

Les Waters
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Railway Markets and Economics
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12 April 2016

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

Network licence condition 7 (land disposal): Obridge Yard, Taunton

Decision

1. On 26 February 2016, Network Rail gave notice of its intention to dispose of land located north of Taunton Railway station (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). Network Rail also provided additional information at Annex B.

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 material issues or objections were raised. We note that:

- there is no evidence that railway operations at Taunton station would be affected adversely;
- this disposal forms part of the deliverables of the Taunton station Master Plan which is driven by the need to meet incremental passenger growth at Taunton station as identified by Network Rail's Western Route Study;
- Network Rail's maintenance depot at the eastern section of Obridge Yard will be relocated with improved access and security;
- Network Rail confirmed that it would continue to provide and maintain the watering facilities for steam engines and the associated road access rights; and
- Network Rail will require its developer to keep Kilkenny car park fully operational until the 600 space multi storey car park is built and that there will be no net loss of car parking associated with the implementation of this proposal.

4. 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.

5. 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”.

6. 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.




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	Land at Obridge Yard and Kilkenny Car Park (part) adjacent to Taunton Railway Station
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> 1. Plan number 82708. The disposal site is shown coloured blue. The route of access is shown coloured brown. 2. Taunton Station Master Plan (Link) 3. Extract from Master Plan showing revised car park sites.
Clearance Ref:	CR/23896
Project No.	S02417
Ordnance survey coordinates	323066: 125552
Photographs (as required)	 <p>View looking eastward into Obridge Yard from the north side of Taunton Station.</p>



View of Obridge Yard showing the residential context immediately to the north



View showing the access route into Obridge Yard from Station Road (Kilkenny is to the left behind the trees)



View looking north to rail over road bridge (access to Obridge is immediately to the north of this on the right).

2. Proposal

Type of disposal (i.e. lease / freehold sale)	Freehold disposal and a permanent grant of access to the disposal area together with all necessary short term licences or leases required to facilitate development works.
Proposed party taking disposal	The party taking ownership will be determined after marketing and negotiation.
Proposed use / scheme	A mixed use (residentially led) development scheme is promoted by the Taunton Station Master Plan which was developed in collaboration with Taunton Deane Borough Council, Somerset County Council and Great Western Railway (attached)
Access arrangements to / from the disposal land	<p>The access arrangements for the disposal land are as follows:</p> <p>Vehicular access to the disposal site will be via the existing northern station approach road from the highway junction at Station Road. The station approach road will remain within railway ownership and control.</p> <p>There is also potential to create a further access onto Winckworth Way at the eastern end of the site (subject to Highways Department approval).</p> <p>There is further pedestrian and cycle access to the site is via the existing footpath/ cycle way which runs along the northern boundary of the site from Kilkenny Car Park to Winckworth Way.</p>
Replacement rail facilities (if appropriate)	<p>There are a number of railway related facilities which will need to be replaced including:</p> <p>1. A Network Rail Maintenance Depot on part of Obridge Yard. It is planned that this will be re-located either to accommodation on West Yard Taunton (as envisioned by the Master Plan) or to another</p>

	<p>site on the Western Route under the current maintenance accommodation review.</p> <p>The continuity of provision of maintenance accommodation will be maintained via the project delivery programme to be agreed with the party eventually taking disposal of the site.</p> <p>2. The lower 1/3 of Kilkenny Car Park This is owned by Network Rail and sits within the franchised station lease. The area is sub-let by the Station Facility Operator to Taunton Deane Borough Council (TDBC) for car parking as it is immediately adjacent to TDBC owned land which also used as a car park.</p> <p>The Network Rail owned car parking spaces will be re-provided within the multi-storey car park to be constructed on the south side of Taunton Station under the Station Master Plan. Parking on the upper 2/3 of Kilkenny Car Park will remain unless an alternative suitable location point is identified and implemented under Taunton Deane Borough Council's current car parking review.</p> <p>There will be no net loss of parking associated with the implementation of this proposal.</p> <p>Note: The Station Facility Operator is building the new multi-storey car park to meet their identified future incremental passenger demand. Construction of the new multi-storey car park is funded and is currently programmed to complete by December 2017</p>
<p>Anticipated Rail benefits</p>	<p>The anticipated railway benefits associated with this matter include:</p> <p>1. Improved Maintenance Accommodation: The maintenance accommodation at Obridge Yard is considered to be sub-optimal. Restricted access into site for larger vehicles (road width and access under the railway bridge 4.2 metre headroom) and security are all issues raised by the Maintenance Operations Manager.</p> <p>The proposed re-location site at West Yard on the south side of the railway would have direct vehicular access onto the new Northern Inner Distributor Road (NIDR).</p> <p>2. Operational and Financial Efficiency for Maintenance A move to more appropriate accommodation for the maintenance operations at Obridge Yard (whether at West Yard or elsewhere) is also considered to deliver future operational cost savings to the local Maintenance Delivery Unit. The ongoing maintenance accommodation review is driven by operational and financial efficiency considerations. Alternative location points for the maintenance function at Obridge Yard will also be considered by Network Rail within that context.</p> <p>3. Delivery of the Taunton Station Master Plan/ Meeting Passenger Needs at Taunton Station This proposal forms part of the deliverables of the Taunton Station Master Plan. The Master Plan is driven by the need to meet the incremental passenger growth at Taunton Station identified by the Western Route Study.</p>

Anticipated Non-rail benefits	<p>The non-rail related benefits anticipated from this matter include:</p> <ol style="list-style-type: none"> 1. Improved Sense of Arrival at Taunton Station The current location of maintenance operations at Obridge Yard immediately adjacent to Taunton Station provides a poor sense of arrival to Taunton town by rail. 2. Improved environment around Taunton Station The delivery of a well-designed residentially led development at Obridge Yard is supported by the Taunton Station Master Plan to help improve the environment around Taunton Station. 3. Delivery of the wider regeneration aims of Taunton Station Master Plan It is envisaged that this will support delivering the wider aims of the Taunton Station Master Plan including an improved sense of arrival, inward investment to Taunton and associated regeneration benefits. 4. Supporting the delivery of Government Housing Targets. The proposed delivery of residential units at Obridge Yard and Kilkenny car park will support the Government target for delivery of housing on brownfield public sector land under the draft Housing and Planning Bill 2015-16
3. Timescales	
Comments on timescales	Depending upon the party taking ownership this may be by 31 March 2016
4. Railway Related Issues	
History of railway related use	<p>Some parts of the site are currently in railway use and others are former railway buildings:</p> <p>The eastern section of Obridge Yard is currently used by Network Rail Maintenance and consists of a yard, storage buildings and huts used for office accommodation.</p> <p>The central section of the site is known as the Old Engineers Sheds and consists of small rental units (the majority unoccupied) managed by Network Rail Commercial Estates and let to small businesses.</p> <p>The lower 1/3 of Kilkenny Car Park is part of the current Franchised Station Lease and is sub-let to Taunton Deane Borough Council for car parking.</p> <p>D.B. Schenker (DBS) and West Coast Railway (WCR) bring water tankers into part of the site a number of times a year for steam engines to take on water. The ability for this use to continue will be maintained through scheme design.</p>
When last used for railway related purposes	There are current railway uses on site which are to be moved and re-accommodated as part of the Station Master Plan and maintenance accommodation review.

Any railway proposals affecting the site since that last relative use	Not applicable.
Impact on current railway related proposals	Not applicable.
Potential for future railway related use	<p>Neither the Network Rail clearance consultation nor the external Rail Industry consultation has identified any potential future railway related use.</p> <p>The Master Plan (of which this disposal forms part) has been elaborated to respond to anticipated passenger growth at Taunton Station from Network Rail's Western Route Study (incremental car parking within MSCP, new forecourt and public realm, new junction and bus routes onto the new Northern Inner Distributor Road)</p>
Any closure or station change or network change related issues	<p>Minor Modifications will be required to remove part of the Kilkenny Car Park from the Station Lease.</p> <p>G6 will be required in order to grant permanent access rights over the station approach road for both Obridge Yard and Kilkenny Car Park.</p> <p>A Station Change application (promoted by the SFO) will be put forward in order to deliver the multi-storey car park on the south side of Taunton Station (which will re-provide the spaces moved from Kilkenny Car Park).</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The current northern entrance to Taunton Station will not be affected by this disposal.</p> <p>Access to the railway for Network Rail Maintenance will be maintained and will be a design requirement for any residential scheme which comes forward.</p> <p>Access to the railway for DB Schenker and West Coast Railway to continue to water steam engines at Taunton will be maintained and will be a design requirement for any residential scheme which comes forward.</p> <p>The requirement to design for railway industry access will be a requirement of the freehold transfer of this site and the process of compliance will be managed by Network Rail.</p>
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which Network Rail / the other party 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</p>

	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.
5. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	Under the Taunton Town Centre Area Action Plan of 2008 the following designations apply: FP7 – Station Approach Road – Enhanced Approach Road FP8 – Kilkenny – Residential and Car Parking FP9 – Obridge Yard – light industry, storage and distribution Change of use will be required to deliver the proposed development.
Contamination / Environmental Issues (if applicable)	The Obridge site is traversed by a high pressure water main which may need to be diverted to accommodate the proposed development. There are many areas of made ground and buried foundations from former uses of the Obridge Yard site which will need remediation.
6. Consultations	
Railway (internal – Network Rail)	Strategic and Technical consultation has taken place within Network Rail which did not identify any objections to the disposal under the following clearance certificates Business Clearance CR/23896 dated 2 nd October 2014 Technical Clearance CR/23896 dated 4 th December 2014 The Western Route Strategy Team has not raised any concerns that the disposal of Obridge Yard would conflict with the requirements of the current Route Study.
Summary of position as regards external consultations	An Industry Consultation was circulated on 23 rd October 2015 and there were no concerns raised by those industry consultees which could not be resolved. Number of consultees: 27 Number of responses received: 27 Number of unresolved objections: 0
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable

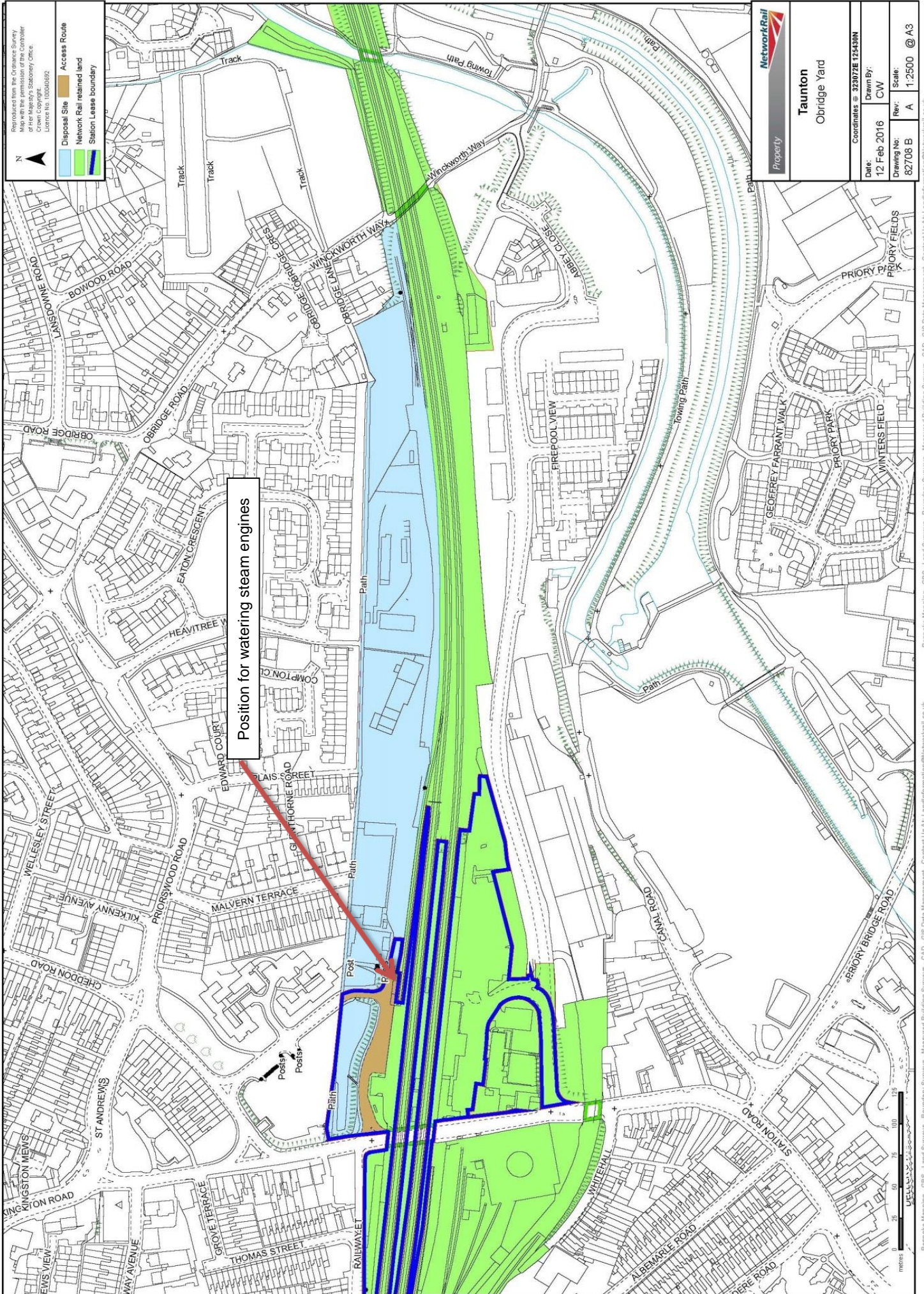
7. Local Authorities

Names & Email Addresses:	Taunton Deane and West Somerset Councils @tauntondeane.gov.uk
Local Transport Authorities:	Somerset County Council @somerset.gov.uk
Other Relevant Local Authorities:	Heart of the South West LEP @heartofswlep.co.uk

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:	xxxx	
Approved by Property Development Manager	Name: xxxx	Date Approved by PDM: 4 th February 2016

Annex B



Strategic Masterplan

- 1 New station entrance and booking hall
- 2 New station concourse, cafe and visitor facilities
- 3 New station gateway south side
- 4 Bus / coach interchange
- 5 Commercial development with retail, café restaurant at street level
- 6 Station multi-storey car park
- 7 Station surface long stay car park
- 8 Relocated Network Rail Maintenance Depot and potential parking for rail users
- 9 Work Hub
- 10 Pocket park
- 11 New station forecourt north side
- 12 Walk up office units (or mixed residential development)
- 13 Rationalised Kilkenny car park
- 14 Sheltered housing or retirement / starter apartments
- 15 New terraced housing
- 16 Relocated allotments





PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT
relating to

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER
THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE**

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

Site location and description: Land at Obridge Yard and Kilkenny Car Park (part) on the north side of Taunton Station

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

Summary of position regarding responses:
27 stakeholders were consulted.
24 stakeholders responded with 'No Objection' or 'No Comment'.
3 stakeholders accepted in principle subject to comments made (DB Schenker, West Coast Railway and British Transport Police)

The full list of external consultees is set out below:

No.	External party (name)	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	Arriva Trains Wales	Yes	26/10/2015	No Comment	
2	National Express/c2c Rail	Yes	23/10/2015	No Objection	
3	Chiltern Railway	Yes	23/10/2015	No Comment	
4	Eurostar International	Yes	23/10/2015	No Objection	
5	Great Western Railway	Yes	20/11/2015	No Objection	
6	Grand Central Railway	Yes	01/02/2016	No Comment	
7	South Eastern Railway	Yes	26/10/2015	No Comment	
8	Merseyrail	Yes	19/11/2015	No Comment	
9	Northern Rail	Yes	26/10/2015	No Objection	
10	South West Trains East Midlands Trains	Yes	26/10/2015	No Comment	
11	Cross Country Trains	Yes	28/10/2015	No Comment	
12	Alliance Rail	Yes	23/10/2015	No Comment	
13	Renaissance Trains	Yes	19/11/2015	No Comment	
14	West Coast Railway	Yes	16/12/2015	No Objection subject to access for engine watering being maintained	
15	Colas Rail	Yes	18/11/2015	No comment or objection	
16	Direct Rail Services	Yes	04/11/2015	No Comment	
17	DB Schenker	Yes	04/01/2016	No objection subject to access for engine	

				watering being maintained	
18	Freight Transport Association	Yes	19/11/2015	No Comment	
19	Freightliner	Yes	19/11/2015	No Comment	
20	GB Railfreight	Yes	05/11/2015	No Comment	
21	Rail Freight Group	Yes	25/10/2015	No Objection	
22	Hutchinson Ports	Yes	24/11/2015	No Comment	
23	ACORP	Yes	02/11/2015	No Objection	
24	British Transport Police	Yes		Comments made and acknowledged ref Trespass prevention and developer to consult CPDA for Taunton and Avon & Somerset Police.	
25	Transport Focus	Yes	26/10/2015	No Objection	
26	DfT	Yes	11/11/2015	No Comment	
27	WH Malcolm	Yes	19/11/2015	No Objection	

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

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

Annex 1 – Consultation Responses

1. Arriva Trains Wales

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

Sent: 26 October 2015 09:07

To: @networkrail.co.uk

Cc: EXTL:

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

As Taunton is away from Arriva Trains Wales' own operational network, we have no comment in relation to this consultation of land disposal.

Thanks,

2. C2c Rail/National Express

From: [mailto:@nationalexpress.com]

Sent: 23 October 2015 14:43

To: @networkrail.co.uk

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

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

Rgds

3. Chiltern Railways

From: EXTL:

Sent: 23 October 2015 14:43

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Hi

There are no comments from Chiltern Railways.

All the best,

4. Eurostar International

From: [mailto:@eurostar.com]

Sent: 23 October 2015 14:39

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

No issue for EIL,

Thanks

5. Great Western Railway

From: @gwr.com

Sent: 20 November 2015 16:39

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

We have no objection thank you.

Great Western Railway

6. Grand Central Railway

From: EXTL: @grandcentralrail.com

Sent: 01 February 2016 10:14

To: @networkrail.co.uk

Subject: RE: LC7 Consultation - Taunton Obridge Yard -

Dear

I apologise for the delay in responding to you regarding this proposal.
Grand Central has no comment on this proposal.

Regards

7. South Eastern Railway

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

Sent: 26 October 2015 09:09

To: @networkrail.co.uk

Cc:

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Hi

Thank you for the opportunity to review the above
I can confirm that Southeastern has no comment to make on this proposal

Kind regards

8. Merseyrail

From: [mailto:@merseyrail.org]

Sent: 19 November 2015 10:39

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

I can confirm Merseyrail have no comments.

Regards

Merseyrail

9. Northern Rail

From: [mailto:@northernrail.org]

Sent: 26 October 2015 08:43

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Hi

Northern has no objection to the land disposal at Obridge Yard and Kilkenny car park in Taunton

Kind regards

10. South West Trains

From: (SWT)

Sent: 26 October 2015 08:26

To: @networkrail.co.uk

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

With reference to the proposed Land Disposal detailed above, on behalf of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd, "No Comment"

Stagecoach South Western Trains / East Midlands Trains

11. Cross Country Trains

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

Sent: 28 October 2015 12:27

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

XC Trains Ltd has no comment on this proposed disposal.

Kind regards
CrossCountry

12. Alliance Rail

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

Sent: 23 October 2015 15:02

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

No comment from Alliance

Regards

13. Renaissance Trains

From: [mailto:@.com]

Sent: 19 November 2015 11:45

To: @networkrail.co.uk

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

No comment

14. West Coast Railway

From: [mailto:@aol.com]

Sent: 16 December 2015 16:07

To: @networkrail.co.uk

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

If xxxx (and xxxx) is satisfied that sufficient access provision for a tanker can be preserved, then so am I.
Best

E @aol.com

In a message dated 16/12/2015 16:00:17 GMT Standard Time, @networkrail.co.uk writes:

Thanks

We will make sure that we take account of the requirement for a 40 foot tanker within the access design for the Obridge Site.

Could you please confirm whether you are happy that we have adequately dealt with your concerns in the context of the LC7 Consultation for this site.

Thanks and kind regards,
(Property Development)
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

E @networkrail.co.uk

www.networkrail.co.uk/property

From: [\[mailto:@wrc.co.uk\]](mailto:@wrc.co.uk)
Sent: 16 December 2015 15:39
To:
Cc:
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

Hi
It usually takes about 20 minutes to water, but the tanker is there for longer so it has time to set up, and get the hoses laid out. Could be up to an hour before.
I don't have dimensions for the tankers as these vary depending on provider, but some tankers are articulated so are fairly long (40' ?)

Hope this assists.
Regards,

From: [\[mailto:@networkrail.co.uk\]](mailto:@networkrail.co.uk)
Sent: Thursday, December 10, 2015 09:53
To: @wrc.co.uk
Cc:
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

Thanks

Just a couple of further quick questions please to plug a gap in my knowledge:

1. How long does it take to water a steam engine from a tanker? – The Master Plan proposal looks at the potential for a further point of site egress onto Winckworth Way (subject to highways consent) to facilitate bus routing in North Taunton.
2. Please can you provide me with the dimensions of the tanker vehicle so that I can make sure that road design takes account of tracking.

Thanks for your help.
Kind regards,
(Property Development)
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

E @networkrail.co.uk

www.networkrail.co.uk/property

From: [mailto: @wrcr.co.uk]
Sent: 09 December 2015 12:38
To: @networkrail.co.uk
Cc:
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

Apologies for the delay, bit hectic here in the run up to Xmas.
The area we need access for a water tanker is shown in Red hatching, and is adjacent to platform 6.
We would need access from the main road to that area, and the area need to be big enough to park, and turn an articulated lorry.
I understand that DBS also use this area on a weekly basis during the summer for watering the 'Torbay Express'.
If you need any further information please get in touch.
Best regards,

From: [mailto: @networkrail.co.uk]
Sent: Wednesday, December 2, 2015 14:07
To: @wrcr.co.uk
Cc:
Subject: FW: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

Are you able to advise what WCR does and where at this location please?

Thanks,

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

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

www.networkrail.co.uk/property

From: @networkrail.co.uk
Sent: 20 November 2015 11:42
To: @wrcr.co.uk
Cc: @aol.com';
Subject: FW: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

As Operations Manager could you pin point precisely on the plan where the road tanker needs to manoeuver, stop and water the loco(s) and turn please?

Thanks.

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

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

www.networkrail.co.uk/property

From: [mailto: @aol.com]
Sent: 19 November 2015 14:12
To: @networkrail.co.uk
Cc: @wrcr.co.uk;
Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

Taunton has been used as a steam locomotive watering location, in the Up direction, for many years, because of the proximity road access to the stopping position of the steam locomotive, on the Up Relief; this is so a hose can be connected between tanker and the steam loco's tender. The layout at Taunton also means that other traffic can be routed past, whilst this is taking place - this cannot necessarily happen elsewhere.

The requirement is for unhindered access for water tankers on at least 20 occasions throughout the year.

T
M
E @aol.com

In a message dated 19/11/2015 10:51:46 GMT Standard Time, @networkrail.co.uk writes:

Dear

The internal clearance that I have received is based upon the premise that access to the railway at this location will be maintained for Network Rail Maintenance. Can you elaborate on the type, frequency and manner of access you currently take so that this can be taken into account with scheme design please?

Thanks,

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

T
E @networkrail.co.uk

www.networkrail.co.uk/property

From: [\[mailto: @aol.com\]](mailto:@aol.com)
Sent: 19 November 2015 10:39
To:
Cc: @wcr.co.uk
Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacen...

This location is frequently used for access by articulated water-tankers, for the watering of steam locomotives on our (and DBS) steam-hauled charters. Taunton, as a location is essential in this respect.

Unless an absolute guarantee can continue be provided that this access, at all times, WCR cannot agree to this disposal.

Best

WCR
T
M
E @aol.com

15. COLAS Rail

From: [\[mailto:@colasrail.co.uk\]](mailto:@colasrail.co.uk)
Sent: 18 November 2015 10:32
To: @networkrail.co.uk
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Colas Rail has no comment or objection to the proposed disposal.



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. Direct Rail Services

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

Sent: 04 November 2015 19:52

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Hello

DRS have no comments.

Kind regards,

17. DB Schenker

From: @networkrail.co.uk

Sent: 04 January 2016 13:12

To: EXTL:

Cc: EXTL:

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Thanks

We shall make sure that the appropriate access arrangements are made.

Kind regards,

From: EXTL:

Sent: 04 January 2016 11:26

To: @networkrail.co.uk

Cc: EXTL:

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

I can confirm that DB Schenker has no objection in principle to this disposal provided that a firm arrangement is put in place to retain road access rights for vehicles in connection with steam charter services as described by xxxx in recent e-mail exchanges.

Yours,

18. Freight Transport Association

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

Sent: 19 November 2015 11:51

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Apologies we have no comment.

Freight Transport Association

19. Freightliner

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

Sent: 19 November 2015 11:19

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Freightliner has no comment to make on this proposal

Regards

20. GB Railfreight

From: [mailto:@gbrailfreight.com]

Sent: 05 November 2015 09:07

To: @networkrail.co.uk

Cc: EXTL:

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

No comment.

Rgds,

GB Railfreight

21. Rail Freight Group

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

Sent: 25 October 2015 08:30

To: @networkrail.co.uk

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Ok with RFG

Rail Freight Group

22. Hutchinson Ports

From: [mailto:@hpuk.co.uk]
Sent: 24 November 2015 17:06
To: @networkrail.co.uk
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Dear
Please be advise that Hutchison Ports (HPUK) has no comment to make in respect of this disposal.
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

23. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]
Sent: 02 November 2015 11:35
To: @networkrail.co.uk
Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Hello

ACoRP have no objection to this disposal

Regards
ACoRP

24. British Transport Police

From: [mailto:@btp.pnn.police.uk]
Sent: 20 November 2015 12:45
To: @networkrail.co.uk
Cc: SDD Business Support; ***** Crime-Reduction
Subject: FW: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015
Importance: High

REF CRU – 2015 – 338

Hi

Regarding the below and attached it appears as though you may not have received any response from BTP.

The comments I would make are:

- that with any development next to the railway the boundary between the development and the railway is of a sufficient standard to prevent unlawful trespass
- because of the close proximity of the proposed residential development to the railway my CPDA for Taunton (*****) is consulted by the developer along with colleagues in Avon and Somerset Police.

Many thanks

Crime Reduction Unit

25. Transport Focus

From: @Transportfocus.org.uk

Sent: 26 October 2015 10:18

To: ' <@networkrail.co.uk>

Subject: Re: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015 2110g16

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

the land is on the north side of the railway and station, and is in two parts:

1. Obridge Yard, currently used as a maintenance base,

2. Kilkenny car park, the lower third of which is in the station lease area, and is sublet to Taunton Council; alternative accommodation for the maintenance base is likely to be in the old West Yard, and replacement car parking in a new MSCP on the south side of the station;

the sale will release land for mainly residential use, and will help further the development of the station regeneration area;

the disposal could be complete by 31/3/16.

Transport Focus also notes that the land is already being advertised:

http://contour.alderking.com/property_images/85974/Marketing_Details_Obridge_Yard_Taunton.pdf

The redevelopment plans appear to offer passengers a much improved environment for the station; Transport Focus has no objection to the proposed disposal.

Regards,

26. Department for Transport

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

Sent: 11 November 2015 10:58

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

– apart from noting that the relocation of car parking spaces will need to be considered as a Minor Modification, the Department has no comment on this proposal.

Regards,



Rail Network Outcomes

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.

27. W. H. Malcolm

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

Sent: 19 November 2015 09:41

To: @networkrail.co.uk

Subject: RE: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station RESPONSE DATE 20th NOVEMBER 2015

Appreciate the 2nd chance – I still don't object. I'm guessing first response got lost in cyber space.

Regards.

Annex 2 – Network Rail's Consultation Request

From: @networkrail.co.uk

Sent: 23 October 2015 14:18

To:

Subject: LC7 Consultation ref: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station
RESPONSE DATE 20th NOVEMBER 2015

Dear Rail Industry Consultees,

Property: Land at Obridge Yard and Kilkenny Car Park adjacent to Taunton Railway Station

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(s), 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 20th NOVEMBER 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, **tel:** , **email:** @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 Development)

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

T

E @networkrail.co.uk

www.networkrail.co.uk/property

Annex 3 – Additional Consultees

From: [<mailto:x.x@tauntondeane.gov.uk>]

Sent: 04 March 2016 09:27

To:

Subject: RE: Taunton Obridge Yard LC7 Consultation

I have no objection and would stress the opportunity for wider regeneration of the wider station environment (including but not limited to the redline area shown).

Kind regards,

Growth and Development

Taunton Deane Borough Council and West Somerset Council

www.tauntondeane.gov.uk

www.westsomerset.gov.uk

From: [<mailto:@heartofswlep.co.uk>]
Sent: 08 March 2016 14:44
To:
Subject: Re: Taunton Obridge Yard LC& Consultation

Dear

Please find attached a letter from XXXX in connection with the above consultation.

Kind regards

www.heartofswlep.co.uk
Twitter: [@HeartofSWLEP](https://twitter.com/HeartofSWLEP)



8 March 2016

Dear ,

Taunton Station Master Plan

Thank you for consulting the Local Enterprise Partnership about Network Rail's proposal to dispose of railway land to the north of Taunton station, as set out in plan 82708 and the supporting paper.

I can confirm that this is in accordance with the proposals for enhancement of Taunton railway station and its facilities, including the proposed multi story car park, and for facilitating growth of housing and employment in the vicinity of the station.

The Local Enterprise Partnership is therefore able to support the disposal of land as shown on plan 82708.

Kind regards

From: [<mailto:@somerset.gov.uk>]
Sent: 23 March 2016 17:56
To:
Subject: RE: Taunton Obridge Yard LC7 Consultation

sorry for the delay in response.

I am happy to support this bus would put some caveats in regarding access as follows:

Vehicular access to the disposal site will be via the existing northern station approach road from the highway junction at Station Road (*subject to Highways Department approval of suitable access arrangements which may be linked to a rationalisation of parking and pedestrian activity around the north side of the station as part of plans to relocate the ticket office to the south side*) The station approach road will remain within railway ownership and control.

There is also potential to create a further access onto Winckworth Way at the eastern end of the site (subject to Highways Department approval of *suitable access arrangements*).

Highways and Transport
Somerset County Council

Change the way you travel: www.movingsomersetforward.co.uk

Travel safely: www.somersetroadsafety.org

From: '@wsrail.net'
Sent: 18 March 2016 12:01
To: @networkrail.co.uk
Subject: RE: Network Rail Land Disposal - Taunton Station

Dear ,

The WSR have no concerns on the disposal of the land, but would wish to work with the two potential parties interested in taking over the site, to preserve any Railway Heritage items that may still exist.

Yours Sincerely

Registered office: The Railway Station, Minehead, Somerset, TA24 5BG. Registered in England No: 1010188

Book Online at www.west-somerset-railway.co.uk

Follow us on Twitter: <http://twitter.com/WSomRailway>

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Watch us on www.youtube.com/wsrail

