

Les Waters

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



19 December 2018

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

Network licence condition 7 (land disposal): Whitchurch station, Shropshire.**Decision**

1. On 30 October 2018, Network Rail gave notice of its intention to dispose of land at Whitchurch station, Whitchurch, Shropshire (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 has also provided additional plans at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties 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 relevant stakeholders and that no objections were raised.
4. In considering the proposed disposal, we note that:
 - there is no evidence that current or future railway operations would be affected adversely;
 - the development will facilitate an increase in car parking provision for rail users; and
 - Network Rail will retain access rights to lineside railway assets and the station.
5. We also note that Network Rail has yet to complete the station change procedure, required in accordance with the relevant Station Access Conditions, but it must do so prior to disposal. This procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.
6. Network Rail's submission showed that, at the time of notification to ORR, almost all of its consultation responses had fallen outside the six-month period referred to in our land disposal guidance.¹ We note that this



was due to Network Rail withholding its notification to us until it had obtained a response from Shropshire Council; a delay of almost five months. Noting the cause of the delay, we will not require the company to re-consult its stakeholders on this occasion.

7. 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.

8. 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”.

9. We have 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	<p>WHITCHURCH, SHROPSHIRE - Proposed sale of land providing access from Station Road and adjoining the station car park. The site comprises the entrance from the highway to Whitchurch Railway Station and a strip of overgrown land adjoining the station lease area.</p> <p>The subject land will provide access to the north, which comprises a former British Rail site subject to an outline planning application for residential development.</p> <p>The land will be adopted by the local authority and full rights of access will be reserved by Network Rail.</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 - indicates the proposed land disposal outlined in blue.</p> <p>PLAN 2 – indicates the planning application site boundary and the proposed access route outlined in pink.</p> <p>PLAN 3 – indicates the existing and proposed station car park layout with additional parking spaces in pink.</p>
Clearance Ref:	CR/26102 (Technical Clearance attached dated 04.01.18).
Project No.	RJ/Whitchurch (Shrops)
Ordnance survey coordinates	<p>E: 354942; N: 341369;</p> <p>ELR: SYC 13m 997 yds</p>
Details of attached photographs (as required)	Photos attached in Appendix 1.
2. Proposal	
Type of disposal	Freehold sale.
Proposed party taking disposal	Calibre Land Limited

Proposed use / scheme	<p>The land is intended to be used for creating a new link from Station Road to serve land to the north of the station proposed for residential development.</p> <p>The site proposed for residential development is former railway land sold a number of years ago. Part of the site immediately adjoining the station car park comprises a repair garage (Station Motor Services) and access rights serving the garage exist across the station car park.</p> <p>Currently the planning application for outline consent (Ref. 15/03751/OUT) is recommended for approval subject to a Section 106 agreement being signed. A copy of the application site is attached (Plan 2 – outlined pink). Access from the north via Black Park Road is not sufficient to serve the proposed development and hence the proposal to create a link from Station Road to maintain the density of the scheme.</p> <p>As part of the scheme the developer will improve the access to the station from Station Road. The works will also include resurfacing of part of the station car park and there will be an increase of 14 no. passenger car parking spaces as a result of remodelling the current layout and losing the requirement for access/reserved car parking for Station Motor Services.</p>
Access arrangements to / from the disposal land	<p>During the course of construction access will be maintained for station users at all times.</p> <p>On completion of the works Network Rail will retain full rights of access over the disposed land allowing access to the station and lineside assets.</p> <p>The access rights currently enjoyed by Station Motor Services over the station car park will cease once the new link road is in place.</p>
Replacement rail facilities (if appropriate)	Not applicable - no rail facilities will be lost.
Anticipated rail benefits	<p>Whitchurch Railway Station will benefit from an improved access from Station Road and an increase of 14 no. car parking spaces.</p> <p>The extinguishment of the access rights across the station car park to Station Motor Services will also be of benefit as it will avoid conflict with station users.</p>
Anticipated non-rail benefits	The disposal will facilitate the redevelopment of a dormant site and bring forward housing as targeted by Government.

3. Timescales	
Comments on timescales	Sale to be progressed once all regulatory consents obtained.
4. Railway Related Issues	
History of railway related use	<p>The land has been in railway ownership for many years.</p> <p>The currently disused land adjoining the station car park used to provide access to the much larger site to the north of the station, which was retained by the British Railways Board (and then BRB (Residuary) Ltd as its successor) prior to being sold.</p>
When last used for railway related purposes	<p>Part of the land continues to be used to gain access to Whitchurch Railway Station.</p> <p>Full rights of access will be retained by Network Rail.</p>
Any railway proposals affecting the site since that last relative use	None.
Impact on current railway related proposals	None.
Potential for future railway related use	<p>Whilst the land adjoins the car park (station lease) it has no future railway use of which we are aware.</p> <p>The continued access for railway purposes will be required; however, this will not be affected by the disposal.</p>
Any closure or station change or network change related issues	<p>The proposed disposal area adjoins the station lease although changes will be made to the access way to the station and a re-modelling of part of the station car park within the station lease. We have liaised with the Station Facility Owner (Arriva Trains Wales) which has no objections in principle and is familiar with a similar scheme proposed at this location in 2008. A station change proposal will be carried out in conjunction with all relevant parties once there is certainty that all parties wish the scheme to go forward.</p>

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The disposal of the land will have no effect on any railway related access as full rights of access will be retained and the land will be adopted by the local authority.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p> <p>All future works will be overseen by Network Rail Asset Protection team.</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

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The purpose of the proposed disposal is to provide a link from Station Road to land north of Whitchurch Railway Station. Outline planning permission for residential development has been recommended for approval subject to a Section 106 agreement being signed (Planning Ref. 15/03751/OUT).</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>There is no contamination or environmental issues of which we are aware – NR internal business clearance process did not find any records of mining affecting the railway at this location or any landfill sites with 250 metres.</p>

6. Local Authorities

<p>Names & Email Addresses:</p>	<p>Shropshire Council – XXXX (Area Manager – North & Central, Developing Highways). XXXX</p>
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Local Transport Authorities:	As above.
Other Relevant Local Authorities:	Not applicable.
7. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
8. Consultations	
Internal consultation	<p>Business & Technical Clearance obtained (Technical Clearance attached dated 04.01.18).</p> <p>The Wales Route Study produced in March 2016 investigated choices for funders in Control Period 6 (CP6) which included train lengthening for services between Cardiff and Manchester via the Marches to meet the expected capacity gap by the end of CP6. However, the study does not consider any specific proposals/improvements for Whitchurch Railway Station and consequently there are no land requirements highlighted for this location.</p>
Summary of position as regards external consultations	<p>25 External stakeholders were consulted and 23 responses were received. We failed to receive responses from Chiltern Railway Company and Grand Central Railway Company Limited, both of which we do not consider to be a key consultees given the location/proposal.</p> <p>Specific queries were raised by Arriva Trains Wales and British Transport Police, however, these were adequately addressed and there are no outstanding issues. Details of the car park layout and operational matters will be further clarified within the Station Change process and the stipulations made will be included in any legal documents with the adjoining landowners/developers. Further information is provided in the attached Land Disposal Consultation Report.</p>

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections to consider. Due to the proximity of the land in relation to the station lease area we are presenting the case to ORR for specific approval.
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9. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal
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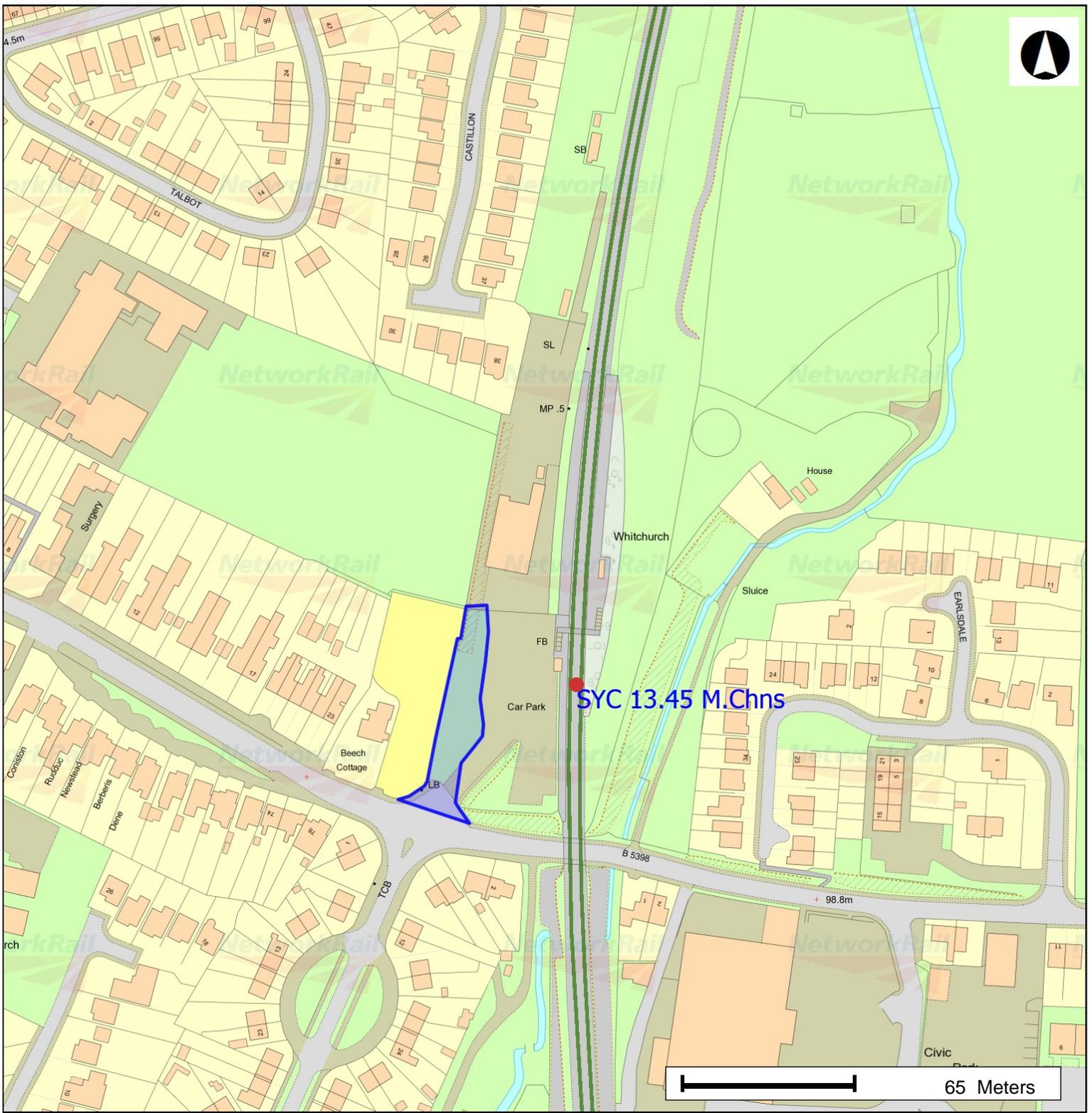
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
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Proposer's name:	Proposer's job title: Senior Surveyor, Property Services
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Signed	Date 19/10/2018
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Authorised by (name):	Authoriser's job title: Property Services Manager, Wales & Western Route
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Signed.....	Date.....
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The Five Mile Line diagrams are copyright of Waterman Civils and must not be passed to any third party.

Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk

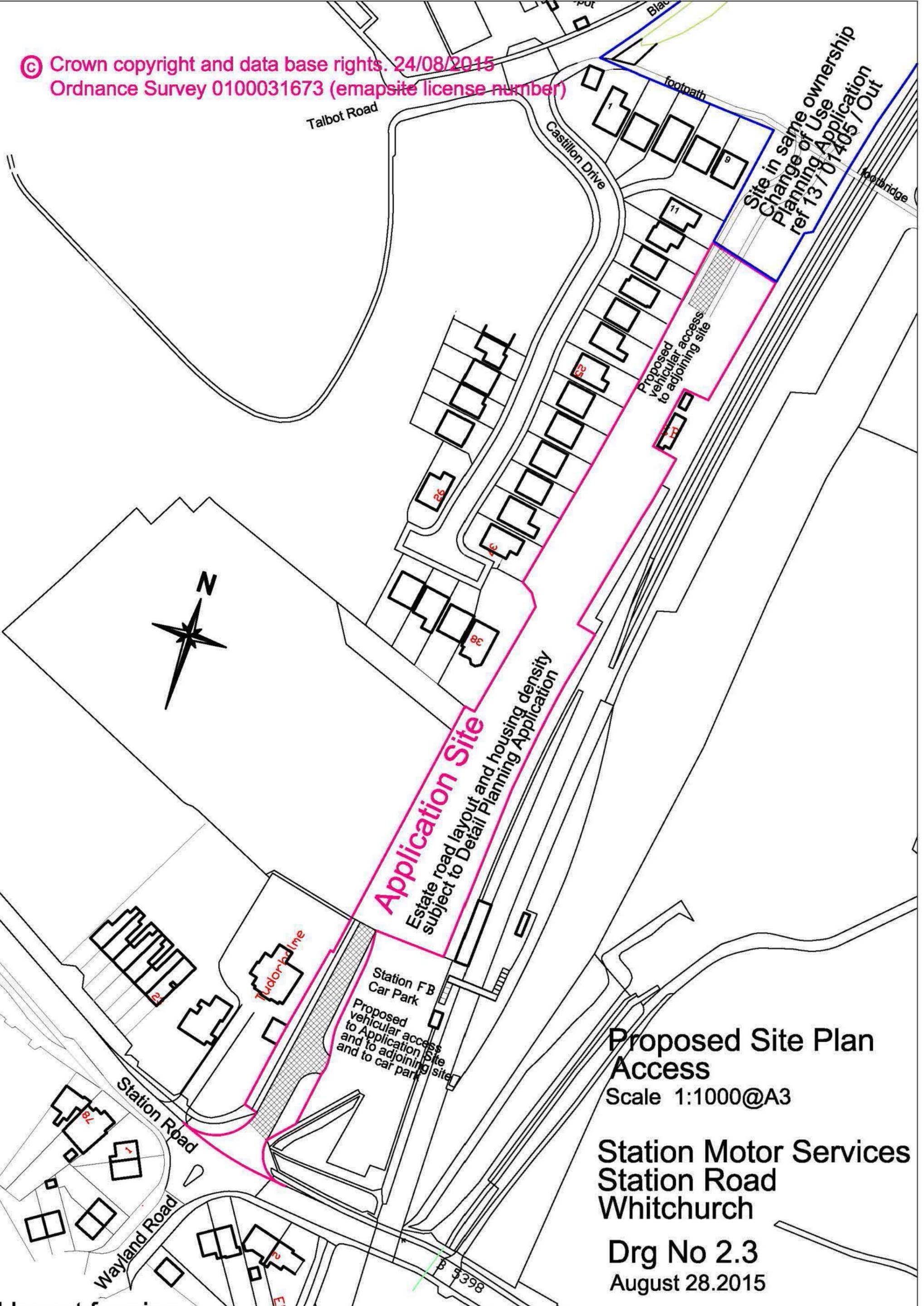


**Proposed Disposal Area
Whitchurch Railway Station**

Scale	1 : 2,040
Plot Date	26/04/17 11:49
Printed By	RJ

Output created from GeoRINM Viewer

© Crown copyright and data base rights. 24/08/2015
Ordnance Survey 0100031673 (emapsite license number)



Application Site
Estate road layout and housing density
subject to Detail Planning Application

Site in same ownership
Change of Use
Planning Application
ref 13/01405/Out

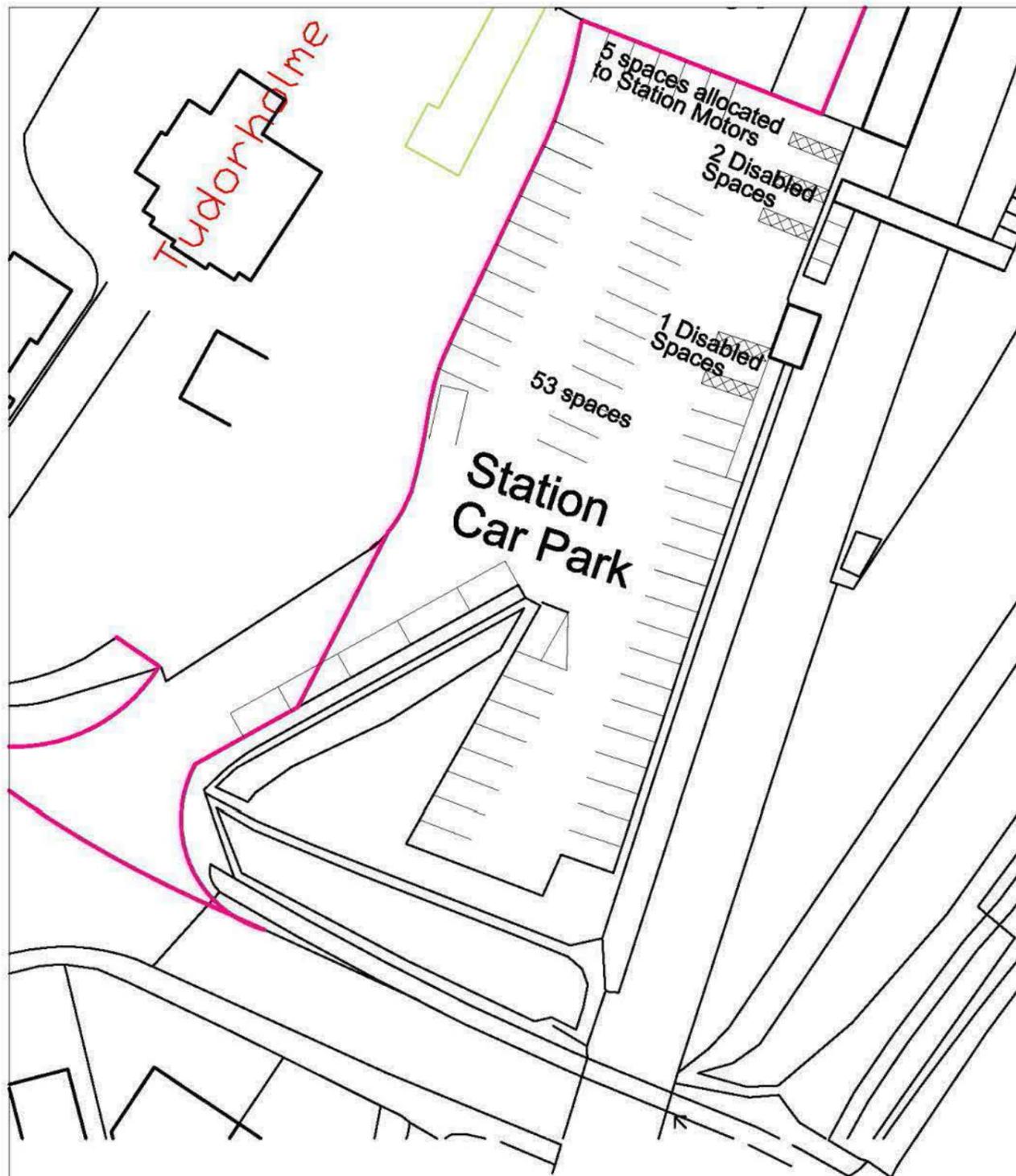
Station FB
Car Park
Proposed
vehicular access
to Application Site
and to adjoining site
and to car park

**Proposed Site Plan
Access**
Scale 1:1000@A3

**Station Motor Services
Station Road
Whitchurch**

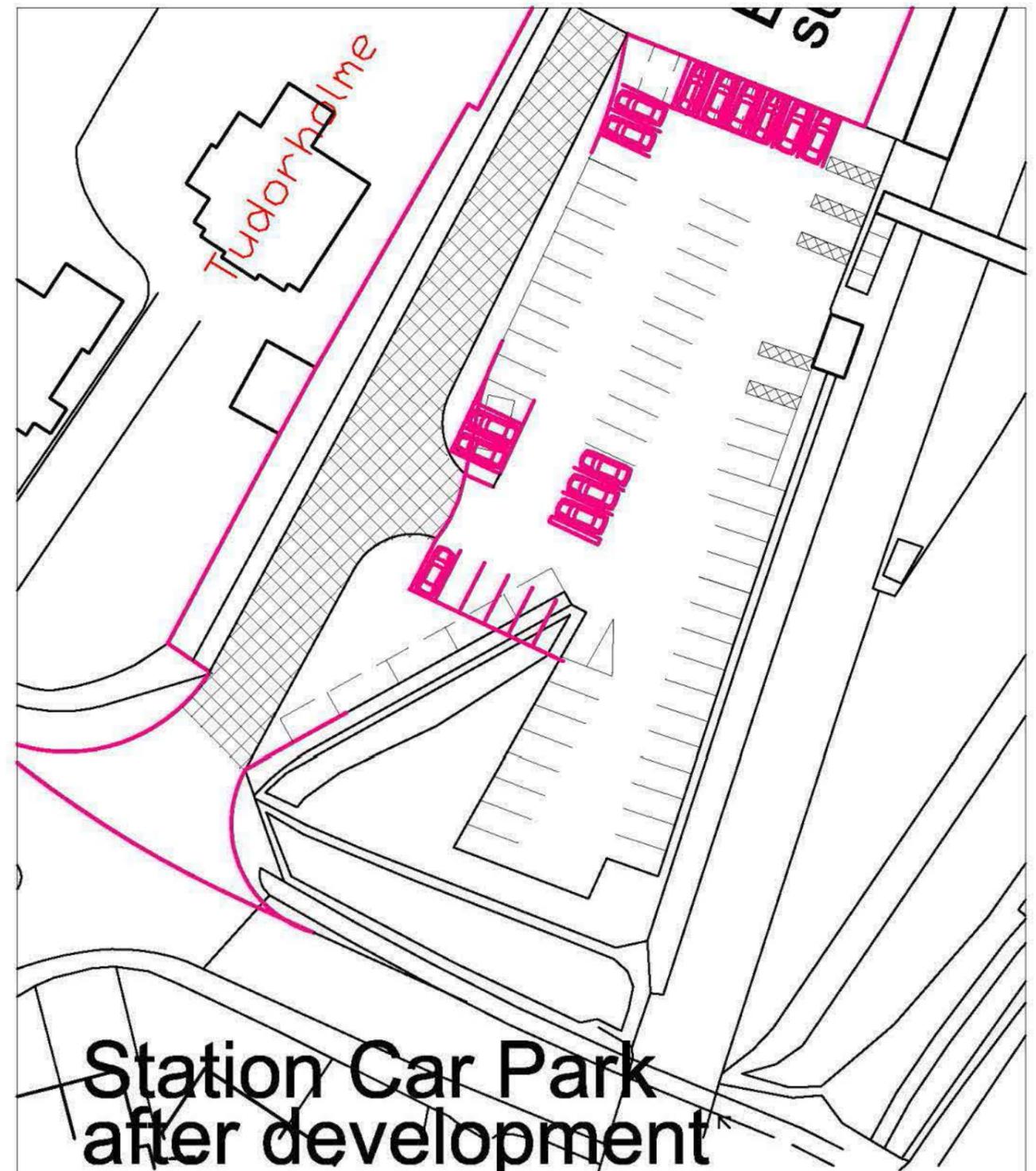
Drg No 2.3
August 28.2015

Layout forming



**Station Car park as existing
Jan.5.2016**

53 spaces and 3 Disabled Spaces
5 spaces allocated to Station Motor Services



**Station Car Park
after development**

67 spaces including 3 Disabled Spaces
The 14 additional spaces are shown in red

Station Motor Services
Station Road
Whitchurch

Drg No 2.4
Jan 9.2016

APPENDIX 1 – PHOTOGRAPHS



Access to Whitchurch Railway Station from Station Road (adopted highway).



Existing layout of entrance to Whitchurch Railway Station.



Whitchurch Railway station car park



Land proposing to be sold - bordering the station car park to the west (overgrown area)



Land proposing to be sold – bordering the station car park to the west (overgrown area).



Part of proposed development site (Station Motor Services), which borders the station car park to the north and has access rights over the car park.

CONSULTATION REPORT

relating to Land at Whitchurch Railway Station, Shropshire

PROPOSED LAND DISPOSAL

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

Site location and description: Land at Whitchurch Railway Station, Whitchurch, Shropshire

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

Summary of position regarding responses: 25 external stakeholders were consulted and 23 responses were received, as per list below. The outstanding responses are from Chiltern Railway Company and Grand Central Railway Company Limited, both of which we do not consider to be key consultees given the location/proposal. There were no objections and the following specific comments:

Arriva Trains Wales (ATW) – as the Station Facility Owner, ATW had a number of queries which were addressed via correspondence (provided below). There are no outstanding queries and Arriva Trains Wales confirmed they were happy with the proposals.

British Transport Police (BTP) – XXXX, Designing Out Crime Officer for the area, had no objections in principle with regard to the plans for the new road layout as this does not encroach onto the operational railway boundary, however, a number of comments were noted on the future proposed design of the car park to ensure safety and minimise crime (provided below).

The correspondence with BTP included XXXX, ATW Station Manager and the comments made by BTP were similarly shared with XXXX, Contracts Manager at ATW. Details of the car park layout and operational matters will be further clarified within the Station Change process and the stipulations made will be included in any legal documents with the adjoining landowners/developers.

Shropshire Council – from a purely transport use perspective Shropshire Council, as the local highway authority, have no objection to the proposed land transaction for the purposes of serving as access to the housing site. They noted the formalisation of the car parking

arrangements at the railway station were shown to increase parking provision, which they welcomed.

Shropshire Council did not respond until 15th August despite numerous chasers from Network Rail and the adjoining landowner/proposed purchaser. We do not believe the position of the other consultees will have changed in this time given the proposal and earlier responses received.

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	Department for Transport		Y	31/01/18	No comments	Not applicable
2	Welsh Government		Y	22/02/18	Content with proposal	Not applicable
3	Arriva Trains Cross Country		Y	26/01/18	No comment	Not applicable
4	Arriva Train Wales		Y	16/03/18	Happy with proposal following queries being addressed – see below.	Not applicable

5	c2c Rail Limited		Y	26/01/18	No objection	Not applicable
6	Chiltern Railway Company Limited		N	-	-	Chased by email 22/02/18 and follow up phone calls.
7	Eurostar International Limited		Y	02/02/18	No comment	Not applicable
8	Great Western Railway		Y	25/01/18	No objection	Not applicable
9	Grand Central Railway Company Limited		N	-	-	Chased by email 02/02/18 and follow up phone calls.
10	London & South Eastern Railway Limited		Y	26/01/18	No comment	Not applicable
11	Merseyrail Electrics 2002 Limited		Y	25/01/18	No objections	Not applicable
12	Northern Rail Limited		Y	25/01/18	No objections	Not applicable
13	COLAS Freight		Y	29/01/18	No comment	Not applicable
14	Direct Rail Services Limited		Y	02/02/18	No comments	Not applicable
15	DB Cargo UK Ltd (Formerly DB Schenker)		Y	09/02/18	No objection	Not applicable
16	Freight Transport Association		Y	22/02/18	No comment	Not applicable
17	Freightliner Limited		Y	23/02/18	No comment	Not applicable

18	GB Railfreight Limited		Y	25/01/18	No issues	Not applicable
19	Rail Freight Group		Y	25/01/18	Ok with RFG	Not applicable
20	West Coast Railway Company		Y	22/02/18	No comments	Not applicable
21	WH Malcolm		Y	25/01/18	No objections	Not applicable
22	Association of Community Rail Partnerships		Y	06/02/18	No comments	Not applicable
23	British Transport Police		Y	01/02/18	No objections in principle - further comments below.	Not applicable
24	Transport Focus (formerly Passenger Focus)		Y	30/01/18	No objection	Not applicable
25	Shropshire Council		Y	15/08/18	No objection from a transport perspective – see below.	Not applicable

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

A copy of the consultation request is given in Annex 2

Annex 1

1. Department for Transport

From:

Sent: 31 January 2018 16:08

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

The Department has no comments regarding this consultation.

Kind regards

Briefing and Correspondence Manager, Rail Network Services Directorate, Department for Transport

2. Welsh Government

From:

Sent: 22 February 2018 13:04

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good Afternoon

The Welsh Government is content with this proposal.

Kind Regards

Yr Uned Rheilffyrdd/Rail Unit

Adran yr Economi a'r Seilwaith/Department for Economy & Infrastructure

Llywodraeth Cymru/Welsh Government
Parc Cathays/Cathays Park
Caerdydd/Cardiff
CF10 3NQ / Ffôn/Tel:

3. Arriva Trains Cross Country

From:
Sent: 26 January 2018 09:06
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

4. Arriva Trains Wales

From:
Sent: 16 March 2018 08:47
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Apologies – yes ATW is happy with this proposal.

Regards,

From:
Sent: 15 March 2018 17:02
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Hi

Do you have ATWs final comments on this proposal?

Many thanks

From:
Sent: 22 February 2018 15:33
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Thanks for your comments, and sight of BTP comments – this certainly gives me peace of mind but I will quickly circulate here in case of anything else I have missed, noting that I need to respond by the end of tomorrow.

Regards,

From:
Sent: 22 February 2018 13:51
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Please see responses below – I would be grateful if ATW could review and confirm if they are happy with the proposal based on the below.

Thanks

Senior Surveyor

Network Rail, Temple Point, Redcliffe Way, Bristol, BS1 6NL

Mobile:



www.networkrail.co.uk/property

From:

Sent: 21 February 2018 09:01

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

We have a few questions about this (which I think we touched on when this was first proposed last year. They might need to wait for Station Change but if you can give us a view on any of them now, that would be great:

- Will the whole car park be fully surfaced and marked out? **All the new spaces will be officially marked out but only the current gravel areas of the car park (nearest the grass verge) will be surfaced.**
- Currently there is a bus stop within the car park. Does this move to the new road? **I have not seen plans to move the bus stop and assume it would remain in the same place.**
- Where some of the new parking is shown there is currently a grass bank so I assume it will all be levelled out and then landscaped? **The grass bank is the area that will be sold and it will form the new access road to the proposed residential development.**
- Will there be any fencing to mark the boundary of the car park and new access road? **No fencing has been proposed or stipulated currently although this can requested should it be deemed necessary. There will be a boundary fence at the northern end of the site where the garage is currently situated.**
- Will there be parking restrictions on the new access road (Double yellow lines)? **This detail hasn't been confirmed, however, it will be a requirement for the new access road leading to the station and the rest of the adjoining land to be adopted by the local authority and as such I would expect any highway requirements to be in place before it is formally adopted by the council.**

Regards,

5. c2c Rail Limited

From:

Sent: 26 January 2018 10:18

To:

Subject: Re: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good morning

No objection from c2c on the below proposal.

Regards

Property and Projects Manager

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



6. Chiltern Railway Company Limited

No response.

7. Eurostar International Limited

From:

Sent: 02 February 2018 12:29

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T

M

8. Great Western Railway

From:

Sent: 25 January 2018 17:04

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good afternoon

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

9. Grand Central Railway Company Limited

No response

10. London & South Eastern Railway Limited (Southeastern)

From:

Sent: 26 January 2018 09:04

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good Morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)

southeasternrailway.co.uk

11. Merseyrail Electrics 2002 Limited

From:

Sent: 25 January 2018 15:01

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

We have no objections thanks

12. Northern Rail Limited

From:
Sent: 25 January 2018 14:55
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Northern have no objections to the below land disposal.

Thanks,

13. COLAS Freight

From:
Sent: 29 January 2018 12:50
To:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

No comment on proposed disposal

Property & Estate Manager

Tel. - Mob.

14. Direct Rail Services Limited

From:
Sent: 02 February 2018 12:32
To:
Cc:
Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good Afternoon

DRS have no comments.

Best Regards,

Procurement Apprentice

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

15. DB Cargo UK Ltd (Formerly DB Schenker)

From:

Sent: 09 February 2018 13:56

To:

Subject: Re: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

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

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road London EC1V 7LW
Tel.

16. Freight Transport Association

From:

Sent: 22 February 2018 19:37

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Apologies we have no comment

Head of Policy – Rail Freight and Scotland
Freight Transport Association

Mobile :

www.fta.co.uk

17. Freightliner Limited

From:

Sent: 23 February 2018 08:53

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Hi

Freightliner has no comments to make on this proposal

Thanks

18. GB Railfreight Limited

From:

Sent: 25 January 2018 15:38

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

No issues from GB Railfreight.

Regards,
National Access Manager,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel:
Mobile:

19. Rail Freight Group

From:

Sent: 25 January 2018 19:33

To:

Subject: RE: [SPAM]Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Ok with RFG

Executive Director

Rail Freight Group
7 Bury Place
London
WC1A 2LA
Mobile

20. West Coast Railway Company

From:

Sent: 22 February 2018 12:48

To:

Subject: Re: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

no comments

WCR

T
M
E

21. WH Malcolm

From:

Sent: 25 January 2018 14:55

To:

Subject: RE: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

No objections.

Regards

Contracts, Rail & Estate Management | W H Malcolm Ltd

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

DD: Mobile:

22. Association of Community Rail Partnerships

From:

Sent: 06 February 2018 17:31

To:

Subject: Re: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

No comment

ACORP

23. British Transport Police

From:

Sent: 01 February 2018 15:49

To:

Subject: FW: CRU 2018 0149 FW: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Good Afternoon

Please see response below re Whitchurch Railway Station, Shropshire.

Regards

Senior Personal Assistant to Mike Furness
Head of Strategy & Performance Department
British Transport Police;
FHQ, 25 Camden Road, London, NW1 9LN
DX 151960, CAMDEN 4
Telephone:
Extn:
Email:



Please consider the environment before printing this email

Please consider the environment before printing this email

Unless otherwise stated above this e-mail is considered 'OFFICIAL'

From:

Sent: 01 February 2018 14:04

To:

Cc:

Subject: CRU 2018 0149 FW: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

All,

I have viewed the attached documents in relation to the sale of land to provide access from Station Road, Whitchurch and adjoining the station car park.

With regard to the plans for the new road layout as this does not encroach onto the operational railway boundary I have no objections in principle.

Car Park

- Any work to improve the station car park should meet the requirements of the British Parking Association ParkMark™ Safer Parking Award.
- I suggest a clearly defined boundary along the new access road preferably paladin fencing or landscaping to act as a deterrent to vehicles being driven over the "pavement"
- A height restriction barrier fitted across the entrance to the car park in order to prevent unauthorised access. Vehicle mitigation to ensure vehicles cannot be driven over the pavement adjacent to the height restriction barrier.
- Clearly marked vehicle bays to the required standard
- Due to the extra parking and layout, road markings defining a one way system with give way markings for vehicles exiting from the south end bays
- Give way signage and lane markings at entrance.
- Ensure good sight lines for drivers of vehicles entering/leaving car park.

I note that Arriva Trains Wales had no objections when initially proposed in 2015, however I have copied the Station Manager into this email regarding my comments.

Kind Regards

Designing Out Crime Officer DOCO

24. Transport Focus

From:

Sent: 30 January 2018 15:33

To:

Subject: Re: Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire 2501c18

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

it is a strip of land between the station lease boundary and the western boundary of the railway land;
the land will be sold freehold to Calibre Land Limited for use as an access route to a residential development north of the station;
that access will be adopted by the local authority;
Network Rail will retain its access rights;
the existing access for Station Motor Services across railway land will be removed;
the developer will:
improve the access to the station from Station Road,
resurface part of the station car park;
there will be 14 more car parking spaces after the changes;
access to the station and parking will not be affected during the works;
ATW have no objection;
a station change will be issued for the alterations to the station access and parking.

Passengers will benefit from the improved road entrance to the station and additional parking spaces. Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

25. Local Authority – Shropshire Council

From:

Sent: 15 August 2018 14:34

To:

Cc:

Subject: RE: Consultation on Proposed Land Disposal - Whitchurch Railway Station, Shropshire

Importance: High

Firstly, please accept my apologies for the protracted delay in responding to this query.

I am aware of the proposed housing development and access road arrangement to facilitate housing development as part of the 2015 planning application. From a purely transport use perspective Shropshire Council, as the local highway authority, have no objection to the proposed land transaction for the purposes of serving as access to the housing site. It is noted that the formalisation of the car parking arrangements to the railway station are shown to increase parking provision, which is to be welcomed.

I trust therefore that the above answers your specific query and once again apologies for the delay.

Kind regards

Area Manager – North & Central

Developing Highways

Shropshire Council

Shirehall

Abbey Foregate Shrewsbury SY2 6ND

From:**Sent:** 25 January 2018 14:52**To:** @dft.gsi.gov.uk; @wales.gsi.gov.uk; @crosscountrytrains.co.uk; @c2crail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @grandcentralrail.com; @southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @colasrail.co.uk; @colasrail.co.uk; @drsl.co.uk; @drsl.co.uk; @deutschebahn.com; @fta.co.uk; @Freightliner.co.uk; @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @btp.pnn.police.uk; @shropshire.gov.uk**Cc:****Subject:** Consultation on proposed land disposal - Whitchurch Railway Station, Shropshire

Dear Consultee;

Property: Land at Whitchurch Railway Station, Shropshire

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 and Road which, with the related plan, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required 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. It is therefore important that we have your views, so that these may be considered in ORR's decision.

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.

We request your comments, please, by **23rd February** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by 23rd February 2018 and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please contact me directly. 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.

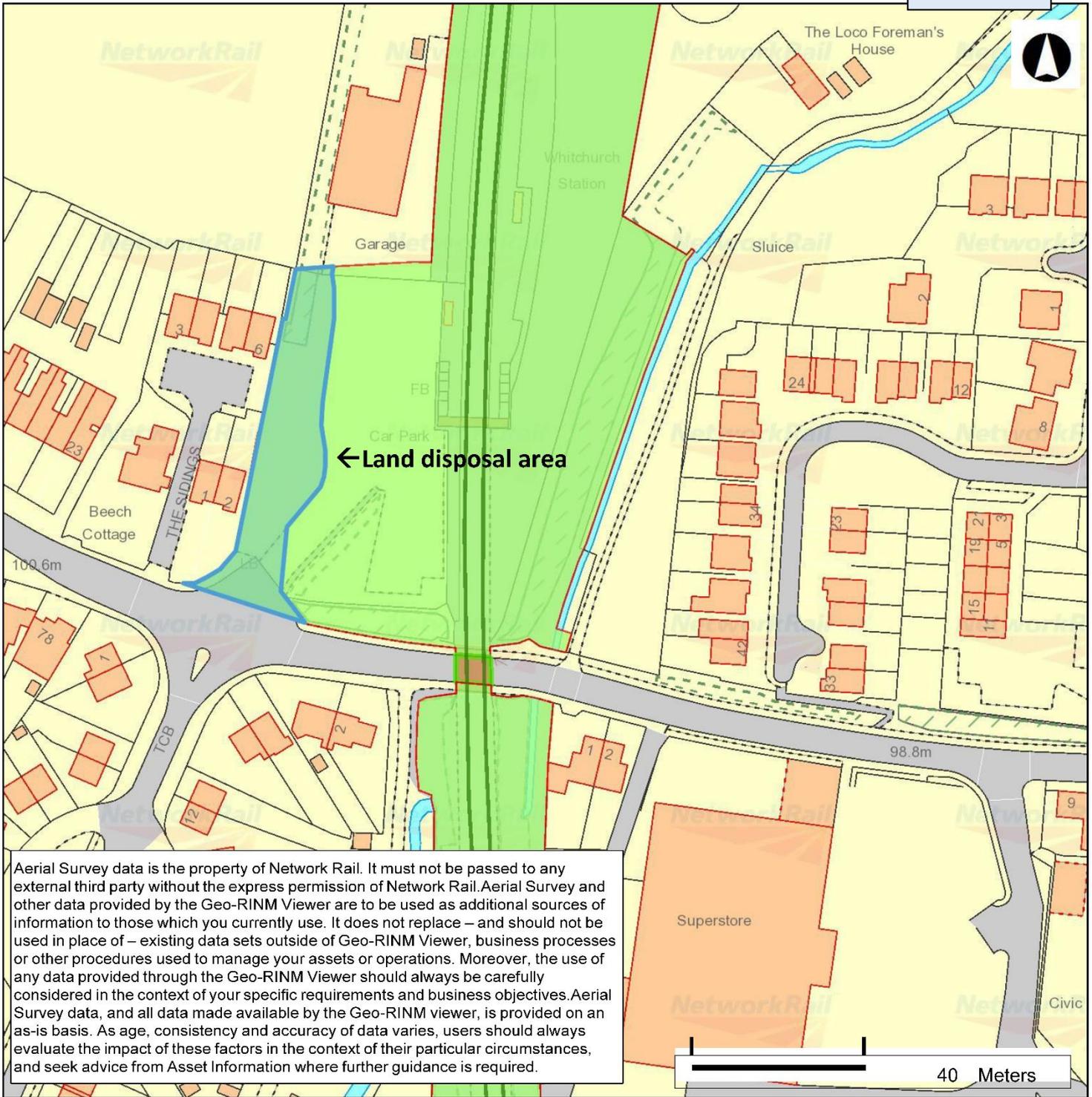
Yours faithfully

Senior Surveyor

Network Rail, Temple Point, Redcliffe Way, Bristol, BS1 6NL

Mobile:





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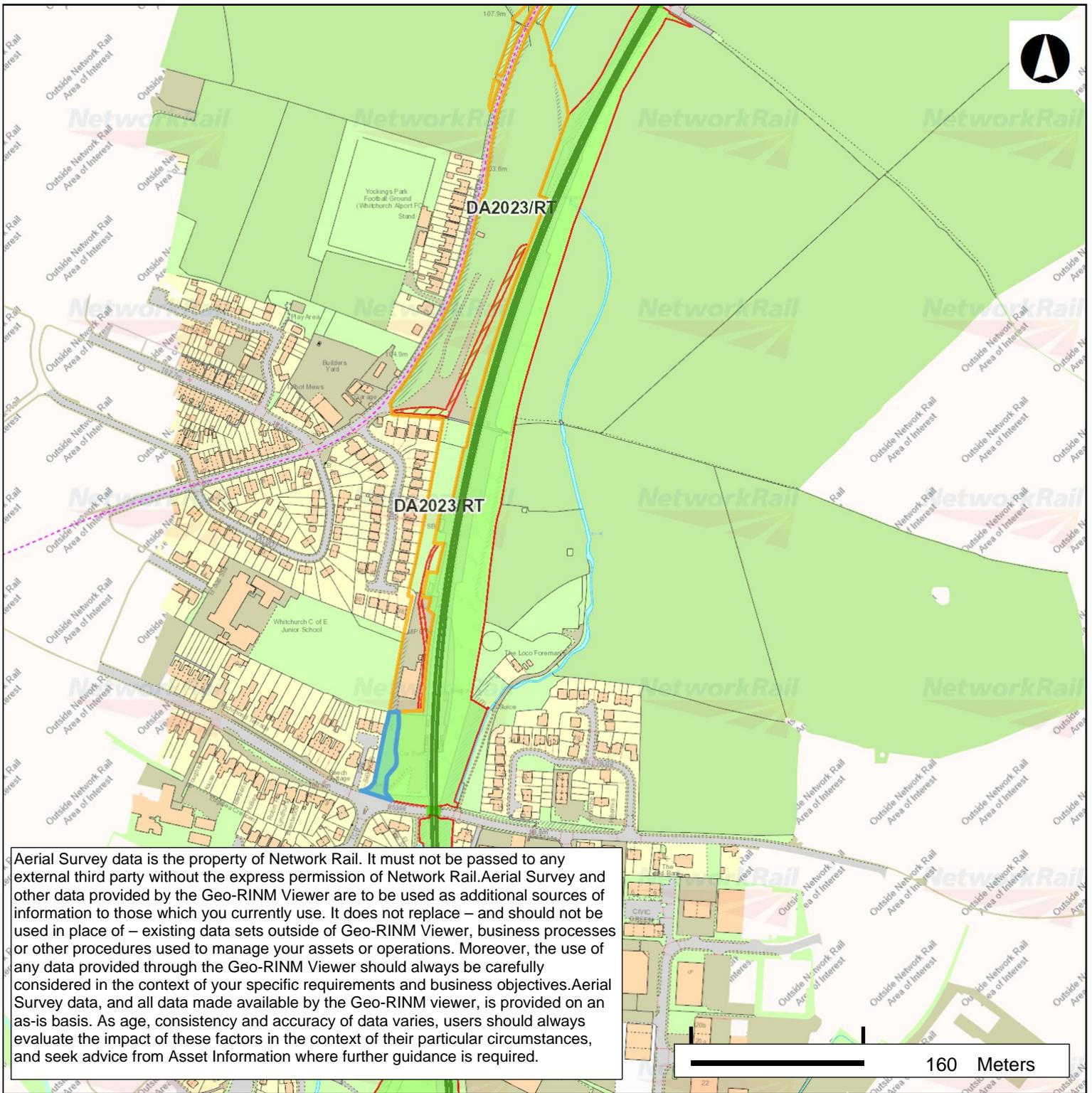
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Whitchurch Railway Station Sale area with NR ownership	
Scale	1 : 1,250
Plot Date	06/12/18 10:44
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Whitchurch Railway Station
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