, on behalf of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd we formally object to this proposal and the basis for this objection is as follows:-

1. Any future expansion of station car parking beyond existing plans would be limited by this proposal.
2. Future Network Rail plans in CP6 and CP7 for grade separation and an extra platform on this side of the station will increase the need for station car parking.
3. Shared use of the car park access road for construction works and permanently in respect any eventual housing development is not acceptable.
4. The TOC being exposed to possible complaints from future residents regarding noise and light pollution is also unacceptable.

Stagecoach South Western Trains / East Midlands Trains

Tel - 020

Mob -

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

26 Heathrow Express

From: [mailto:@heathrowexpress.com]

Sent: 28 June 2016 15:29

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No comment

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27 London Overground

From: [mailto:@lorol.co.uk]

Sent: 28 June 2016 15:39

To:

Subject: Re: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Hi

I've not got any record of being consulted previously on this issue.

As Basingstoke is well away from LOROL's operating area, we have no comment to make on this matter.

On 28 Jun 2016, at 15:31, r <@networkrail.co.uk> wrote:

Dear consultees

I circulated this consultation last year, but did not appear to have received a response from your organisation. As six months have passed now I need to reconsult everyone. Please could you respond with your comments or confirmation that you have no comment by 26th July.

If you have any queries as regards this proposal, please direct them to xxxx, Property,3rd Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL, **T** , **M** , **E** @networkrail.co.uk. 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.

Property

1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M

E @networkrail.co.uk

28 British Transport Police

From: [mailto:@btp.pnn.police.uk]

Sent: 04 July 2016 15:08

To:

Subject: FW: Basingstoke - Land Disposal - CRU - 2016 - 0056

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Good afternoon,

Please note xxxx comments below, if there are any further queries please liaise directly with xxxx.

Thank you

Strategy & Performance Department

British Transport Police
25 Camden Road
Camden
London NW1 9LN

Tel: 0207
Mobile :

From: mailto:@btp.pnn.police.uk

Sent: 04 July 2016 14:10

To: mailto:@btp.pnn.police.uk

Cc: Crime-Reduction

Subject: RE: Basingstoke - Land Disposal - CRU - 2016 - 0056

Hi

Concur with xxxx update in that there is no need for signage on the proposed fencing as there is an operational car park between the new development and the railway.

However, my concern is that the railway is like a magnet to youth and with residential properties being built on the land it would be prudent for developers and network rail (in partnership) to ensure existing line side perimeter fencing and signage is fit for purpose i.e. able to negate trespass and feature respective warnings for the safety and security of the public and rail users alike.

Kind Regards.

**Wessex/Sussex/SW London
British Transport Police
Force Headquarters
Crime Reduction Unit
B Division South**

Land disposal consultation report

V 1.1

Fifth Floor
25 Camden Road
London NW1 9LN

DX151960 Camden 4

Office: 0207
Internal:
Mobile:
Fax: 020

Email: @btp.pnn.police.uk

Departmental Email: crime-reduction@btp.pnn.police.uk Tel:

BTP Email: www.btp.police.uk

29 Crossrail

From: [mailto:@crossrail.co.uk]

Sent: 26 July 2016 12:21

To:

Subject: RE: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

No comment.

Crossrail Limited | 25 Canada Square | London | E14 5LQ

Tel: 020 | Helpdesk (24hr)
Desk Location CS28/Y1/22

T 020
@crossrail.co.uk
www.crossrail.co.uk

30 Grand Central Railways

No response to either consultation

31 Renaissance Trains/Transport Advisory Service

No response to either consultation.

32. RCL Roadways

No response to either consultation

33. London Travelwatch

No response to first consultation, outside their area.

34 Govia Thameslink

Not consulted in 2015, no response to the 2016 consultation

Annex 2 – Network Rail’s Consultation emails

From: @networkrail.co.uk

Sent: 28 June 2016 15:34

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Dear consultees

I circulated this consultation last year: thank you for your responses. As over six months have elapsed and Network Rail still wishes to proceed with the disposal, I have to reconsult you for confirmation that nothing has changed since my last approach. Please could you respond with your comments or confirmation that you have no comment by 26th July.

If you have any queries as regards this proposal, please direct them to xxxx, Property,3rd Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL, **T** , **M** , **E** @networkrail.co.uk. 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.

Property

1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M

E @networkrail.co.uk

Land disposal consultation report

V 1.1

From: @networkrail.co.uk

Sent: 29 September 2015 11:19

To:

Subject: Consultation on proposed land disposal: Basingstoke - adjoining Great Western Cottages

Dear consultee,

Property: Basingstoke Land near Great Western Cottages

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale.

We attach a draft application form to the Office of Rail Regulation which, with its related plan, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

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 it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **30th October 2015** (including any "no comment" response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx, Property, 3rd Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL, **T** , **M** , **E** @networkrail.co.uk. 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,



Property
3rd Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

T
M

E [@networkrail.co.uk](mailto:networkrail.co.uk)

www.networkrail.co.uk/property

