

20 June 2016

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

Network licence condition 7 (land disposal): Llandeilo station, Carmarthenshire

Decision

1. On 23 May 2016, Network Rail gave notice of its intention to dispose of land near Llandeilo station, Carmarthenshire (the land), via a freehold sale 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 Llandeilo station would be affected adversely;
 - Network Rail's access rights to the station along Station Road will not be affected by the proposed disposal; and
 - Network Rail stated that in 2014, Carmarthenshire Council renewed the access road and increased car parking provision at the station from 11 to 25 spaces, including two disabled. There is no anticipated need to further increase parking capacity at the station in the foreseeable future.
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".

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



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

Les Waters

Duly authorised by the Office of Rail and Road

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	<p>LLANDEILO - Proposed freehold disposal of land near Llandeilo Railway Station.</p> <p>The site is an elongated strip of surfaced land measuring 982 sq m. The land runs parallel to Station Road, which provides access to Llandeilo Railway Station from the A483.</p> <p>The site forms part of Network Rail's commercial estate portfolio and has been let to xxxx, which owns and operates the adjoining builders' merchants.</p> <p>The land has been let to the current tenant for car parking since September 2007.</p> <p>In 2013, improvements were carried out by Carmarthenshire Council which included the upgrading of Station Road and extension of the station car park.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan 1 - The attached station lease plan indicates the location of the land in relation to Llandeilo Railway Station. Land coloured green shows Network Rail's ownership with the areas coloured red forming part of the station lease to the Station Facility Owner (Arriva Trains Wales) and land coloured brown indicating rights of access to the station over Network Rail land. The land proposing to be sold is outlined blue and coloured turquoise.</p>
Clearance Ref:	CR/27147
Project No.	RJ/Llandeilo
Ordnance survey coordinates	E: 263310; N: 222839; ELR: LLA 18m 0436 ch.
Photographs (as required)	Photos attached in Appendix 1.
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold Sale
Proposed party taking disposal	xxxx

Proposed use / scheme	The land is to continue in its current use in association with the adjoining builders merchants.
Access arrangements to / from the disposal land	Access rights to Llandeilo Railway Station along Station Road will not be affected by the disposal.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	None.
Anticipated Non-rail benefits	None.
3. Timescales	
Comments on timescales	Freehold disposal to be progressed once all regulatory consents obtained.
4. Railway Related Issues	
History of railway related use	We are not aware of the land having historic railway use other than it adjoining Station Road, which provides access to Llandeilo Railway Station. The land has been leased by the proposed purchaser since September 2007.
When last used for railway related purposes	Not applicable.
Any railway proposals affecting the site since that last relative use	None that we are aware of.
Impact on current railway related proposals	None.
Potential for future railway related use	Not applicable.
Any closure or station change or network change	Not applicable.

related issues	
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal will not affect any railway related access.
Position as regards safety / operational issues on severance of land from railway	<p>There are no operational or safety issues to consider. Vehicular access to Llandeilo Railway Station will be unaffected.</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 site comes under the jurisdiction of Carmarthenshire County Council where development control decisions are governed by the Carmarthenshire Local Development Plan. The site is not allocated for a specific use under the Carmarthenshire LDP.
Contamination / Environmental Issues (if applicable)	There is no contamination or environmental issues of which we are aware – NR internal business clearance process reported no landfill sites with 250 metres of this location although there is recordings of historic shallow mine workings.

6. Consultations

Railway (internal – Network Rail)	Network Rail approval is Clearance Ref. CR/27147
Summary of position as regards external consultations	<p>External consultation has been carried out with all relevant stakeholders. 26 external stakeholders were consulted and 25 responses were received with no objections.</p> <p>South West Wales Integrated Transport Consortium (SWWITCH) did not respond despite numerous attempts contacting them by phone or</p>

	email. No objections were received from Welsh Government or Carmarthenshire County Council from both a national or local transport perspective. We therefore believe SWWITCH would not have any comments contrary to this.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable – there were no objections.	
7. Local Authorities		
Names & Email Addresses:	Carmarthenshire County Council – contact : @carmarthenshire.gov.uk">@carmarthenshire.gov.uk	
Local Transport Authorities:	Not applicable – as above.	
Other Relevant Local Authorities:	Not applicable	
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal. Specific consent is being sought due to the locality of the site in relation to Llandeilo Railway Station.	
Declaration:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:	Property Services – Wales & Western.	
Approved by Property Services Manager	Name:	Date Approved by PSM: 22/04/16



- Disposal site
- Network Rail retained land
- ATW lease area
- Network Rail access rights

LLANDEILO RAILWAY STATION	
Proposed Disposal Area - Coloured Turquoise	
Plot Scale	1:2500
Plot Date	22/4/2016
	

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 Centre of map window (E,N): 263404, 222703

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Appendix A – Site photos (Station Road, Llandeilo)



View of site looking south-east (towards Llandeilo Railway Station)



View of site looking north-west along Station Road

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

PROPOSED LAND DISPOSAL

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

Site location and description: Llandeilo Railway Station
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We have consulted in relation to this evaluation, and summarise the results of this as follows:

Summary of position regarding responses: 26 external stakeholders were consulted as per list below and 25 responses were received. There were no objections and the following specific comments.
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Welsh Government – There is a proposed Welsh Government road project, the Llandeilo Eastern Bypass, in this area. The consultation was passed internally to the New Roads team to consider. Following further consideration it was established there was no conflict with any future road schemes and subsequently no further comment or objection was received.

South West Wales Intergrated Transport Consortium (SWWITCH) – No response received from SWWITCH, however, no objections were received from Welsh Government or Carmarthenshire County Council from both a national or local transport perspective. We therefore believe SWWITCH would not have any comments contrary to this.

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	Department for Transport	Y	12/02/16	No comment	
2	Welsh Government	Y	24/03/16	No comment. See below.	
3	Arriva Trains Cross Country	Y	18/01/16	No comment	
4	Arriva Train Wales	Y	14/04/16	No comment	
5	c2c Rail Limited	Y	18/01/16	No objection	
6	Chiltern Railway Company Limited	Y	18/01/16	No comment	
7	Eurostar International Limited	Y	18/01/16	No issue	
8	Great Western Railway	Y	03/04/16	No objection	
9	Grand Central Railway Company Limited	Y	15/04/16	No comment	
10	London & South Eastern Railway Limited (Southeastern)	Y	02/03/16	No comment	
11	Merseyrail Electrics 2002 Limited	Y	18/01/16	No comments or objections	
12	Northern Rail Limited	Y	18/01/16	No objection	
13	COLAS Freight	Y	01/02/16	No objection	

14	Direct Rail Services Limited	Y	25/01/16	No comments	
15	DB Cargo	Y	14/04/16	No objection	
16	Freight Transport Association	Y	02/03/16	No comment	
17	Freightliner Limited	Y	19/01/16	No comment	
18	GB Railfreight Limited	Y	10/02/16	No comment	
19	Rail Freight Group	Y	18/01/16	Ok with RFG	
20	West Coast Railway Company	Y	01/04/16	No comments	
21	WH Malcolm	Y	18/01/16	No objections	
22	Association of Community Rail Partnerships	Y	02/03/16	No objection	
23	British Transport Police	Y	04/03/16	No objections	
24	Transport Focus (formerly Passenger Focus)	Y	19/01/16	No objection	
25	South West Wales Integrated Transport Consortium (SWITCH)	N	N/A	No response	Original email sent 18/0/16. Re-sent on 02/03/16 & 01/04/16. Telephone messages left on 14/04/16 & 22/04/16.
26	Carmarthenshire County Council	Y	01/04/16	No objection	

Copies of responses are given in Annexe 1 to this report, as indicated above.
A copy of the consultation request is given in Annex 2

Annex 1 – Consultation Responses

1. Department for Transport

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

Sent: 12 February 2016 09:32

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

– the Department has no comment on this proposal.

Regards,

2. Welsh Government

From: EXTL: @wales.gsi.gov.uk

Sent: 24 March 2016 10:07

To:

Cc: EXTL: @wales.gsi.gov.uk

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

The Welsh Government has no comments on these proposals.

Regards,

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

Sent: 01 March 2016 15:47

To: (ESNR-Transport-Public Transport)

Cc:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Dear

Are your colleagues in the New Roads team now in a position to comment on the below?

Many thanks

From: EXTL: @wales.gsi.gov.uk

Sent: 11 February 2016 14:20

To:

Cc: EXTL: @wales.gsi.gov.uk

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

It has been brought to my attention that this location is close to a proposed Welsh Government road project, the Llandeilo Eastern Bypass, and consequently there may be some potential issues in relation to access routes.

Consequently, I've now passed to my colleagues in the New Roads team to consider. I will get back to you as soon as they have had the opportunity to review the proposal.

I trust this is acceptable.

Regards,

Yr Is-adran Trafnidiaeth Gyhoeddus - Public Transport Division

Adran yr Economi, Gwyddoniaeth a Thrafnidiaeth - Department for Economy, Science and Transport

Llywodraeth Cymru - Welsh Government

Ffôn/Tel:

E-bost/E-mail: @wales.gsi.gov.uk

3. Arriva Trains Cross Country

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

Sent: 18 January 2016 14:26

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

CrossCountry

4. Arriva Trains Wales

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

Sent: 14 April 2016 12:44

To:

Subject: FW: Consultation on proposed land disposal: Llandeilo Railway Station - REMINDER

Hello

Yes settling into to the world of rolling stock and depots. I am expecting to be able to send a formal communique on Monday and transition on that date regarding all things Station Change and LC7.

I did consult internally and no one if I recall rightly got excited or exercised on the proposed land disposal at Llandeilo. On this basis ATW has no objections.

Thanks,

5. c2c Rail Limited

From: EXTL:

Sent: 18 January 2016 13:55

To:

Subject: Re: Consultation on proposed land disposal: Llandeilo Railway Station

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

Rgds

6. Chiltern Railway Company Limited

From: EXTL:

Sent: 18 January 2016 13:45

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Hi

There are no comments from Chiltern Railways.

All the best,

7. Eurostar International Limited**From:** [mailto:@eurostar.com]**Sent:** 18 January 2016 15:14**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

No issue for EIL,

Thanks

8. Great Western Railway**From:** [mailto: @gwr.com]**Sent:** 03 April 2016 09:32**To:****Subject:** Re: FW: Consultation on proposed land disposal: Llandeilo Railway Station - REMINDER

Hello

We have no objection thank you.

Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com |**9. Grand Central Railway Company Limited****From:** EXTL: (@grandcentralrail.com)**Sent:** 15 April 2016 13:24**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station - REMINDER

Hi

Apologies for the delay.

GC has no comment on this particular proposal.

Regards

10. London & South Eastern Railway Limited (Southeastern)**From:** [mailto:@southeasternrailway.co.uk]**Sent:** 02 March 2016 09:36**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

Good Morning

Apologies for missing this one, my colleague who is normally responsible for land disposals has been away from the business for a while and so this one must have slipped through the gap.

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

Please can I ask that you remove xxxx from your mailing lists and send any future proposal only to me?

Kindest Regards

11. Merseyrail Electrics 2002 Limited**From:** [mailto:@merseyrail.org]**Sent:** 18 January 2016 15:04**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

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

Regards

Merseyrail

12. Northern Rail Limited**From:** [mailto:@northernrail.org]**Sent:** 18 January 2016 13:41**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

Hello

Northern has no objection to the land disposal at Llandeilo Station.

Kind regards

13. COLAS Freight**From:** [mailto:@colasrail.co.uk]**Sent:** 01 February 2016 18:25**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

Colas Rail has no objection to the proposed disposal

14. Direct Rail Services Limited**From:** [mailto:@drsl.co.uk]**Sent:** 25 January 2016 10:11**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

Good Morning

DRS have no comments.

Kind regards

15. DB Cargo (UK) Ltd (Formerly DB Schenker)**From:** EXTL:**Sent:** 14 April 2016 13:00**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

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

Yours,
DB Cargo (UK) Ltd

16. Freight Transport Association

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

Sent: 02 March 2016 12:16

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Apologies we have no comment.

Regards,

Freight Transport Association

17. Freightliner Limited

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

Sent: 19 January 2016 10:48

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Freightliner has no comment to make on this proposal

Regards

18. GB Railfreight Limited

From: [mailto:@gbrailfreight.com]

Sent: 10 February 2016 15:17

To:

Cc: EXTL:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

No comment.

Rgds,
GB Railfreight

19. Rail Freight Group

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

Sent: 18 January 2016 14:05

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Ok with RFG

20. West Coast Railway Company**From:** [mailto: @aol.com]**Sent:** 01 April 2016 11:18**To:****Subject:** Re: FW: Consultation on proposed land disposal: Llandeilo Railway Station - R...

no comments

WCR

21. WH Malcolm**From:** [mailto: @whm.co.uk]**Sent:** 18 January 2016 13:32**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

No objections.

Regards

22. Association of Community Rail Partnerships**From:** [mailto: @btconnect.com]**Sent:** 02 March 2016 12:38**To:****Subject:** RE: Consultation on proposed land disposal: Llandeilo Railway Station

Hello

I thought I'd already responded to this but in case I haven't, ACoRP have no objection to this disposal.

Regards

ACoRP

23. British Transport Police**From:** [mailto: @btp.pnn.police.uk]**Sent:** 04 March 2016 08:56**To:****Cc:****Subject:** FW: Consultation on proposed land disposal: Llandeilo Railway Station

Good morning,

Please note the response below, BTP have no objections.

Kind regards

Strategy & Performance Department

British Transport Police

25 Camden Road

Camden

London NW1 9LN

From: @btp.pnn.police.uk**Sent:** 04 March 2016 07:31

To: @btp.pnn.police.uk

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station

Sorry the replies have been sent to my crime reduction file at FHQ. Anyway there are no objections or issues with this area of land affecting our jurisdiction.

Thanks again for reminding me.

24. Transport Focus

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

Sent: 19 January 2016 09:22

To:

Subject: Re: Consultation on proposed land disposal: Llandeilo Railway Station 1501c16

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

982 square metres of land, a strip alongside the station approach road, is to be sold freehold to xxxx.; they have leased the land since September 2007 for car parking, and will continue to use it in that way; dedicated car parking for rail users is available at the station; access to the station will not be affected by the sale.

Transport Focus has no objection to the proposed sale.

Regards,

25. South West Wales Integrated Transport Consortium (SWWITCH)

Consultee has not responded.

26. Local Authority – Carmarthenshire County Council

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

Sent: 01 April 2016 11:40

To:

Subject: RE: Consultation on proposed land disposal: Llandeilo Railway Station - REMINDER

Good Morning

Apologies for the delay I thought a response had been sent. I can advise that we have no objection to this proposal

Kind Regards

Annex 2 – Network Rail’s Consultation request

From: @networkrail.co.uk

Sent: 18 January 2016 13:26

Subject: Consultation on proposed land disposal: Llandeilo Railway Station

Dear consultee,

Property: Land adjoining Station Road, Llandeilo Railway Station

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

We attach a draft application form to the Office of Rail and Road which, with its related plan and photographs, 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 **15th February 2016**. It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please do not hesitate to get in touch. 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,
Network Rail, Temple Point, Redcliffe Way, Bristol, BS1 6NL



www.networkrail.co.uk/property