

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



21 April 2017

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

Network licence condition 7 (land disposal): Didcot Parkway, Oxfordshire

Decision

1. On 22 March 2017, Network Rail gave notice of its intention to dispose of land in the vicinity of Didcot Parkway, Oxfordshire (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 and no objections to the proposed disposal and redevelopment of the land were received.
4. In considering the proposed disposal we note that:
 - there were no concerns that current or future railway operations would be affected adversely;
 - Network Rail stated that First Greater Western Limited, the Station Facility Owner at Didcot Parkway, supported the disposal since the potential for additional station car parking would be provided by the new multi-storey car park; and
 - the disposal would facilitate wider benefits to the railway brought by the Didcot Gateway development.
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 further 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	Didcot Parkway Station, land adjoining car park, being a Great Western Railway Staff Association (GWRSA) club house and another small commercial premises, with an area of 2319 sq m.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No 82434, the disposal area is shaded blue Allies & Morrison Masterplan No. 966_07_003_P1
Clearance Ref:	CR/25296
Project No.	151500
Ordnance survey coordinates	452667, 190417
Photographs (as required)	Aerial Photo attached
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold sale
Proposed party taking disposal	Homes and Communities Agency (HCA)
Proposed use / scheme	Part of a larger residential scheme comprising apartments and a multi storey car park. Allies & Morrison Plan 966_07_003_P1 shows the masterplan submitted with the outline planning application.
Access arrangements to / from the disposal land	Access will be direct from Station Road (as it is at present).

Replacement rail facilities (if appropriate)	No rail facilities are affected.
Anticipated Rail benefits	The disposal area will be incorporated into “Didcot Gateway”, which is how the larger residential scheme is described. This will improve the setting of Didcot Station. Great Western Railway (GWR) has been involved in the masterplanning and will benefit from a new 1800 (approximate) space decked car park.
Anticipated Non-rail benefits	The provision of land for new homes in line with Government policy.
3. Timescales	
Comments on timescales	The transfer to HCA will be completed during 2017. The timing of the development will be determined by HCA and other landowners.
4. Railway Related Issues	
History of railway related use	Part of the site was previously used by the British Rail Staff Association (BRSA).
When last used for railway related purposes	The BRSA premises were transferred to GWRSA in the early 1990's.
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: this disposal does not impact on the Great Western Route Modernisation strategy nor affect the Western Route Strategy in any other way
Potential for future railway related use	The site would be capable of incorporation into the adjoining station car park. However, passenger demand will be met by the new multi storey car park mentioned above.
Any closure or station change or network change related issues	No other Regulatory consent required.

Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	We are not aware that this disposal would affect any railway stakeholder with whom we have consulted.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include any requirement for new fencing of the railway boundary, as sufficient fencing already exists.</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)	South Oxfordshire District Council has made an outline planning application that included the disposal site for residential development.
Contamination / Environmental Issues (if applicable)	This is a former railway site which is likely to be contaminated. The new owner will need to deal with this prior to redeveloping the land

6. Consultations

Railway (internal – Network Rail)	Business and Technical clearance has been obtained, CR/25296.
Summary of position as regards external consultations	24 stakeholders were consulted on 7/1/16 and 22 responses were received. Responses were not received from GB Railfreight or Grand Central Railways despite follow up attempts but they are not considered critical to the consultation being open access

	<p>operators with no specific service at this location. The 22 that responded did not object or did not wish to comment save for GWR, the SFO and South Oxfordshire and Vale of White Horse District Council (SODC).</p> <p>GWR said that the land could readily be used for additional premium station car parking and therefore had foreseeable railway use for services relating to railways. GWR therefore could not agree that the disposal would fall within ground (d)(ii) of the General Consent mechanism, but GWR would be supportive of the proposed redevelopment of the Didcot Gateway site as it delivers wider benefits to the railway and that GWR is content for the disposal of the land to the HCA for this purpose, provided that Network Rail make provision for the land to be returned to the railway at the sale price if the Didcot Gateway redevelopment did not proceed so that the site can be used for railway related purposes.</p> <p>HCA said that the request from GWR that NR has the right to buy back if the development does not proceed is not acceptable. Following a telephone conference attended by HCA, GWR and Network Rail on 10/2/17 and further consideration, GWR confirmed that in view of the extra parking spaces provided by new multi-storey car park, it is willing to withdraw its request for the buy back right and it supports the disposal</p> <p>South Oxfordshire and Vale of White House DC said it fully supports the proposed disposal to HCA, as part of the District Council and HCA's efforts to secure land adjacent to the station, to facilitate the proposed Gateway development. This is a strategic development for Didcot and the land transfer is a necessary part of the proposed development scheme</p> <p>Because more than 6 months had elapsed the original stakeholders together with SW Trains, Alliance Rail and Heathrow Express were again consulted on 26/10/16. All responded including GB Railfreight to say that their views had not changed save for Northern Rail, Direct Rail Services, Southern Rail and BT Police. Each of these were sent two reminders. Having made reasonable endeavours to obtain responses and in view of the original responses provided we believe we can proceed on the basis that their views have not changed. Grand Central did not respond to either consultation in spite of the reminders but is not considered a key stakeholder.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>Not applicable</p>

7. Local Authorities

Names & Email Addresses:	South Oxfordshire and Vale of White Horse District Council	
Local Transport Authorities:	Oxfordshire County Council	
Other Relevant Local Authorities:	None	
8. Internal Approval		
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.	
Surveyor Name:	xxxx	
Approved by Property Development Manager	Name: xxxx	Date Approved by PDM: 7 March 2017



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- Disposal Site
- Network Rail retained land
- Station Lease boundary



Property

DIDCOT PARKWAY
SALE PLAN
MLN1 50M 1763YDS

Coordinates W 452693E 190433N

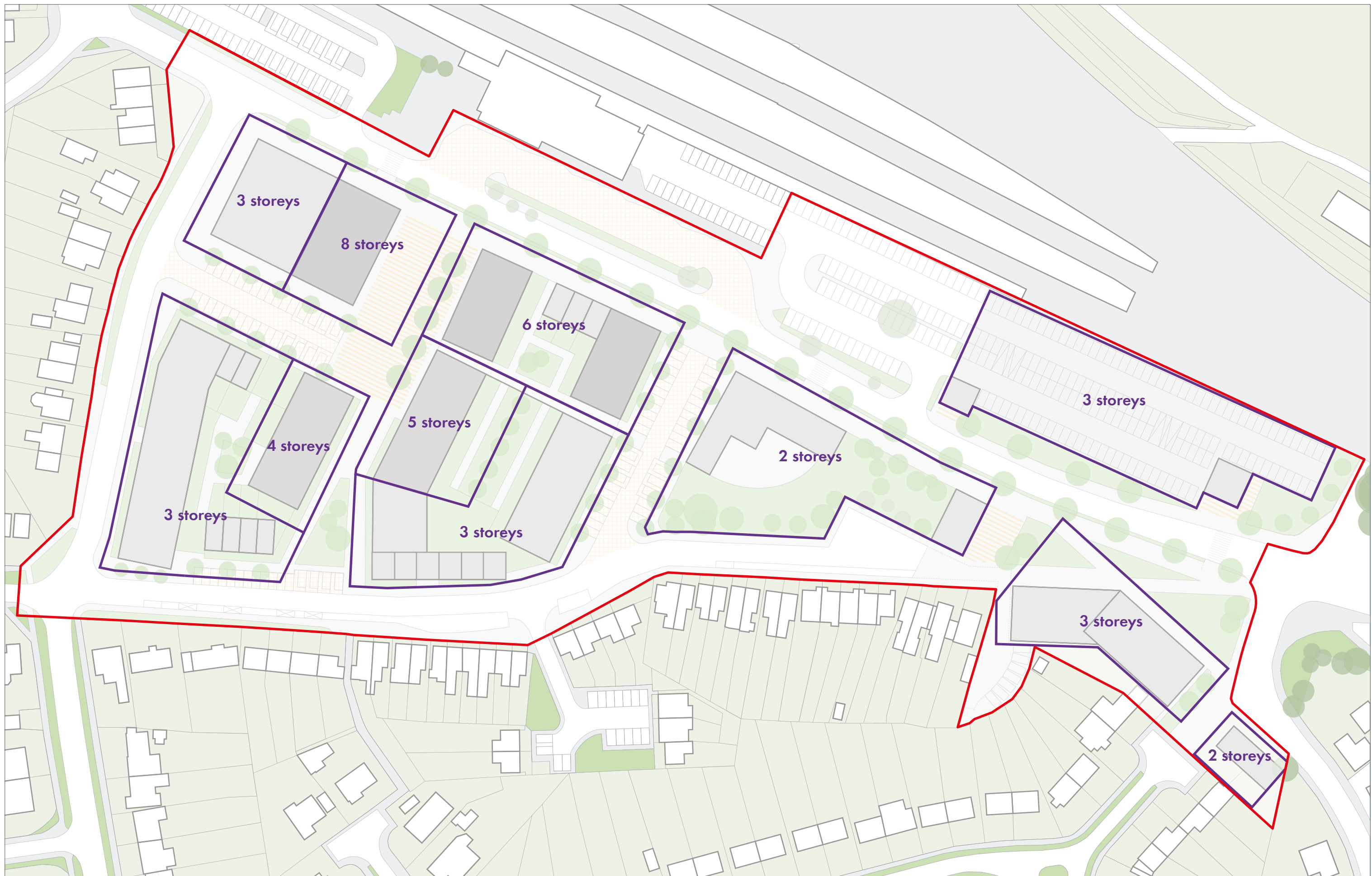
Date:
30 Dec 2015

Drawn By:
James Barker

Drawing No:
82434


Rev:
A

Scale:
1:1250 @ A4



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy. Where building components are described in the specification as contractor designed, "construction" information relating to those components on this drawing represents design intent only.

REV	DATE	DESCRIPTION	OID	REV	DATE	DESCRIPTION	OID

 Height parameters

Allies and Morrison
 85 Southwark Street
 London SE1 0HX
 020 7921 0100
 020 7921 0101
 info@alliesandmorrison.com
 A&M JOB NO: 966

DICOT GATE DEVELOPMENT
 SITE PLAN _ HEIGHT PARAMETERS
 OPTION 1
 966_07_003_P1
 SCALE: 1:500 @A1 1:1000 @A3
 All Intellectual Property Rights Reserved

P1
 Revision



CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: The disposal site is part of the planned “Didcot Gateway”. It adjoins the station lease 100m East of the station entrance. The site contains buildings currently let on two commercial tenancies.

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

Summary of position regarding responses: 24 stakeholders were consulted on 7 January 2016 and 22 responses were received. Responses were not received from Grand Central Railways or GB Railfreight despite follow up attempts but they are not considered critical to the consultation being open access operators with no specific service at this location. The 22 that responded did not object or did not wish to comment save for GWR the SFO and South Oxfordshire and Vale of White Horse District Council (SODC). GWR said that the land could readily be used for additional premium station car parking and therefore the land has foreseeable railway use for services relating to railways. GWR therefore could not agree that the disposal falls within ground (d)(ii) of the general consent mechanism, but at the same time is supportive of the proposed redevelopment of the Didcot Gateway site as it delivers wider benefits to the railway. GWR is content for the disposal of the land to the HCA for this purpose, provided that Network Rail makes provision for the land to be returned to the railway at the sale price if the Didcot Gateway redevelopment does not proceed so that the site can be used for railway related purposes. SODC said it fully supports the proposed disposal to HCA, as part of the District Council and HCA’s efforts to secure land adjacent to the station, to facilitate the proposed Gateway development. This is a strategic development for Didcot and the land transfer is a necessary part of the proposed development scheme. Because more than 6 months had elapsed the original stateholders, together with Alliance Rail SW Trains and Heathrow Express were again consulted on 26 October 2016. All responded including to say that their views had not changed save for Northern Rail, DRS and BT Police. Each of these was sent two reminders. Having made reasonable endeavours to obtain responses and in view of the original responses provided we believe we can proceed on the basis that their views have not changed. Grand Central did not response to either consultation in

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spite of the reminders but is not considered a key stakeholder.
 HCA said that the request from GWR for NR to have the right to buy back if the development does not proceed was not acceptable.
 Following a telephone conference attended by HCA, GWR and Network Rail on 10/2/17 and further consideration, GWR confirmed that it was willing to withdraw its request and supports the disposal.

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	National Express Group		Y	7/1/16 26/10/16	No objection	
2	Rail Freight Group		Y	7/1/16 31/10/16	Ok	
3	Merseyrail		Y	7/1/16 31/10/16	No comments or objections	
4	Eurostar		Y	7/1/16	No issue	

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	International			28/10/16		
5	Northern Rail		Y	7/1/16	No objection	
6	DB Cargo UK		Y	7/1/16 1/11/16	No objection	
7	Cross Country Trains Ltd		Y	7/1/16 7/11/16	No comment	
8	WH Malcolm		Y	8/1/16 26/10/16	No objections	
9	Transport Focus		Y	8/1/16 14/11/16	No objection	
10	South Oxfordshire and Vale of White Horse DC		Y	11/1/16 13/12/16	No objection	
11	Direct Rail Services		Y	11/1/16	No comments	
12	Association of Community Rail Partnerships		Y	12/1/16 10/11/16	No objection	
13	South Eastern		Y Y	13/1/16 8/2/16 26/10/16	No comment No comment	
14	Chiltern Railways		Y	15/1/16	No comments	

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				26/10/16		
15	COLAS Rail		Y	18/1/16 28/10/16	No objection	
16	DfT		Y	25/1/16 10/11/16	No comment	
17	BT Police		Y	2/2/16	No issues	
18	Freightliner		Y	3/2/16 26/10/16	No comment	
19	Freight Transport Association		Y	3/2/16 9/12/16	No Comment	
20	Oxfordshire County Council		Y	4/2/16 27/10/16	Not object	
21	West Coast Railway		Y	5/2/16 26/10/16	No comments	
22	Great Western Railway		Y	7/2/16 15/12/16 6/3/17	Supprts subject to a right of pre-emption. Supports Didcot Gateway and therefore the disposal, withdraws objection/condition of pre-emption.	
23	GB Railfreight		Y	10/2/16	No comment	

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				26/10/16		
24	Grand Central		N		No response to emails sent on 6/1, 1/2, 5/2, 26/10 or 9/12/16	
25	Alliance Rail		Y	26/10/16	No comments	
26	Heathrow Express		Y	26/10/16	No issue	
27	SWTrains		Y	21/12/16	No comment	

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

A copy of Network Rail's consultation request (before customisation for any individuals) is given in Annex 2.

Annex 1 – Stakeholder Responses

1. National Express Group

From: EXTL:

Sent: 26 October 2016 12:06

To: @networkrail.co.uk

Subject: Re: FW: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

On behalf of National Express Group and NXET Trains Limited, I confirm that our position has not changed as regards this disposal

Rgds

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

Rgds

2. Rail Freight Group

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

Sent: 31 October 2016 10:51

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Ok with RFG still.

Rail Freight Group
7 Bury Place
London
WC1A 2LA

Tel 020

Fax 020

Mobile

[@rfg.org.uk](mailto: @rfg.org.uk)

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Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

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

Sent: 07 January 2016 08:14

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Didcot Cow Lane

Ok with RFG

Sent from my 4G Ready LG G3 on Three

3. Merseyrail

From: [mailto:@merseyrail.org]

Sent: 26 October 2016 14:06

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

I can confirm that Merseyrail have no comments.

Regards,

Merseyrail

Tel

Mob

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Email @merseyrail.org

Web www.merseyrail.org

From: [mailto:@merseyrail.org]

Sent: 07 January 2016 08:22

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

I can confirm Merseyrail have no comments or objections to the above proposal.

Regards

Merseyrail

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

4. Eurostar International

From: [mailto:@eurostar.com]

Sent: 28 October 2016 09:18

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

No issue for EIL,

Thanks

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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: 07 January 2016 08:43

To:

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

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

5. Northern Rail

From: [mailto:@northernrail.org]

Sent: 07 January 2016 09:06

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Hello

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Northern has no objection to the land disposal at Cow Lane, Didcot.

Kind regards

Northern Rail Ltd
Northern House
York
YO1 6HZ

T:
M:

E: @northernrail.org

W: <http://www.northernrail.org>

6. DB Cargo UK

From: EXTL:

Sent: 01 November 2016 12:15

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

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:

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From: EXTL:
Sent: 07 January 2016 09:10
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

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

Yours,

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

7. Cross Country Trains

From: [mailto:@crosscountrytrains.co.uk]
Sent: 07 November 2016 11:32
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

XC Trains Ltd has no comment on this proposed disposal.

Regards
CrossCountry

Phone: 0121 Mobile: Fax: 0121

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

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From: [mailto:@crosscountrytrains.co.uk]
Sent: 07 January 2016 11:03
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

XC Trains Ltd has no comment on this proposed disposal.

Kind regards
CrossCountry

Phone: 0121 Mobile: Fax: 0121

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

8. W. H. Malcolm

From: [mailto:@whm.co.uk]
Sent: 26 October 2016 12:19
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

No objections.

Regards.
W H Malcolm Ltd

Malcolm Logistics, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, ML1 5RY

DD: | Tel: | Mobile:

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

🔄 SAVE PAPER - Please do not print this e-mail unless absolutely necessary

From: [mailto:@whm.co.uk]
Sent: 08 January 2016 10:51
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

I confirm WH Malcolm has no objections to the proposal.

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>

9. Transport Focus

From: [mailto:@transportfocus.org.uk]
Sent: 14 November 2016 16:06
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016 1011g17

Thank you for sending Transport Focus information regarding the proposal to dispose of land near Didcot station. They note that:

the original completion date of 31/3/16 has not proved possible;
the Homes and Communities Agency have proposed 31/3/17 as the new completion date;
other details remain as before (o/r 0501c16, 8/1/16).

Transport Focus has no objection to the new proposal.

Regards,

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From: [mailto:@transportfocus.org.uk]
Sent: 08 January 2016 16:25
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Didcot Cow Lane 0501c16

Thank you for sending Transport Focus details of the proposed land disposal at Didcot, and for the additional information you provided. They note that:

the land is 2,319 square metres, and lies between the East station car park and Station Road at its junction with Cow Lane; it is to be sold freehold before 31/3/16 to the Homes and Communities Agency;

current plans are that a multi-storey car park will be built on it, as part of the "Didcot Gateway" scheme.

Transport Focus has no objection to the proposed sale.

Regards,

Tel.

10. South Oxfordshire and Vale of White Horse District Council

From: [mailto:@southandvale.gov.uk]
Sent: 13 December 2016 10:54
To: @networkrail.co.uk
Cc:
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 15th December 2016

Hi

Yes, I am aware of this.

Our position is that we fully support the proposed disposal to HCA, as part of the District Council and HCA's efforts to secure land adjacent to the station, to facilitate the proposed Gateway development. This is a strategic development for Didcot and the land transfer is a necessary part of the proposed development scheme .

Regards

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South Oxfordshire District Council and Vale of White Horse District Council

(Text phone users add 18001 before dialling)

Visit us at:

www.southoxon.gov.uk

www.whitehorsedc.gov.uk

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

Sent: 11 January 2016 09:18

To: @networkrail.co.uk

Subject: FW: FW: Consultation on proposed land disposal: Didcot Cow Lane

Confirmation that SODC have no objection to the land disposal.

Kind Regards

.

From: @southandvale.gov.uk

Sent: 07 January 2016 16:25

To: <@southandvale.gov.uk>; <@southandvale.gov.uk>

Subject: Re: FW: Consultation on proposed land disposal: Didcot Cow Lane

Definitely no objections. Strongly supportive of transfer

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: <@southandvale.gov.uk>

Date: 07/01/2016 14:51 (GMT+00:00)

To: <@southandvale.gov.uk>, <@southandvale.gov.uk>

Subject: Fwd: FW: Consultation on proposed land disposal: Didcot Cow Lane

Can I have a directors confirmation that SODC do not object to the transfer of Network Rail Land to HCA - apparently deadline for consultation is tomorrow...

Regards

Sent from [Outlook Mobile](#)

11. Direct Rail Services

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

Sent: 11 January 2016 14:47

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Good Afternoon

DRS have no comments.

Kind regards,

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

Tel:

Mob:

Protect our environment – Print only if you need to.

12. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]

Sent: 10 November 2016 22:19

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To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Hello

ACoRP have no objection to this disposal

Regards

ACoRP

T:

M:

From: [mailto:@btconnect.com]

Sent: 12 January 2016 11:19

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Didcot Cow Lane

Hello

ACoRP have no objection to this disposal

Regards

ACoRP

Sent from my iPad

13. South Eastern Railway

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

Sent: 26 October 2016 12:26

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

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Good Afternoon

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: 08 February 2016 11:24

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Hi

Please accept my apologies for the delay in response. The member of the team handling Land Disposal's has been out of the business and so some have slipped through the net.

I can confirm that Southeastern have no comment on this proposal.

Please can I ask that you remove xxxx from your mailing lists and that all future consultations come only to me?

Many thanks and Kind Regards

southeasternrailway.co.uk

southeastern

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

From: [mailto:@southeasternrailway.co.uk]
Sent: 13 January 2016 09:53
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Good morning

Thank you for the opportunity to review the below.
I can confirm that Southeastern have no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

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

14. Chiltern Railways

From: EXTL:
Sent: 26 October 2016 14:18
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Hi

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Still no objection from Chiltern.

All the best,

From: EXTL:

Sent: 15 January 2016 08:27

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Hi

There are no comments from Chiltern Railways.

All the best,

15. COLAS Rail

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

Sent: 28 October 2016 11:47

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Confirmed, no change to previous response



Tel. - Mob.

@colasrail.co.uk

COLAS RAIL LTD

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

www.colasrail.co.uk



Land disposal consultation report

V 1.1

From: [mailto:@colasrail.co.uk]
Sent: 18 January 2016 14:35
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane
[No objection to proposal](#)

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

16. Department for Transport

From: [mailto:@dft.gsi.gov.uk]
Sent: 10 November 2016 10:04
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

[No comment from DfT](#)

[Regards](#)

Rail Network Services North, Department for Transport
4/26 | 020 |

Land disposal consultation report

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From: [mailto:@dft.gsi.gov.uk]
Sent: 25 January 2016 09:53
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

– the Department has no comment on this proposal.

Regards,



3/23, GMH, Great Minster House
33 Horseferry Road, London, SW1P 4DR

020

Leading a world-class railway that creates opportunity for people
and businesses.

17. BT Police

From: [mailto:@btp.pnn.police.uk]
Sent: 02 February 2016 13:16
To: @networkrail.co.uk
Subject: FW: Consultation on proposed land disposal: Didcot Cow Lane

Hello please see response below

Hello
Sorry I did reply back in December to this application. I have no issues as the land does not affect our jurisdiction and will have a multi storey car park in its place operated by Great western railway.

Land disposal consultation report

V 1.1

Regards

From:
On Behalf Of Crime-Reduction
Sent: 02 February 2016 12:18
To:
Cc:
Subject: FW: Consultation on proposed land disposal: Didcot Cow Lane

Hi

Could you deal with this request please?

CRR no is CRU-2016-0081

Thank you,
Crime Reduction Coordinator, Crime Reduction Unit
British Transport Police, 25 Camden Road, London, NW1 9LN

Office: 0207
Internal:
Email: www.btp.police.uk

From:
Sent: 02 February 2016 09:08
To:
Cc: Crime-Reduction
Subject: FW: Consultation on proposed land disposal: Didcot Cow Lane

Hello,

Please see below, response required by 4th Feb

Regards

Land disposal consultation report

V 1.1

18. Freightliner

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

Sent: 26 October 2016 12:09

To:

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

No comments from Freightliner

Regards

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

Sent: 03 February 2016 09:41

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

I can confirm that Freightliner has no comment to make on this proposal

Regards

19. Freight Transport Association

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

Sent: 09 December 2016 16:07

To:

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Apologies FTA has no comment.

Freight Transport Association

Mobile :

Land disposal consultation report

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www.fta.co.uk

From: [mailto:@fta.co.uk]
Sent: 03 February 2016 14:11
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

20. Oxfordshire Council


From: [mailto:@oxfordshire.gov.uk]
Sent: 27 October 2016 10:57
To: @networkrail.co.uk
Cc: @southandvale.gov.uk); @southandvale.gov.uk)
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Dear

I can confirm that Oxfordshire County Council's (OCC) views remain the same and has no objection to the proposals. OCC supports the HCA (and South Oxfordshire District Council) in the vision to transform the Didcot 'Gateway' area to support much needed growth and place making in the Didcot area. This piece of land is integral to that vision being realised.

Kind Regards

Mob:

 Save money and paper - do you really need to print this email?

Land disposal consultation report

V 1.1

From: [mailto:@oxfordshire.gov.uk]
Sent: 04 February 2016 08:24
To: @networkrail.co.uk
Cc: @southandvale.gov.uk;
Subject: Re: Consultation on proposed land disposal: Didcot Cow Lane

Hi

I can confirm that we do not object to the transfer of the land highlighted in blue on your plan from Network Rail to the HCA.

Kind Regards

Sent from my BlackBerry 10 smartphone.

21. West Coast Railway

From: @aol.com
Sent: 26 October 2016 12:31
To: @networkrail.co.uk
Subject: Re: FW: Consultation on proposed land disposal: Didcot Cow Lane Response requ...

No comments

Best

WCR

T
M
E @aol.com

From: @aol.com
Sent: 05 February 2016 11:25
To: @networkrail.co.uk
Subject: Re: FW: Consultation on proposed land disposal: Didcot Cow Lane

no comments

WCR

T
M
E [@aol.com](mailto: @aol.com)

22. Great Western Railway

From: [mailto: @gwr.com]
Sent: 06 March 2017 09:03
To: @networkrail.co.uk
Cc:
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Hi all,

Apologies for the delay in confirming this – I've just returned from leave and had the approval waiting for me.

I can confirm that GWR are content to withdraw our objection/condition to the proposed land disposal.

Best regards

Great Western Railway
GWR | Floor 6 | 50 Eastbourne Terrace | London | W2 6LG
E: [@GWR.com](mailto: @GWR.com) | M:

From: [mailto: @gwr.com]
Sent: 15 December 2016 12:37
To: @networkrail.co.uk
Cc:
Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

Hi

Land disposal consultation report

V 1.1

I can confirm that our position has not changed from the below.

Best regards

Great Western Railway

GWR | Floor 6 | 50 Eastbourne Terrace | London | W2 6LG

E: @GWR.com | M:

From: [mailto:@gwr.com]

Sent: 07 February 2016 18:23

To:

Cc:

Subject: Fw: Consultation on proposed land disposal: Didcot Cow Lane

Land disposal consultation report

V 1.1

Dear

I've been asked to check that you received our consultation response to the proposed land disposal at Didcot Cow Lane. GWR's response is as follows:

"The land could readily be used for additional premium station car parking and therefore the land has foreseeable railway use for services relating to railways. GWR therefore cannot agree that the disposal falls within ground (d)(ii) of the general consent mechanism.

However, GWR are supportive of the proposed redevelopment of the Didcot Gateway site as it delivers wider benefits to the railway and therefore GWR are content for the disposal of the land to the HCA for this purpose. NR should, however, make provision for the land to be returned to the railway at the sale price if the Didcot Gateway redevelopment does not proceed so that the site can be used for railway related purposes."

I'm very happy to discuss further if it would be useful.

Best wishes

Great Western Railway

GWR | Floor 6 | 50 Eastbourne Terrace | London | W2 6LG

E: @GWR.com | M:

23. GB Railfreight

From: EXTL:

Sent: 26 October 2016 16:16

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

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: 10 February 2016 13:48

To: @networkrail.co.uk

Cc: EXTL:

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane

No comment.

Rgds,
GB Railfreight
Phone:
Email: @gbrailfreight.com
Post: Unit 4, Blenheim Court, Peppercorn Close, Peterborough, PE1 2DU

24. Grand Central Railway

No response

25 Alliance Rail

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

Sent: 26 October 2016 12:17

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Alliance has no comments

Regards

26 Heathrow Express

From: [mailto:@heathrowexpress.com]

Sent: 26 October 2016 13:11

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

No issue for HEX.

Sent from my Windows Phone

27. South West Trains

From: (SWT)

Sent: 21 December 2016 10:14

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Land disposal consultation report

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With reference to the above proposed land disposal, on behalf of Stagecoach South Western Trains Ltd 'No Comment'

I am no longer responding to disposals on behalf of East Midlands Trains Ltd, contact now is xxxx.

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

Annex 2 – Network Rail’s Consultation Request

From: @networkrail.co.uk
Sent: 26 October 2016 12:01
To:
Cc:
Subject: FW: Consultation on proposed land disposal: Didcot Cow Lane Response required by 5th December 2016

Dear Consultees

I sent out the email below, but the sale did not proceed in the timescale set out in Section 3 – completion by 31/3/2016. The HCA would now like to complete by 31st March 2017.

GWR did say that whilst it supported the proposal it did not think that the disposal should be progressed under the General Consent because the land is capable of railway use. All the other consultees responded that they did not object or had no comment save Grand Central, which did not respond. To my knowledge nothing else has changed but as more than six months have passed since we received your initial responses, we need confirmation that your views have not changed. We now request your comments on this proposed disposal by **5th December 2016** (including any “no comment” response)

Property
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL
M
E @networkrail.co.uk

From: @networkrail.co.uk
Sent: 06 January 2016 16:26
To:
Cc:
Subject: Consultation on proposed land disposal: Didcot Cow Lane

We seek to consult you as regards your views, please, on our proposed disposal of land at **Cow Lane Didcot**.

We attach a draft application form which, with its related plans and attachments, explains the proposal in detail.

To date Network Rail has not been able to identify any reasonably foreseeable railway related use for the proposed disposal area for the following reasons:

The land is at a lower level than the adjoining station car park and is currently let to the GWRSA and a commercial tenant.

Land disposal consultation report

V 1.1

Therefore (and subject to stakeholder comments) we are currently minded to treat this disposal as one that falls within ground (d)(ii) of the general consent mechanism, in that the land has no reasonably foreseeable railway use:

- (i) for, or in connection with, services relating to railways; or
- (ii) for any other public transport use, which would provide benefit for rail passengers, through better integration of public transport modes.

We request your comments on this proposed disposal by **4th February** (including any “no comment” response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

Following this consultation and having considered any comments that are received we will decide whether to not to proceed with this disposal. As previously stated we are currently minded to treat this disposal as one falling within the general consent mechanism. However, subject to stakeholder comments we may decide to submit a formal application to ORR for consent to dispose under the terms of our network licence land disposal condition. If we decide to make a formal application to ORR we will, in accordance with ORR’s regulatory arrangements for land disposal send you a notification of our application in due course.

If you have any queries as regards this proposal, please contact myself using the contact details at the foot of this email.

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

www.networkrail.co.uk/property

