

**Les Waters**  
**Head of Licensing**  
Email: [REDACTED]



Company Secretary  
Network Rail Infrastructure Limited  
Waterloo General Office  
London  
SE1 8SW

23 January 2025

## **Network licence Condition 17 (land disposal): Hereford station, Herefordshire**

### **Decision**

1. On 18 December 2024, Network Rail gave notice of its intention to dispose of land at Hereford station, Herefordshire (“the land”), in accordance with Condition 17 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 consulted. For the purposes of Condition 17 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. At the time of notification to ORR, the majority of Network Rail’s consultation responses had fallen outside the six-month period referred to in our land disposal guidance document, [Land disposal by Network Rail: The regulatory arrangements, October 2019](#). However, Network Rail has sought and received updated responses from key consultees to meet our requirements. We are satisfied that Network Rail consulted relevant stakeholders with current information and no objections to the proposed disposal were received.
4. In considering the proposed disposal, we note that:
  - there is no evidence that railway operations would be affected adversely by the disposal;
  - no other reasonably foreseeable railway use for the land was identified; and
  - the proposal relates to the Hereford Transport Hub, which Network Rail stated has received government funding.
5. It is intended that the proposed disposal will result in revised access arrangements to the Hereford Maintenance Delivery Unit (the “MDU”). Network Rail has confirmed that continuous access to the MDU will be maintained during and

following any construction works at the station. It has also confirmed that access to its infrastructure will be maintained.

6. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no further issues for us to address.

7. We have had regard to our decision criteria in [Land disposal by Network Rail: The regulatory arrangements, October 2019](#), 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”.

8. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

23/01/2025

X

Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f862

**Duly authorised by the Office of Rail and Road**

# Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Freehold disposal, of two plots of land, one of which is presently within the Station Lease Area as part of the Hereford Transport Hub Enhancement Scheme. The Transport Hub proposal also includes acquisition of one parcel of land in The County of Herefordshire District Council (HC) ownership to transfer to Network Rail.		
Rationale for disposal	<p>The proposal concerns support for an interchange regeneration scheme led by the Local Authority, The County of Herefordshire District Council (HC), described as The Transport Hub which following HC funding application successfully received Levelling Up funding for the works at and approaching Hereford Station.</p> <p>The land transfers proposed are required in order to achieve the schemes aim of revising the road access, interchange provisions, landscaping, bus access, drop off parking and overall scheme layout. The maintenance arrangements post works will align to the revised boundaries proposed for the Transport Hub works.</p> <p>The station operator Transport for Wales (TfW) is fully involved in stakeholder discussion and this proposal was subject to Station Change Consultation led by the Authority as the funder/promotor.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	1 Commercial Sale – Land, Maintenance yard Business - Technical -	CR/54346	12/09/22 05/12/22
	2 Commercial Sale Land in forecourt Business - Technical -	CR/54919	09/11/22 20/01/23
	3 Operational Acquisition Land in HCC ownership Business -	CR/54918	07/11/22
	4 Commercial Tenancy - Land in HCC ownership – Business - Technical (For inclusion in the Station lease)	CR/55375	16/12/22 19/01/23
	5. Land in Maintenance yard and adjacent, roadside and part road area. Business - Technical - (Includes the area covered in CR/54346.)	CR/57361	19/06/23 19/09/23



3. Site	
Description of property for disposal	<p>The site is situated off the A465 upside of Hereford station on the Shrewsbury to Hereford Line (ELR SHL c.51m 4c) being part station forecourt and part fenced secondary maintenance storage yard with building, together with associated roadside and private roadway.</p> <p>The sites combined extend to approximately 4952sqm (3750sqm and 1202sqm) respectively, See Appendix 1 Hereford LC17 Disposal Zone 1 Plan Ref - 0580203-1C and Zone 2 Plan 0580203-2-C respectively annexed with legend ;</p> <p>These comprise ;</p> <p>a) Zone 1 - A yard in Maintenance Section control with store building. Now little used with the main Hereford Maintenance Delivery Unit (MDU) to the North West which however does, and must, use the access road as the means of approach.</p> <p>The access in part to this area is included in a Demarcation Agreement (DA1202) which would be re-provided to align to the new scheme road layout, no longer across the forecourt. See General Arrangement Plan, at Appendix 2.</p> <p>b) Zone 2 - Land in the forecourt presently used for access, part passenger drop off, limited disabled and standard/motorcycle parking, bike stays, vehicular station access, bus interchange and access to the MDU, together with access for the Bowling Centre.</p> <p>Note the overall proposal also includes acquisition of a small plot presently highway, in HC ownership, c.318sqm, shown more specifically on Hereford LC17 Disposal Zone 3 Plan Ref- 0580203-3-C in Appendix 1, that following highway extinguishment would transfer to Network Rail. This would form part of the revised passenger drop off area and intended to be included in the Station Lease for operator management.</p> <p>Note the Bowling Centre has retained access, right to vary the access is reserved to Network Rail however this will require availability of suitable alternate access, prior to change in this route, which the MDU would also then utilise.</p>
Attached plans and photographs:  (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Attached plans and photographs:</p> <p>Appendix 1  Plan 1 – Sale Plan Area Coloured Blue – Zone 1 Ref 0580203-1-C  Plan 2 – Sale Plan Area Coloured Blue – Zone 2 Ref 0580203-2-C  Plan 3 – Acquisition Area Coloured Pink – Zone 3 Ref 0580203-3-C</p> <p>Appendix 2 - General Arrangement Drawing with annexed legend – 964 – WWP-BGN-00-DR-A-005001  Appendix 3 - Artists Impression –  Appendix 4 - Site Photos</p> <p>Note - Zone 1 - Plan 0580203-1-C consists of the maintenance area being fenced circa 3750sqm with light industrial building together with outer scrub area and approach road, held within the operational portfolio. The area has clearance for disposal, subject</p>



	<p>to agreement of terms and suitable permanent alternate revised access for the MDU, with sufficient swept path for large vehicles.</p> <p>Zone 2 Plan 0580203-2-C comprises part outer station forecourt circa.1202sqm.</p>
Ordnance survey coordinates	<p>Easting (X): 351499          Northing (Y): 240542          Post Code: HR1 1</p>
<b>4. Proposal</b>	
Proposed party taking disposal	The County of Herefordshire District Council (HC)
Proposed use / scheme	<p>The proposal relates to the Hereford Transport Hub comprising interchange, road and station approach improvements, bus interchange benefits, landscaping and improved city centre connectivity in Hereford. The scheme proposals have received Level Up Funding and site development is currently proposed from early 2025.</p> <p>The proposed General Arrangement necessitates the disposal of two parcels of land (with acquisition of a third area) with retained operational access and services rights as applicable, together with variation of the Bowling Centre access. The Bowling Centre having been a former railway goods shed property, disposed of with access rights subject to variation.</p> <p>The Scheme aims to develop an interchange proposal that improves city centre connectivity, train / bus interchange with improved passenger / traveler experience and access.</p> <p>To this end HC have undertaken with architect support considerable stakeholder liaison review and planning on potential options for the improvement of the station approach and forecourt, together though not part of the current funding proposal also the listed station building unused space and entrance capacity. The station building having potential for further enhancement discussion if funding and suitable scheme proposals arise.</p> <p>The submission, noting the level of design &amp; liaison in advance, has received Levelling Up Funding. The scheme can only progress with assembly of the land interests required given where the works will take place and be managed long term. Plus variation of the Bowling Centre / MDU access.</p> <p>Note works will require delivery of the alternate access by HC before the existing Bowling Alley access can be varied, this is proposed via Deed of Release of Easement with Option Agreement. This access would also be used by Maintenance and be proposed as the first stage of the programmed works, with a revised new highway access.</p>

<p>Access arrangements to / from the disposal land</p>	<p>Overall pedestrian and vehicular access is to be improved to the station, with minor disruption only during construction.</p> <p>Access rights over Zone 1 and 2 and adjacent land where this forms part access to the MDU and Bowling Centre will be retained until alternate is provided.</p> <p>Maintenance raised issue in discussion and clearance to ensure that large vehicles will be able to turn adequately along the new access. The Local Authority (HC) and its designers were informed and confirmation of the swept path provided to satisfy maintenance vehicle access, the issue resolved in design.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>The Transport Hub Works will provide an overall improvement, approach and interchange for passengers with a revised drop off arrangement from the highway, though to accommodate the works there will be a need to impact on the present forecourt arrangement.</p> <p>The Transport Hub is intended to be an active multi-modal enhancement enabling passengers to change between rail, bus, taxi or bicycle. This should provide a safer, more intuitive, pedestrian focused connectivity for trains, buses, and al active travel, enhancing the experience at entry / exit from the station.</p> <p>In doing so it is noted the revised drop necessitates change and will overall see 8 standard car parking spaces lost to support the area required for the Transport Hub layout (overall changing from 125 spaces to 117 spaces), however DfT following consultation concluded no minor modification was required, given the overall Transport Hub scheme. Further, the Transport Hub has limited impact on the existing main station car park, which could be reviewed say for decking if a viable funded scheme and acceptable design arose.</p> <p>Further bicycle parking will be enhanced on the overall HC Transport Hub area with extended covered and open spaces with shared surface cycle lane linking the station, interchange and town centre.</p> <p>Station Change was circulated by the promotor HC and submitted to ORR, with ORR amening letter GAS/22/38/24/09 received.</p>
<p>Anticipated rail benefits</p>	<p>Improved passenger experience and better access with an active multi modal transport interchange adjacent to the station.</p>



Anticipated non-rail benefits	<p>Improved passenger experience and better access. The scheme does not directly affect the rail corridor with Zone 1 and 2 set back from the railway fenceline</p> <p>We do not have assessment however it is considered the Improvement works will benefit the station and as such this may see increased passenger journeys as a consequence of the Transport Hub, the extent of local development and improved environment.</p> <ol style="list-style-type: none"> <li>1) Improved forecourt</li> <li>2) Betterment to the overall station approach and environment</li> <li>3) Improved connectivity</li> <li>4) Stakeholder engagement - potential for follow on discussion for the station building / platform access improvements – the present station entrance, albeit a listed building, and ticket gating arrangement being narrow for use and on busy occasions with passenger crowding.</li> <li>5) Some minor reduction in maintenance expenditure with the lessening of the forecourt, used by the station, buses, maintenance and the Bowling Centre access</li> <li>6) Removal of the secondary yard building, otherwise a cost to maintain when not in use or if demolition arises.</li> <li>7) Commercial Return from the land release, subject to agreement of terms.</li> </ol>
<b>5. Timescales</b>	
Comments on timescales	The Scheme is proposed to commence in early 2025.
<b>6. Railway Related Issues</b>	
History of railway related use	<p>The forecourt area has been in railway control for many years, the station building with heritage value is listed.</p> <p>The MDU was subject to works some years ago with improved / extended accommodation, the proposed disposal area comprising the yard and building has been left generally secondary, with local maintenance discussion followed up by clearance indicating no operational objection to release only that any spare materials are allowed to be cleared in advance, which is partially underway.</p>
When last used for railway related purposes	<p>Current rail use arises ;</p> <p>Zone 1 in historic and occasional use only, given the newer MDU compound nearby this area is secondary.</p> <p>Zone 2 currently in rail use within the station lease area, access and part parking</p>

Any railway proposals affecting the site since that last relative use	None known.  There are no other known railway proposals affecting the disposal property.
Impact on current railway related proposals	There are no known impacts on current railway related proposals.
Potential for future railway related use	The proposals will not affect the operational railway corridor, the proposals are much about interchange, movement, approaches plus landscaping within the city centre.  The proposal had been presented to Route Planning and Strategy Group (RPG) in May 2022 when supported and indeed further clarification received in October 2024 by Wales & Borders Lead Strategic Planner as not requiring return to Wales Strategic Project Review Group (WSPRG) after progressing further.
Any closure or station change or network change related issues	Station change circulated by HC as the funder/promotor and ORR response obtained with reference GAS/22/381/24/09.  DfT confirmed no minor modification requirements arise.  No Network Change Implications arise.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The works will affect the current forecourt arrangement and MDU / Bowling Centre access.  1) Current forecourt is open not particularly well signed, with passengers sometimes walking across part of the area as a shorter route towards the town. The new arrangement will see the area improved for passengers inc safer access, bus interchange, bus provision and lighting.  2) The MDU access is presently across the forecourt, this proposal will separate the two areas, again safety improvement and maintenance cost benefit.  3) Zone 1 and 2 disposal areas are both set back 10m plus metres from the operational railway fenceline.



<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The works are all within a high street environment and would progress under Asset Protection Management.</p> <p>The new access road to the front of the station access would have bollard protection managed via the operator, for emergency and delivery requirements. Services will be split between Network Rail and HC along the revised boundary alignment and the new scheme drainage would drain away from the station. The forecourt area for disposal is proposed as part of interchange area so fencing off the forecourt area for disposal is not practical or appropriate and will fall to Herefordshire Council management.</p> <p>The MDU and Bowling Centre will have a revised access provided off the highway, this is required to be delivered as the first stage of the works enabling the current route via the station forecourt to then be closed and the alternate provided.</p> <p>Station access will be maintained during works for passengers and staff with detailed arrangement during works subject to review under Asset Protection Agreement / operator liaison as detailed planning arises plus on appointment, contractor site planning.</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>
<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificates in addition to those usually referenced for any disposal are as outlined in Section 8.</p> <p>The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer via Asset Protection and Strategy Clearance.</p> <p>Note the Transport Hub will improve pedestrian access to the station and where conflicts of traffic could arise at present further the disposal sites are both substantially</p>

	set back from the operational railway corridor. Works would all be managed in high street environment under Asset Protection agreement.
<b>7. Planning History and Land Contamination</b>	
Planning permissions / Local Plan allocation (if applicable)	<p>The site area affected represents land in historic railway ownership including land used for maintenance purposes.</p> <p>HC have undertaken stakeholder liaison and public consultation on the proposals arising. Planning Permission for the Transport Hub has been secured, P233009/F May 2024.</p>
Contamination / Environmental Issues (if applicable)	<p>No specific issues raised.</p> <p>HC have undertaken Services Assessment and some Ground Investigations.</p>
<b>8. Internal Consultation</b>	
Internal consultation	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificates in addition to those usually referenced for any disposal are as outlined in Section 6.</p> <p>NB The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer via Asset Protection and Strategy Clearance.</p> <p><b>CR/54346</b> 3. Assistant Asset Protection Engineer Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a BAPA agreement, if required, with a minimum of 3months notice before works start. assetprotectionwales@networkrail.co.uk</p> <p>4. Liability Negotiations Manager No specific comment at this location although Liability Team request sight of any agreed Contract, Licence, Lease and other final document following Clearance approval. <b>CR/54919 (Rejected – see below issue resolved and clearance approved.)</b> 1. REJECTED, Track Maintenance Engineer what this shows is our access road potentially being removed. This is the part I would like to understand, i.e. simply is something like this (in red) the intention and will it be constructed before we loose the other road? <b>CR/54919 (Approved)</b> 4. Hereford Track Maintenance Engineer Refers to plan sent by promoter, This shows that our access has been considered so I m happy with that, assuming this stage of the design happens at the same time as the previous drawings of the forecourt remodelling, not months or years in the future!</p>



	<p>5. Liability Negotiations W&amp;W No additional comment at this location although Liability Team request sight of any agreed Contract, Licence, Lease and other final document following Clearance approval</p> <p>6. Senior Fire Safety Engineer In principal I have no objection The scheme must provide fire-fighting access and facilities in accordance with the Building Regulations , and Approved Document B Fire Safety Volume 2 Part B5</p> <p>7. Assistant Asset Protection Engineer Physical works on this land must be supervised by a NR project team and/or Asset Protection. If there is no NR Project Team, the promoter is to contact AssetProtectionWales@networkrail.co.uk with a minimum of 3months notice before works start. <b>CR/55375</b></p> <p>4. Senior Asset Engineer - Signalling My only observation is that the area marked up in RED seems to restrict access to platform 4 signal, plus the access to the platforms to maintain the signals and also access to the signalbox at the Southend of the station, as we require access at all times to the station platform signals.</p> <p>5. Liability Negotiations W&amp;W No additional comment at this location although Liability Team request sight of any agreed Contract, Licence, Lease and other final document following Clearance approval. <b>CR/57361</b></p> <p>3. Signal Sighting, - No issues so long as we can still get access to the Network Rail depot, plus the signals on platform 3/ 4 (north) which we currently use the access gate.</p> <p>4. Engineering : In accordance with the Property Clearance Process NR/L2/PRO/001: The Promoter IS responsible for making sure that the conditions are complied with for both Business and/or Technical Clearances.</p>
<b>9. Local Authorities</b>	
Names & Email Addresses:	<p>The County of Herefordshire District Council</p> <p>Service Director Highways, Environment and Waste</p> <p>Planning Officer responded on the consultation.</p>
Local Transport Authorities:	As above.
Other Relevant Local Authorities:	None.
<b>10. Internal approval to consult</b>	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> <li>• recommending that Network Rail consults on the terms of disposal</li> <li>• confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</li> <li>• confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</li> </ul>


11. External Consultation	
Summary of position as regards external consultations	<p>29 external stakeholder consultations were issued, as per consultation report summary. There were no objections and whilst responses were not received from 13 stakeholders, none of which are deemed key consultees.</p> <p>Welsh Government have not responded allowing for several circulations. Note Hereford Station whilst part of the Wales &amp; Marches Route, the Transport Hub scheme is Nationally funded and the Station located within an English County. As such response is not deemed key in this instance.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>Not applicable, no unresolved objections.</p> <p>Note it is Network Rail's opinion that land disposal consent should be granted.</p>
12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title:  Senior Surveyor
Signed.....	Date.....
Authorised by (name):	Authoriser's job title:
Signed.....	Date.....

Authorised by (name):	Authoriser's job title:
Signed.....	Date.....



**Legend**

 Zone 1 Land Disposal


 Freehold Ownership

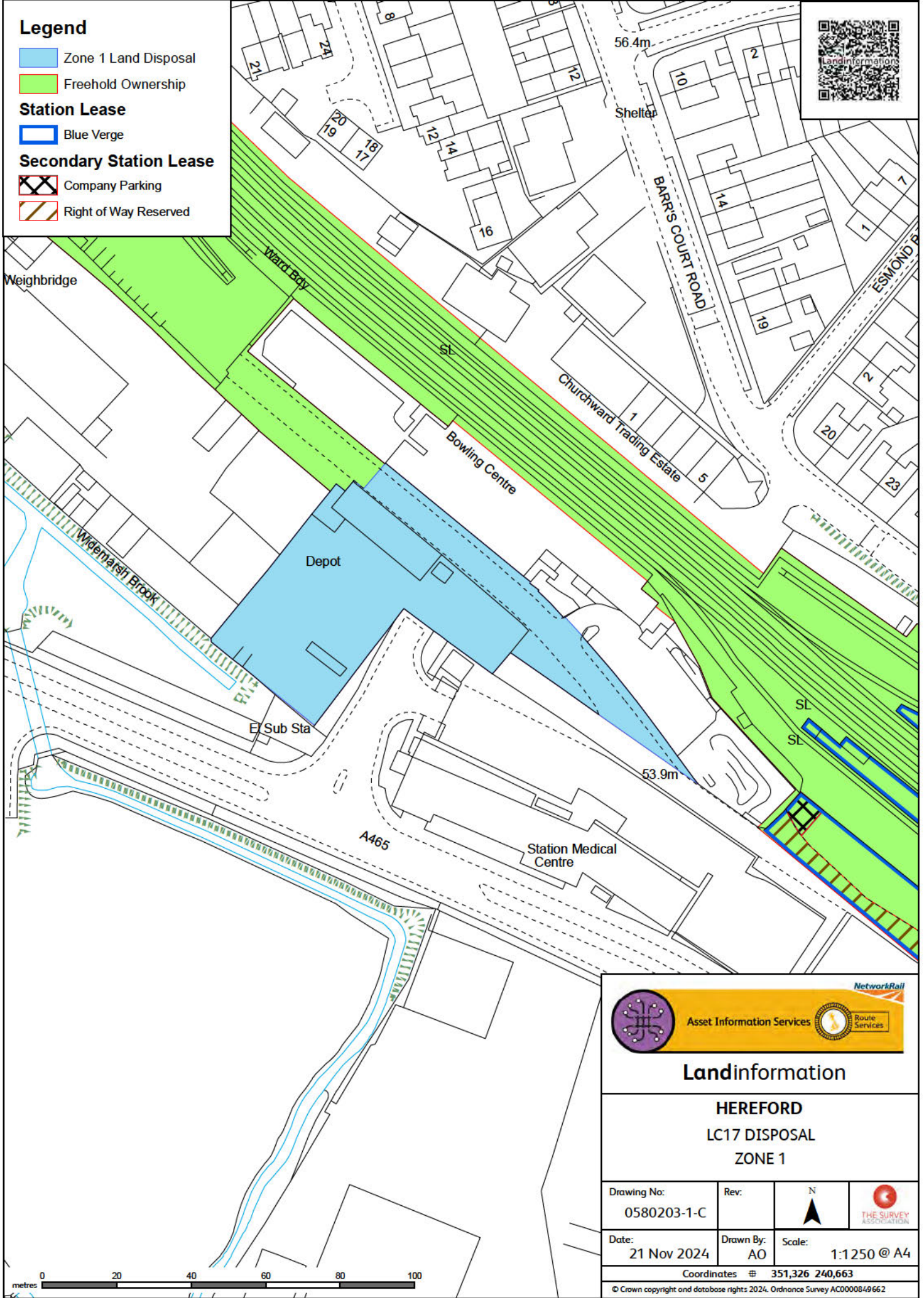
**Station Lease**

 Blue Verge

**Secondary Station Lease**

 Company Parking

 Right of Way Reserved









**Landinformation**

**HEREFORD  
LC17 DISPOSAL  
ZONE 1**

Drawing No: 0580203-1-C	Rev.	N 	
Date: 21 Nov 2024	Drawn By: AO	Scale: 1:1250 @ A4	


Coordinates  $\#$  351,326 240,663  
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### Legend

 Zone 2 Land Disposal


 Freehold Ownership


### Station Lease


 Blue Verge

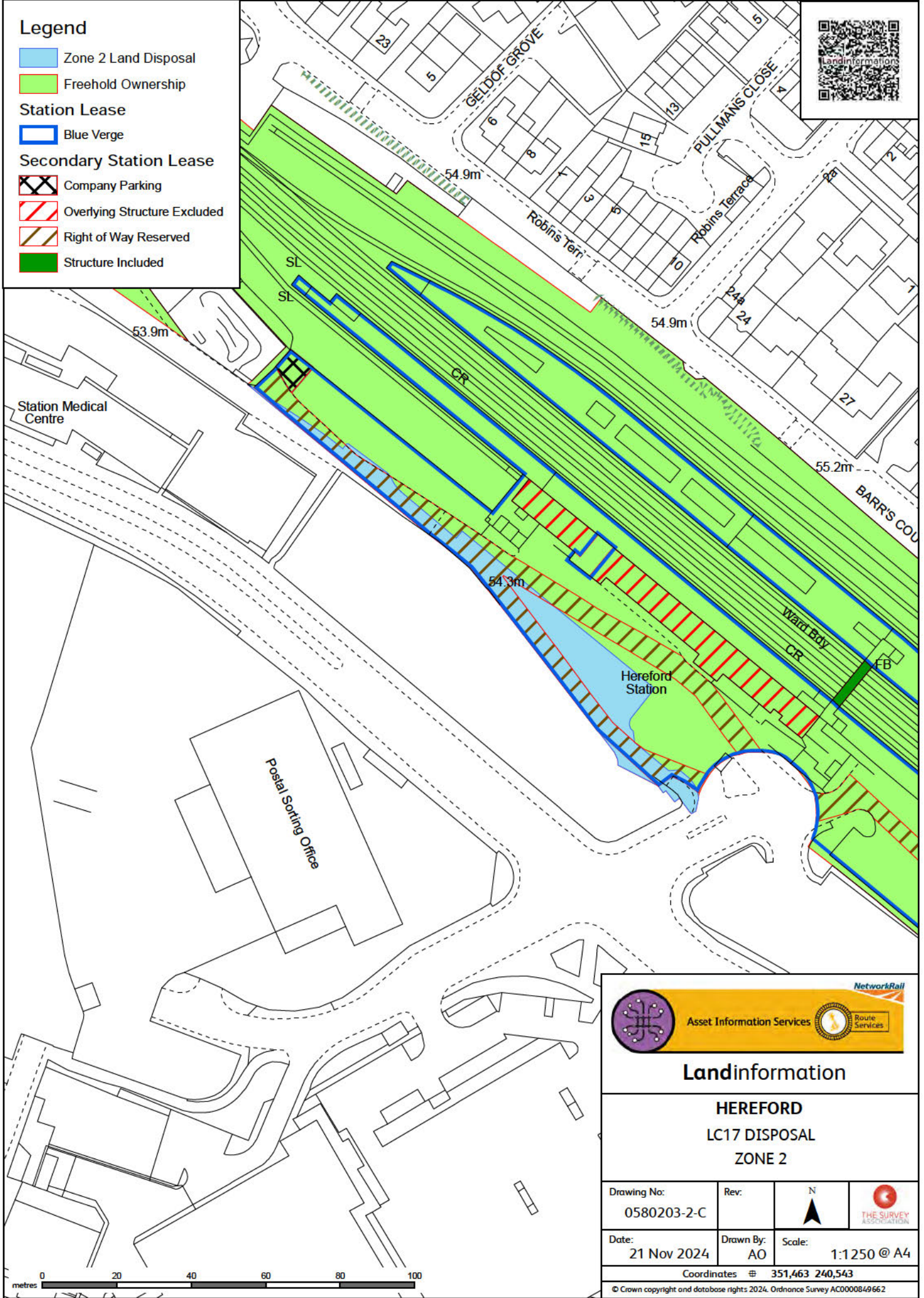
### Secondary Station Lease

 Company Parking

 Overlying Structure Excluded



 Right of Way Reserved

 Structure Included



## Landinformation


**HEREFORD**  
**LC17 DISPOSAL**  
**ZONE 2**

Drawing No: 0580203-2-C	Rev.	N 	
Date: 21 Nov 2024	Drawn By: AO	Scale: 1:1250 @ A4	
Coordinates		# 351,463 240,543	
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**Legend**

 Zone 3 Land Acquisition


 Freehold Ownership


**Station Lease**

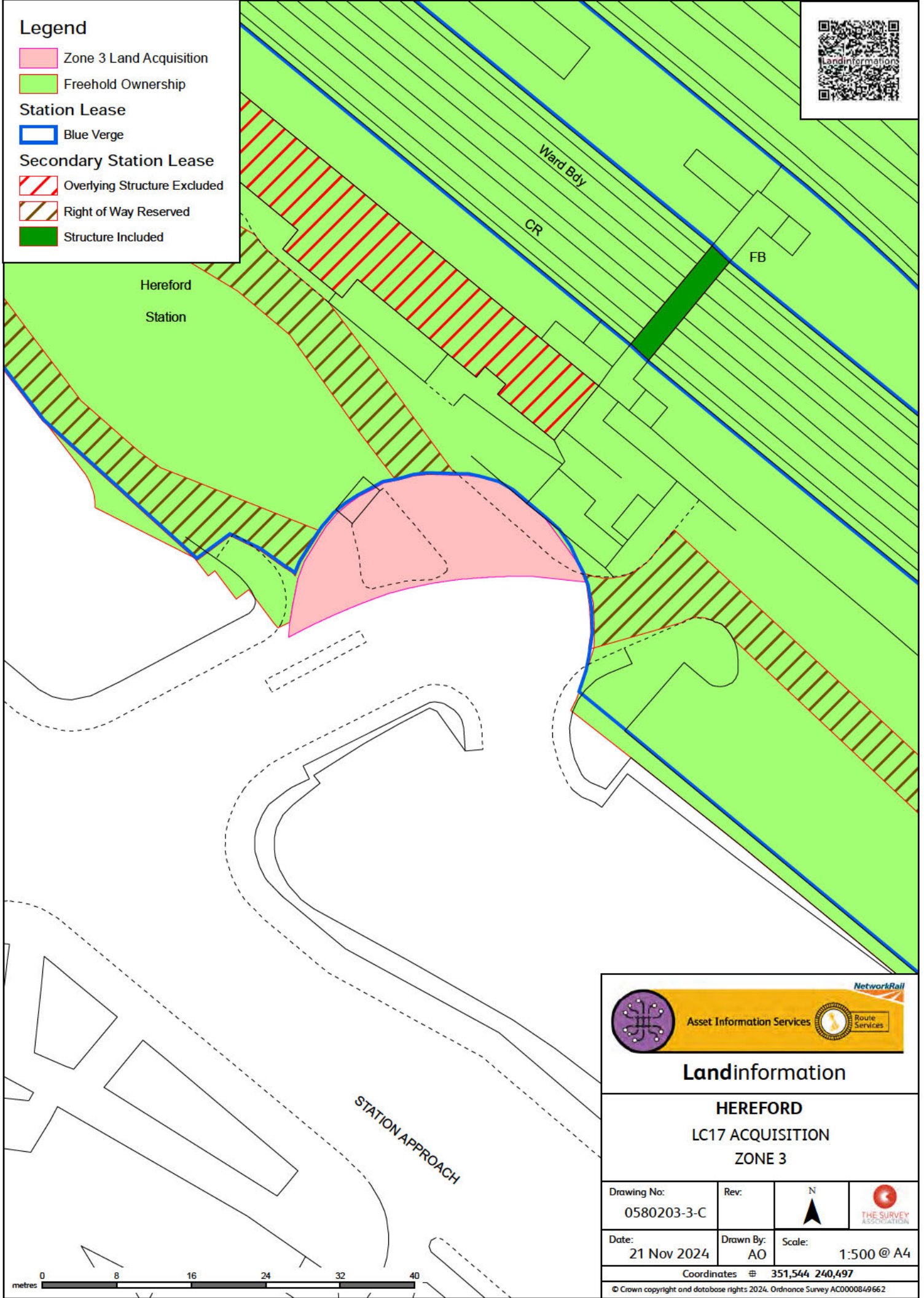
 Blue Verge






**Secondary Station Lease**

 Overlying Structure Excluded

 Right of Way Reserved

 Structure Included

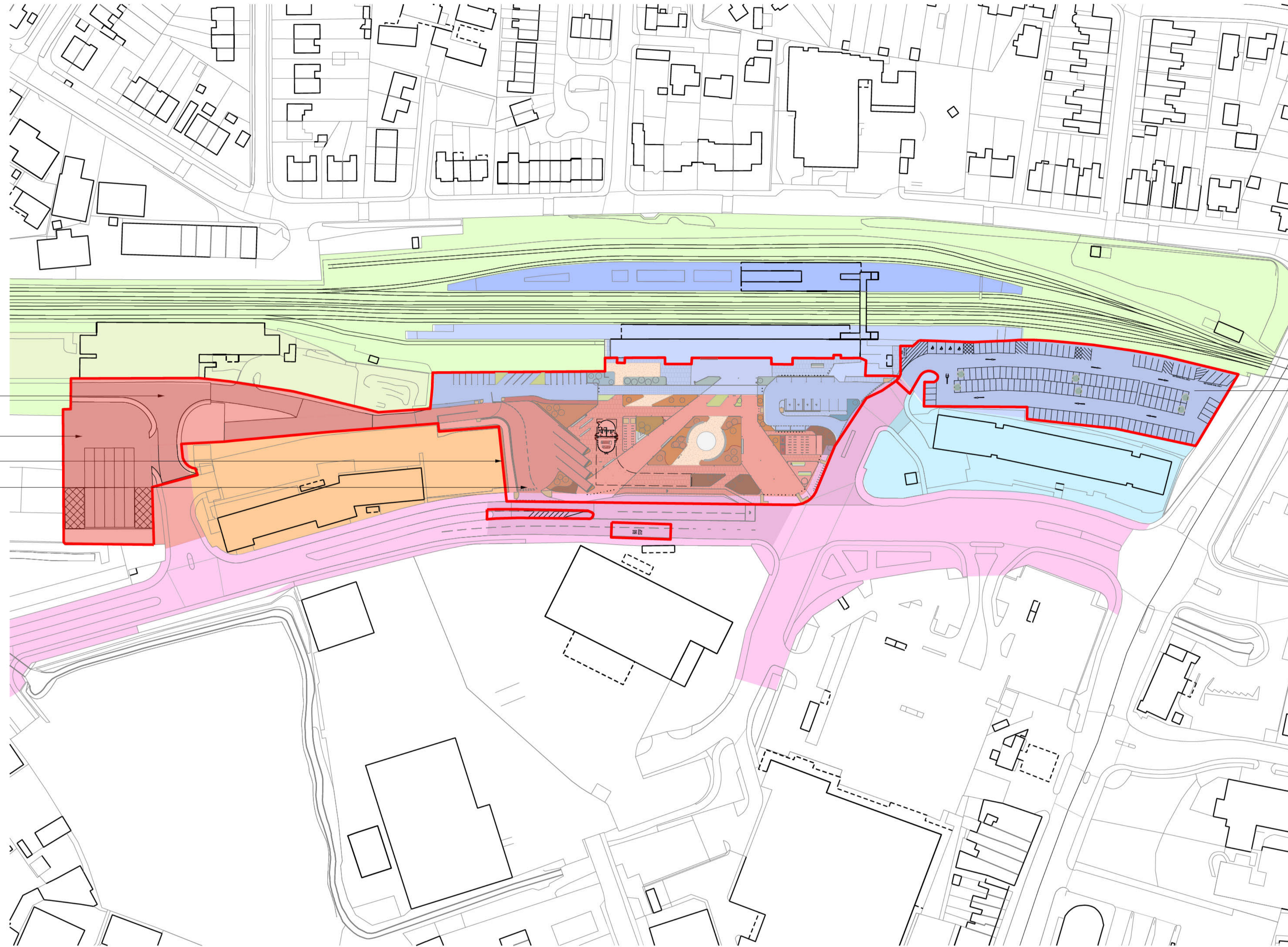


  			
<b>Landinformation</b>			
<b>HEREFORD</b> <b>LC17 ACQUISITION</b> <b>ZONE 3</b>			
Drawing No: 0580203-3-C	Rev.	N 	
Date: 21 Nov 2024	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates @ 351,544 240,497			
<small>© Crown copyright and database rights 2024. Ordnance Survey AC0000849662</small>			



DO NOT SCALE

0 10 100  
Millimetres



1:1000 @ A1(1:2000 @ A3)



**NOTES**

1. Do not scale from this drawing
2. Drawing suitable for Town Planning purposes only. Construction subject to Planning and Statutory Approvals
3. Drawn information based on OS Data provided by the client. All dimensions to be verified on site
4. Survey backgrounds have been produced through assumptions and are to be validated by further site surveys
5. All dimensions and setting out between proposed works and existing assets are to be validated by further surveys during the next stage of design
6. All dimensions in millimetres and levels in metres unless specified otherwise
7. Levels and Coordinates are to Ordnance Datum Newlyn
8. Drawings to be read in conjunction with the Design and Access Statement
9. All drawings to be reproduced/ printed in colour

**LEGEND**

- Red Line Boundary
- Network Rail Owned Land
- Station Management Area
- Network Rail Tenanted Land
- Herefordshire Council Owned Land
- Highways Owned Land
- Student Accommodation Land

Rev.	Date	Description	By	Chk'd	App'd	Auth'd	Client
P01,01							

Suitability: **S0** Drawing Status: **INITIAL STATUS**

**ARUP**  
WestonWilliamson+Partners

Client: **Herefordshire Council**

Project Title: <b>HEREFORD BUS INTERCHANGE</b>						
Drawing Title: <b>PROPOSED LAND OWNERSHIP/LEASE PLAN</b>						
Scale: <b>N/A</b>	By:	Checked:	Approved:	Authorised:	Client:	
Original Size: <b>A1</b>	Date:	Date:	Date:	Date:	Date:	
Drawing Number: <b>964</b>	PIN: <b>00</b>	Originator: <b>WWP</b>	Volume: <b>BGN</b>	Revision: <b>P01</b>		
Location: <b>-DR - A</b>		Type: <b>-DR - A</b>	Role: <b>-DR - A</b>	Number: <b>-005001</b>		



HERFORD TRANSPORT HUB

Appendix 3

Artists Impressions







Appendix 4

Site Photos

- 1) Looking North West of Station. Access road to Maintenance Delivery Unit, Bowling Centre and Station Lease spaces presently staff and bus shelter shown to the right.



2) Station Building Façade North West End





3) Station Façade, Listed, and part forecourt





- 4) Looking North West above the station towards the maintenance yard disposal area beyond the palisade gate left of centre and part scrub / road way together with the Bowling Centre being the former good shed to the right.



- 5) Looking South west from the MDU access – disposal area to the right inc sheet covered building





6/7 & 8) Looking South West – photos of the overall forecourt area











# CONSULTATION REPORT

relating to

## PROPOSED LAND DISPOSAL

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

Site location and description: Hereford – Land Upside adjacent to the station and forming part of new forecourt scheme. Disposal of land to the Local Authority, two parcels of land inc former maintenance yard and part station forecourt together with acquisition of small area from the Local Authority, to be included in revised station lease area.

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

Summary of position regarding responses:

The proposal was initially sent to 29 consultee stakeholders from the 3/11/23.

A follow up was issued on 21/12/23 to Welsh Government with corrected email, Colas, xxxx Community Rail, a new contact for Transport Focus and Logistics. At that stage overall 29 consultee stakeholders had been contacted.

A further follow up was issued on 22/12/23 to Welsh Government, 2/04/2024 and recently 17/10/24. Whilst a reply was not received to date despite circulations, Hereford Station is part of the Wales & Marches Route with the scheme Nationally funded and the Station located within an English County. As such response is not deemed key in this consultation.

A circulation was also issued on 12/02/24 as a follow up to non respondents, 11 consultees (14 parties).

No objections were received and of those 13 outstanding responses, none are not deemed to be key consultees.

An updated issue was also circulated on the 13/11/24 to key parties Department for Transport(DfT), Transport for Wales(TfW), First Greater Western Limited(GWR), Community Rail and Transport Focus. No objections were received and supporting emails showing continuous support for the scheme included from DfT, TfW, GWR and Transport Focus. (The Local Authority position remains clear as a key promotor of the scheme.)

The full list of external consultees is set out below:

<b>No.</b>	<b>External party (name)</b>	<b>Contact name, email address and telephone</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
1	Department For Transport		Yes	06/11/23 and 12/12/24	No objection see Annex 1	



2	Transport Northern [Transport for the North]		No	N/A		Note re-issued 21/12/23 and 12/02/24. Out of office 3/11/23, see Annex 1.
3	Cross Country Trains		Yes	06/11/23	No objection see Annex 1	
4	Transport for Wales		Yes – xxxx	13/11/23 and 25/11/24	No objections see Annex 1	
5	C2C Rail		Yes	6/11/23	No objection see Annex 1	
6	Chiltern Railways		No	N/A		No response to initial circulation, off Route.
7	Eurostar		Yes	04/11/23	No objection see Annex 1	
8	Great Western Railway		Yes	01/01/24, 03/01/24 and 14/11/24.	No objection see Annex 1	
9	Grand Central		No	N/A		Reissued 21/12/23 and 12/02/24
10	South Eastern Railway		No	N/A		No response to initial circulation, off Route.
11	Mersey Rail		Yes	06/11/23	No objections see Annex 1.	
12	Northern Rail		Yes	06/11/23	No Objections see Annex 1	

13	Avanti West Coast		No	N/A		Issued 03/11/23, 21/12/23 and 12/02/24.
14	WM Trains		No	N/A		Issued 03/11/23, 21/12/23 and 12/02/24.
15	Transport UK		No	N/A		
16	Colas Rail		No	N/A		Issued at 03/11/23, 21/12/23 and 12/02/24.
17	NTS Global		Yes	22/12/23	No objections see Annex 1	
18	Deutsche Bahn		Yes	02/01/24	No objections see Annex 1.	
19	Logistics		No	N/A		Issued 03/11/23, Reissued 21/12/23 (Note with corrected address for xxxx) and reissued 12/02/24.
20	GWRR [Freightliner]		Yes	06/11/23	No objection see Annex 1.	
21	GB Railfreight		No	N/A		Issued 03/11/23, 21/12/23 and 12/02/24.
22	Rail Freight Group		Yes	[06/11/23]	No objection see Annex 1.	



23	West Coast Railways		No	N/A		Issued 03/11/23, 21/12/23 and 12/02/24.
24	Community Rail		Yes	26/01/24	No objection see Annex 1.	
25	BTP/Design Out Crime		[Yes]	[11/03/24]	No objection see Annex 1.	
26	East West Rail		No	N/A		
27	Hereford CC		Yes	02/02/24	No objections see Annex 1.	
28	Welsh Government		No	N/A		New Circulation – 22/12/23 inc xxxx and xxxx. Further issue 2 <sup>nd</sup> April 2024 and 17 <sup>th</sup> October 2024.  Note response received in Annex 1 from xxxx Head of Strategic Rail Planning and Operations.
29	Transport Focus		Yes	22/12/23 and 15/11/24.	No objections see Annex 1.	

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

## 1. Department for Transport

**From:**

**Sent:** Thursday, December 12, 2024 7:44 AM

**To:**

**Cc:**

**Subject:** FYI: HEREFORD - LC17 - UPDATED RESPONSE

OFFICIAL

Good Morning

I can confirm that relevant teams have confirmed DFT remains supportive.

Many thanks.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Services**

**Group, Department for Transport, Department for Transport**

**Second Floor**

**Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

**From:**

**Sent:** Monday, November 6, 2023 5:11 PM

**To:**

**Cc:**

**Subject:** FYI: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL



Good afternoon

DfT have no comments, so please proceed as you wish.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail  
Infrastructure Group, Department for Transport, Department for Transport  
Second Floor  
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

---

## **2. Transport Northern [Transport for the North]**

No Response received.

---

## **3. Cross Country Trains**

**From:**

**Sent:** Monday, November 6, 2023 9:32 AM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

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



---

#### 4. Transport for Wales

**From:** >  
**Sent:** Monday, November 25, 2024 2:30 PM  
**To:**  
**Cc:**  
**Subject:** RE: HEREFORD - LC17 - UPDATED RESPONSE

OFFICIAL

Hi

Yes TfW / TfWRL still support this.

Regards,

**From:**  
**Sent:** Monday, November 13, 2023 5:29 PM  
**To:**  
**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi



Thanks. And sorry I meant to add that I have discussed this particular consultation with and he has nothing further to add.

Regards,

**From:**

**Sent:** Monday, November 13, 2023 5:17 PM

**To:**

**Subject:** Hereford Station - LC17 Property Disposal Consultation - Specific Consent

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. Please report suspicious emails to the IT Service Desk.

OFFICIAL

I have notified Strategy Clearance for adding to the consultation list, though for Hereford is any further TfW response now required ?

Kind regards

**From:**

**Sent:** 13 November 2023 17:15

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi

If you could add xxxx to your mailing list that would be great.

Regards,

**From:**  
**Sent:** Monday, November 13, 2023 5:02 PM  
**To:**  
**Subject:** Hereford Station - LC17 Property Disposal Consultation - Specific Consent

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OFFICIAL

Thank you

For the purposes of the LC17 is there anyone else from TfW who may need to comment or this sufficient, recently asked to be added to consultations.

Kind regards

**From:**  
**Sent:** 13 November 2023 17:00  
**To:**  
**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi

We are happy with this proposal. We have been engaged with the project team been engaged with the team for some time now. We're retaining a taxi/accessible parking area at the front of the station we understand that they are redesigning it to be more of a loop than the current open front.

Regards,

---

**5. C2CRail**

**From:**

**Sent:** Monday, November 6, 2023 8:34 AM

**To:**

**Subject:** Re: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Good morning

No objection from c2c for this proposal.

Asset Admin Support Manager  
Floor 7, Centennium House,  
100 Lower Thames Street,  
EC3R 6DL

Please note my change of role and working times.  
On 3 day working week from 27/08/2023.  
Normal working days - Mon/Wed/Fri only.

W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)





---

## 6. Chiltern Railways

No response received.

---

## 7. Eurostar

**From:**

**Sent:** Saturday, November 4, 2023 7:15 PM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

No comment from Eurostar.

Thanks

PA to Chairman, Strategy Director & Director of People



*My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de jouwe, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.*

---

8. **Great Western**

**From:**

**Sent:** Thursday, November 14, 2024 9:21 AM

**To:**

**Subject:** Re: HEREFORD - LC17 - UPDATED RESPONSE

Thank you

We remain supportive.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

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

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

**From:**

**Sent:** Monday, January 1, 2024 6:28 AM

**To:**

**Subject:** Re: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Thank you

I have circulated within GWR and will get back to you soon.

Many thanks for the reminder.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

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

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

**From:**

**Sent:** Wednesday, January 3, 2024 10:51 AM

**To:**

**Subject:** Re: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hello

We are fine with this thank you.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

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

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

---

**9. Grand Central**

No response received.

---

**10. South Eastern**

No response received.



## 11. Mersey Rail

**From:**

**Sent:** Monday, November 6, 2023 8:28 AM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Morning

We have no objections

thanks

Legal & Compliance Officer



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

---

## 12. Northern Rail

**From:**  
**Sent:** Monday, November 6, 2023 7:06 AM  
**To:**  
**Cc:**  
**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Good Morning

Thank you for your email. Hereford Station is not on Northern's network and therefore we have no comments to make in respect of this application.

If you have any queries please do not hesitate to contact me.

Kind regards

Franchise Compliance Manager

George Stephenson House, Toft Green  
York

YO1 6JT



---

**13. Avanti West Coast**

No response received.

---

**14. WM Trains**

No response received.

---

**15. Transport UK**

No response received.

---



## 16. Colas Rail

No response received.

---

## 17. NTS Global

**From:**

**Sent:** Friday, December 22, 2023 9:13 AM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager  
Property & Infrastructure  
Nuclear Transport Solutions



[www.nucleartransportsolutions.com](http://www.nucleartransportsolutions.com)

[www.directrailservices.com](http://www.directrailservices.com)

---

## 18. DB Cargo UK Ltd

**From:**

**Sent:** Tuesday, January 2, 2024 12:44 PM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi

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

Rail Network Advisor

Legal & Regulatory Affairs

DB Cargo (UK) Limited  
Hither Green Depot  
Manor Lane  
London SE12 0UA

(w): [www.uk.dbcargo.com](http://www.uk.dbcargo.com)



Network Change and other consultations, e.g. land disposals, should be e-mailed to:

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This email, including any attachments, is intended for the above named addressee(s) only and may be confidential and/or legally privileged. If this message has come to you in error you are strictly prohibited from using, copying or disseminating its contents; please reply to highlight the error.

**19. Logistics**

No response received.

---

**20. GWRR [Freightliner]**

**From:**

**Sent:** Monday, November 6, 2023 8:59 AM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

No comment from FL.

---

**21. GB Rail Freight**

No response received.

---



## 22. Rail Freight Group

**From:**

**Sent:** Monday, November 6, 2023 7:43 AM

**To:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Ok with RFG

Director General  
Rail Freight Group

**Please note I do not work on Fridays.**



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*Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK  
Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439*

---

### **23. West Coast Railways**

***No response received.***

---

### **24. Community Rail**

**From:**  
**Sent:** Friday, January 26, 2024 10:04 AM  
**To:**  
**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi

No comments from CRN.

Thanks

Director of Member Support & Development



**Mobile:**

**Web:** [communityrail.org.uk](http://communityrail.org.uk)

The Old Water Tower, St Georges Square, Huddersfield, HD1 1JF



Community Rail Network supports a growing movement of **70 community rail partnerships** and **1,000 volunteer groups** across Britain: engaging local people with their railways and stations, enabling sustainable and inclusive mobility, and bringing rail into the heart of communities.

find  
out  
more





## 25. BTP / Design Out Crime

**From:**

**Sent:** Monday, March 11, 2024 10:24 AM

**To:**

**Cc:**

**Subject:** RE: Hereford Station - LC17 Property Disposal Consultation - Specific Consent - 3rd Circulation

OFFICIAL

Good Morning,

I have reviewed the documents and at this time I make no comments regarding this proposal. If funding is granted and the project goes ahead, I would ask that you make contact to discuss Design Out Crime advice for the station forecourt area and carpark. Our reference for this is **DOCU 2024 0281**.

Kind Regards,

Designing Out Crime Officer (Trainee)

British Transport Police, 3 Callaghan Square, Cardiff CF10 5BT  
Wales and Western Division

Department Email -

---

## 26. East/WestRail

No response received.

---

## 27. The County of Herefordshire District Council

**From:**

**Sent:** Friday, February 2, 2024 12:01 PM

**To:**

**Cc:**

**Subject:** RE: LC 17

Dear

Please find attached the signed copy of the LC17 document confirming that Herefordshire Council are content with the proposals

Regards

**Herefordshire.gov.uk**

---

Service Director Environment and Highways

Economy & Environment Directorate  
Plough Lane  
Hereford  
HR4 0LE

**From:**  
**Sent:** 30 January 2024 11:48  
**To:**  
**Cc:**  
**Subject:** LC 17

OFFICIAL

Morning

Please find signed LC17 approval from HC attached

Regards

---

## 28. Welsh Government

No response received.

---

## 29. Transport Focus

**From:**  
**Sent:** Friday, November 15, 2024 1:49 PM  
**To:**  
**Subject:** Re: HEREFORD - LC17 - UPDATED RESPONSE

Hi

Thanks - we're happy to accept this proposal as part of the redevelopment at Hereford.



Best regards

**From:**

**Sent:** Friday, December 22, 2023 11:24 AM

**To:**

**Subject:** Re: Hereford Station - LC17 Property Disposal Consultation - Specific Consent

OFFICIAL

Hi

Thanks for this. Happy to accept as part of the proposed redevelopment around Hereford station.

Best regards

**ANNEX 2**

Dear Consultee's

**HEREFORD STATION – TRANSPORT HUB PROPOSALS - UPSIDE – NETWORK RAIL  
LICENCE CONDITION (LC17) PROPERTY DISPOSAL CONSULTATION – SPECIFIC  
CONSENT  
LOCATION – HEREFORD STATION UPSIDE FORECOURT AND MAINTENANCE YARD -  
SHL 51m 04c**

Further to the above.

Please find attached Formal Consultation Paper together with associated plans, general arrangement drawing, artists impressions, site photos and clearance area plans concerning proposed disposal of land in two parcels upside at Hereford. Required to enable progression of the Levelling Up Funded Herefordshire Council Transport Hub proposals.

The proposals concern the proposed release of two parcels to the Local Authority of land for the development of the Hub Proposals. Herefordshire Council have received Levelling Up Funding for the Hub proposal and are seeking development of the scheme between Mid 2024 and 2025. The scheme will see the improvement to the station approach, interchange and overall environment and passenger experience at and around the upside station approach. There will be impact to the existing forecourt and the Maintenance Delivery Unit Access which will require variation to suitable alternative, identified on the General Arrangement Plan.

Note this has been circulated as a specific consent as it is both immediately adjacent and including part land within the station lease area. The proposals also subject to station change consultation and where applicable closure consultation.

I would be grateful for review of the attached, for comments arising and response on the matter within consultation timescales.

If there are any questions or plan requirements please advise or indeed any further parties who require sight of the proposal.

Kind regards

Senior Surveyor  
Network Rail