

12 December 2014

Company Secretary  
Network Rail Infrastructure Limited  
Kings Place  
90 York Way  
London  
N1 9AG

## **Network licence condition 7 (land disposal): Gourock station, Scotland**

### **Decision**

1. On 15 October 2014, Network Rail gave notice of its intention to dispose of land at Gourock station, Scotland (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).

2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

### **Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. 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 Gourock station would be adversely affected: Inverclyde Council plans to phase in the proposed project to minimise disruption to rail passengers; and Network Rail will retain servitude access rights over the land;
- the proposed disposal will facilitate a public realm and infrastructure improvement scheme;
- the land acquired from Inverclyde Council will allow Network Rail to increase car parking capacity by more than 30 spaces at the station; and
- Network Rail has yet to complete the station change procedure but it must do so prior to disposing of the land. This procedure will deal with matters related to the layout of the station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.

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*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

6. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

A handwritten signature in blue ink, reading 'Les Waters', is positioned above the printed name.

**Les Waters**

**Duly authorised by the Office of Rail Regulation**

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<sup>1</sup>

Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

## Annex A: Notice given by Network Rail to ORR on 15 October 2014

### 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>Land adjacent to Gourock Station. The site is shown shaded blue on sale plan 68344-1 and is comprised of 3,547 square metres. The site is bounded to the north by Gourock Bay and to the south by Shore Street, Gourock.</p> <p>Network Rail's retained land is shown coloured green on the plan.</p>
Plans attached:  (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p><b>"Gourock Sale Plan" No. 68344-1</b></p> <p>– area to be sold to Inverclyde Council by Network Rail</p> <p><b>"Gourock Purchase Plan" No 68344-2</b></p> <p>– area to be purchased from Inverclyde Council by Network Rail</p> <p><b>"Gourock Lease Plan" No 68344-3</b></p> <p>– area to be leased to Inverclyde Council by Network Rail</p> <p><b>"Gourock Combined Plan with Areas" No 68344</b></p> <p>– Combined plan showing land transactions between Inverclyde Council and Network Rail</p> <p><b>Gourock Station Lease Plan</b></p> <p>– shows current station lease area</p> <p><b>Scheme Layout Plan</b> – shows the overall scheme in detail</p>
Clearance Ref:	CR/22584
Project No.	138452
Ordnance survey coordinates	E224243 , N677936
Photographs (as required)	Overview of Station Front View of Station Car park to West of Station View of Station to East
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold Sale

Proposed party taking disposal	Inverclyde Council
Proposed use / scheme	<p>Riverside Inverclyde is acting on behalf of Inverclyde Council to implement a major public realm and infrastructure improvement scheme on the Gourock Waterfront. The scheme will include a new one way road system through the town centre. The scheme immediately at the station includes a new car park, new taxi rank, bus stops, one way road system around the car park and public realm areas. The overall scheme can be seen on 'Scheme Layout Plan'.</p> <p>Subject to obtaining all such regulatory consents as may be required the project is due to commence in 2014 and First ScotRail and Network Rail are working with Riverside Inverclyde to approve the design and implementation of the project including phasing of the project to minimise disruption to rail passengers.</p> <p>To enable this scheme to happen, the following land transactions will need to take place:</p> <ul style="list-style-type: none"> <li>• Network Rail to sell land to Inverclyde Council equating to 3547 m<sup>2</sup> (as shown on plan '68344 Combined Plan with Areas with Areas' – Areas C, E, F and H) at nil value. Servitude rights of access will be retained over the land. These areas will be removed from the station lease.</li> <li>• Network Rail to purchase land from Inverclyde Council equating to 968 m<sup>2</sup> (as shown on plan '68344 Combined Plan with Areas with Areas' – both areas G and I) at nil value. These areas will form station car parking and will become part of the station lease.</li> <li>• Network Rail to grant 99-year lease of land to Inverclyde Council equating to 1,915 m<sup>2</sup> (as shown outlined blue on the attached plan 'Gourock Combined Plan with Areas' No 68344 – Area E1) at £1 per annum if asked. The usual six-month resumption clause will be included.</li> </ul>
Access arrangements to / from the disposal land	Accessed from Shore Street, Gourock. Network Rail will retain a servitude pedestrian and vehicular right of access over the area that will form the access road and footpaths to the Station [as shown on the Scheme Layout plan.]
Replacement rail facilities (if appropriate)	N/A
<b>3. Timescales</b>	
Comments on timescales	The disposal is anticipated to be complete by end of November 2014, subject to receipt of ORR consent.
<b>4. Railway Related Issues</b>	
History of railway related use	The land to be sold to Inverclyde Council has always been used as access to the station and as station car parking. The land purchased from Inverclyde Council will be used for car parking and full access to the station will be retained. The area to be leased to Inverclyde Council will be landscaped as a public realm area and provide a viewpoint to the Pierhead.

When last used for railway related purposes	Presently in use for station access and car parking.
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	There are no references to Gourock in the LTPP and there are no other plans within the Gourock area as confirmed by the Lead Strategic Planner, Scotland.
Any closure or station change or network change related issues	Station change will be completed.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>First ScotRail are fully supportive of this sale and are working in conjunction with Network Rail and Riverside Inverclyde to ensure that access to the station and a minimum of 70 car parking spaces are kept open during the works while minimising disruption for station users.</p> <p>Through this collaborative working, the final scheme will meet any future access needs of the station such as approving the CCTV and lighting that will be in place in the new station car parking areas, and ensuring the access road provides the required facilities for the station.</p>
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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.</li> </ol>
<b>5. Planning History and Land Contamination</b>	
Planning permissions / Local Plan allocation (if applicable)	Riverside Inverclyde were granted full planning consent for the scheme on 7 <sup>th</sup> March 2013 – application reference 12/0212/IC.

Contamination / Environmental Issues (if applicable)	None	
<b>6. Consultations</b>		
Railway (internal – Network Rail)	CR/22584 complete 17/04/14 – no objections or concerns were received. Network Rail will retain a servitude right of vehicular and pedestrian access over the areas sold.	
Summary of position as regards external consultations	There were no objections to the disposal. West Coast Railways questioned whether disposal was the best way forward but were satisfied that this did not interfere with their activities and provided a response 'no further comments' once Network Rail responded regarding the reasons for a disposal rather than a granting a long leasehold interest in the site. Transport Scotland wanted confirmation that the access road would be adopted by the Council, which was provided.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There were no unresolved objections.	
<b>7. Local Authorities</b>		
Names & Email Addresses:	Inverclyde Council	
Local Transport Authorities:	Strathclyde Passenger Transport	
Other Relevant Local Authorities:		
<b>8. Declaration</b>		
<b>Declaration of Surveyor:</b>	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
<b>Declaration of Property Services Manager:</b>	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
<b>9. Internal Approval</b>		
Surveyor Name:		
Approved by Property Services Manager	Name:	Date Approved by PDM: 2 <sup>nd</sup> October 2014





 Network Rail retained land







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 Ground Lease (1915m<sup>2</sup>)

 Network Rail retained  
land



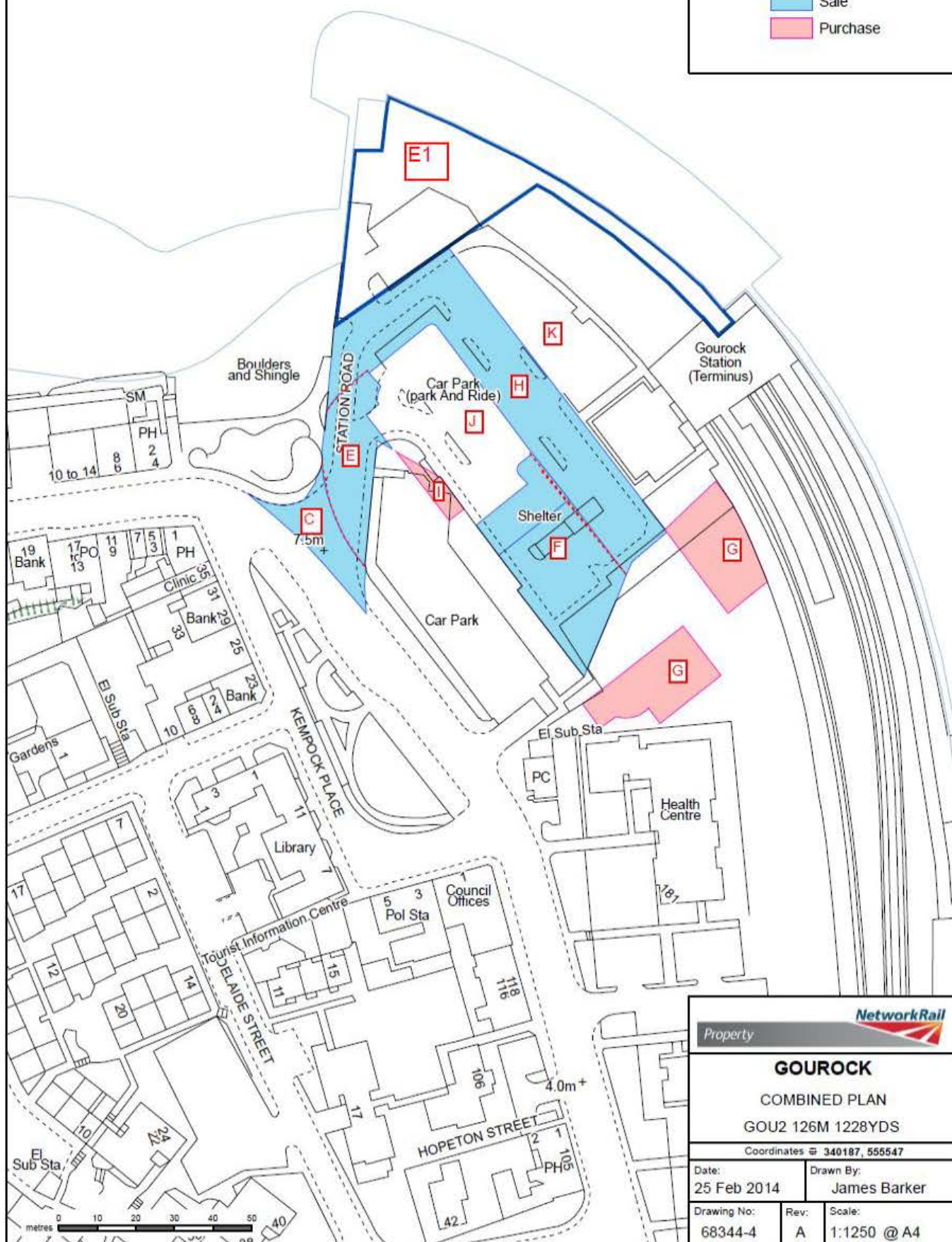
Bespoke Mapping - GPS - Land Surveys - Boundary Surveys - Measured Building Surveys - CAD - GIS Data Management - Contact Us At: LandInformation@Networkrail.co.uk





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-  Ground Lease
-  Sale
-  Purchase



Bespoke Mapping - GPS - Land Surveys - Boundary Surveys - Measured Building Surveys - CAD - GIS Data Management - Contact Us At: LandInformation@Networkrail.co.uk

GOUROCK STATION LEASE	
Plot Scale	1:1250
Plot Date	12/8/2014
	







**SUPPORT**  
The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Ground water levels shown, if available, only.



**SCALE**  
0 5 10 15 20m

FOR FULL EXTENT OF WORKS, TEXT & LEGEND REFER TO HLA DWG No 1194-52

**Hirst**  
LANDSCAPE ARCHITECTS

18 ROYAL TERRACE, GLASGOW G2 7JF • T 0141 322 0300  
F 0141 322 0309 • E info@hirst.co.uk • W www.hirst.co.uk

Must be **INFORMATION**

Project  
**GOUROCK WATERFRONT  
PUBLIC REALM**

File  
**PROPOSED LAYOUT EXTRACT  
GOUROCK STATION**

Client  
**RIVERSIDE INVERCLYDE**

Drawn  
RGG  
Scale  
1:250 @ A1

Checked  
RGG  
Date  
13/11/14

File No  
**1194**  
Drawing No  
**82**



Overview of station



Front view of station



Car park to west of station



View of station east



# PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT

relating to

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

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

Property: Land adjacent to Gourock Station

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

**Summary of position regarding responses:** 26 Consultees were consulted and all but 2 responded. Grand Central Railways and Colas Rail didn't respond but as they don't operate in this area, their response is not deemed necessary. There were no objections to the disposal. Transport Scotland wanted confirmation that Inverclyde Council would be adopting the road so will become responsible for the maintenance and confirmation was provided. West Coast Railways asked whether land disposal was necessary as they were concerned that the Station could become isolated from Gourock. It was explained that the scheme would provide better linkage to the town centre through the use of public realms, footpaths and providing better drop off facilities, bus stops and taxi ranks at the station. West Coast Railways then confirmed they had no further comments.

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	Transport Scotland	Y	23/05/14	Generally supportive but wanted confirmation that Inverclyde Council would be adopting the access road which was provided	
2	Strathclyde Partnership for Transport	Y	18/06/14	No issues	
3	Arriva Trains Cross Country	Y	16/04/14	No objection	
4	C2c Rail Limited	Y	15/04/14	No objections	
5	Chiltern Railway Company Limited	Y	12/05/14	No comments	
6	Eurostar International Limited	Y	15/04/14	No issue	
7	First Great Western Limited	Y	15/04/14	No comment	
8	First ScotRail Limited	Y	05/08/14	No issues	
9	Grand Central Railway Company Limited	N			Sent reminder email on 20/05. Rang to chase for a response on 30/05/14 and 20/06/14.
10	London & South Eastern Railway Limited (Southeastern)	Y	25/04/14	No comment	

11	<b>Merseyrail Electrics 2002 Limited</b>	Y	15/04/14	No comments or objections	
12	<b>Northern Rail Limited</b>	Y	20/05/14	No objections	
13	<b>COLAS Freight</b>	N			Sent reminder email on 20/05. Rang to chase for a response on 30/05/14 and 20/06/14.
14	<b>Direct Rail Services</b>	Y	14/08/14	No objections	
15	<b>DB Schenker</b>	Y	12/08/14	No objection	
16	<b>Freight Transport Association</b>	Y	08/08/14	No comment	
17	<b>Freightliner Limited</b>	Y	15/04/14	No comment	
18	<b>GB Railfreight Limited</b>	Y	22/04/14	No objection	
19	<b>Rail Freight Group</b>	Y	16/04/14	OK with RFG	
20	<b>West Coast Railway Limited</b>	Y	11/08/14	No further comments	
21	<b>W H Malcolm</b>	Y	15/04/14	No objections	
22	<b>Association of Community Rail Partnerships</b>	Y	07/05/14	No objection	
23	<b>British Transport Police</b>	Y	18/06/14	No issues	
24	<b>Passenger Focus</b>	Y	17/04/14	No objection	
25	<b>Scottish Council for Development and Industry</b>	Y	12/05/14	No comment	
26	<b>Local Authority</b>	Y	18/09/14	No objection	
27	<b>Caledonian Maritime Assets Limited</b>	Y	12/11/14	No other comments other than recognising they have a servitude right of access that will transfer with the title.	

A copy of the consultation request (before customisation for any individuals) is given in Annex 1

Copies of responses are given in Annexe 2 to this report, as indicated above.



## 1. Network Rail's Consultation request

**From:** @networkrail.co.uk

**Sent:** 15 April 2014 16:03

**To:**

**Cc:**

**Subject:** Consultation on proposed land disposal: Land at Gourock

Dear Consultee,

### **Property: Land at Gourock**

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

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **Friday 16<sup>th</sup> May 2014** (including any "no comment" response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx, [@networkrail.co.uk](mailto:@networkrail.co.uk). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

## **Annex 2 Consultation responses**

### **1 – Transport Scotland**

**From:** @networkrail.co.uk  
**Sent:** 27 May 2014 16:41  
**To:** @transportscotland.gsi.gov.uk  
**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Please find attached a plan showing the extent of the road adoption, which would pass the responsibility for maintenance onto Inverclyde Council.

Kind Regards

Property  
Buchanan House,  
58 Port Dundas Road, Glasgow G4 0LQ  
Tel:  
Mob:  
Email: [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @transportscotland.gsi.gov.uk  
**Sent:** 23 May 2014 11:23  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Transport Scotland are generally supportive of the move but could you please let us know if Inverclyde Council will be adopting the road they are building on the land to be transferred. We believe that this would place responsibility for maintenance etc with Inverclyde Council, but grateful if you could confirm.

Thanks,

---

### **2 – Strathclyde Partnership for Transport**

**From:** @spt.co.uk]  
**Sent:** 18 June 2014 09:24  
**To:**  
**Subject:** FW: Consultation on proposed land disposal: Land at Gourock

For your information.

Consort House, 12 West George Street, Glasgow, G2 1HN

t:

**From:** @spt.co.uk  
**Sent:** 22 May 2014 11:38 AM  
**To:** @spt.co.uk  
**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Sorry, totally forgot to get back to you on this.

No issues from our side either. We have been involved in the development of the scheme through the Planning.

Thanks

### **3 – Arriva Trains Cross Country**

**From:** @crosscountrytrains.co.uk]

**Sent:** 16 April 2014 11:09

**To:**

**Subject:** FW: Consultation on proposed land disposal: Land at Gourock

XC Trains has no objection to this proposal.

Regards

---

### **4 – c2c Rail Limited**

**From:** @nationalexpress.com]

**Sent:** 15 April 2014 16:07

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

On behalf of National Express Group, I confirm that we have no objections to this disposal

Rgds

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### **5 – Chiltern Railway Company Ltd**

**From:** EXTL:

**Sent:** 12 May 2014 11:42

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Dear

There are no comments from Chiltern Railways.

Kind regards,

---

### **6 – Eurostar International Ltd**

**From:** @eurostar.com]

**Sent:** 15 April 2014 16:34

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

No issue for EIL,

Thanks

---

## **7 – First Great Western**

**From:** @firstgroup.com

**Sent:** 15 April 2014 16:46

**To:**

**Subject:** Re: Consultation on proposed land disposal: Land at Gourock

Good afternoon

FGW has no comment thank you.

---

## **8 - First ScotRail Limited**

**From:** @firstgroup.com

**Sent:** 05 August 2014 11:46

**To:**

**Subject:** Re: Gourock Consultation Response

Sorry thought this was already covered. No issues for and on behalf of ScotRail.

---

## **9 – Grand Central Railway Company Limited**

**No response**

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## **10 – London & South Eastern Railway Ltd**

**From:** @southeasternrailway.co.uk]

**Sent:** 25 April 2014 13:51

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Hello

Thanks for sending this for our attention.

Southeastern have no comment on this proposal.

Regards

---

## **11 – Merseyrail Electrics 2002 Limited**

**From:** @merseyrail.org]

**Sent:** 15 April 2014 17:57

**To:**

**Subject:** Re: Consultation on proposed land disposal: Land at Gourock

Merseyrail have no comments or objections to the above land disposal.

Regards

---



## **12 – Northern Rail Ltd**

**From:** @northernrail.org]

**Sent:** 20 May 2014 14:52

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Dear

Thank you for your emails in connection with the above. Northern Rail Ltd have no objections to the proposed disposal of land at Gourock.

Please accept my apologies for the late response.

Yours faithfully

---

## **13 – Colas Freight**

**No response**

---

## **14 – Direct Rail Services Ltd**

**From:** @drsl.co.uk]

**Sent:** 14 August 2014 14:39

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Apologies for lateness, I can confirm that Direct Rail Services have no objections to the proposed land disposal at Gourock.

Regards

---

## **15 – DB Schenker**

**From:**

**Sent:** 11 August 2014 13:19

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

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

---

## **16 – Freight Transport Association**

**From:** @fta.co.uk]

**Sent:** 08 August 2014 10:47

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Apologies, FTA has no comment.

---

**Freight Transport Association**

---

### **17 – Freightliner Ltd**

**From:** @Freightliner.co.uk]

**Sent:** 15 April 2014 16:19

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Hi

Freightliner has no comment to make on this proposal

Regards

---

### **18 – GB Railfreight**

**From:** @gbrailfreight.com]

**Sent:** 22 April 2014 10:13

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

I can confirm that GB Railfreight Ltd has no objection to the proposed land disposal at Gourock as detailed in your email and attachments of 15/04/14.

Regards

GBRf

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### **19 – Railfreight Group**

**From:** @rfg.org.uk]

**Sent:** 15 April 2014 21:22

**To:**

**Subject:** Re: Consultation on proposed land disposal: Land at Gourock

Ok with RFG,

Thanks

Rail Freight Group

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

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### **20 – West Coast Railway Limited**

**From:** @aol.com

**Sent:** 11 August 2014 11:16

**To:**

**Subject:** Re: FW: Consultation on proposed land disposal: Land at Gourock

No further comments

Best

T

M

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

In a message dated 11/08/2014 11:14:48 GMT Daylight Time, @networkrail.co.uk writes:

Thanks for clarifying, could you confirm you have no comments or objections to the disposal?

Kind Regards

**From:** @aol.com  
**Sent:** 11 August 2014 11:09  
**To:**  
**Subject:** Re: FW: Consultation on proposed land disposal: Land at Gourrock

I was more an observation, as I doubt it would have much material effect to WCR operations. I was more concerned that 'unforeseen actions', for want of a better phrase, could conceivably isolate the station, although I'd suggest that is technical but unlikely.

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

In a message dated 11/08/2014 10:20:07 GMT Daylight Time, @networkrail.co.uk writes:

Due to the investment the Council is making to improve the infrastructure system, freehold sales and acquisitions were deemed to be the best option. At the moment the railway station is very isolated from the high street, and this scheme allows the station to become linked through the use of public realms, footpaths and providing better drop off facilities, bus stops and taxi ranks at the station.

I look forward to hearing from you in this regard.

Kind Regards

**From:** @aol.com  
**Sent:** 08 August 2014 17:06  
**To:**  
**Subject:** Re: FW: Consultation on proposed land disposal: Land at Gourrock

Apologies for the delay in replying. Whilst I don't think the proposals will have much of an effect on our activities, I'm curious to know why it is necessary to dispose of the area by way of freehold sale, thereby isolating the railway property from the highway?

Wouldn't a lease disposal be better?

---

#### **21 – WH Malcolm**

**From:** @whm.co.uk]  
**Sent:** 15 April 2014 16:31  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Land at Gourrock

WH Malcolm has no objections to the proposal.

Regards.

---

## **22 – Association of Community Rail Partnerships**

**From:** @btconnect.com]  
**Sent:** 07 May 2014 09:49  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

Hello

ACoRP have no objection to this disposal

Kind regards

Association of Community Rail Partnerships

**T:**

**M:**

**E:** [@acorp.uk.com](mailto:@acorp.uk.com)

**W:** [www.acorp.uk.com](http://www.acorp.uk.com)

---

## **23 – British Transport Police**

**From:** @btp.pnn.police.uk]  
**Sent:** 18 June 2014 14:22  
**To:**  
**Subject:** Consultation on proposed land disposal: Land at Gourock

I have been advised that BTP have no issues at this time with the proposals.

Kind regards

---

## **24 – Passenger Focus**

**From:** @passengerfocus.org.uk]  
**Sent:** 17 April 2014 16:58  
**To:**  
**Subject:** Re: Consultation on proposed land disposal: Land at Gourock 1404e15

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

the Riverside Inverclyde regeneration company's scheme in the area outside Gourock station includes the redesign of the road layout and an increase of 37 parking spaces to a total of 149 at the station;  
the scheme will also improve the environment in the area of Gourock's Pierhead and waterfront;  
to allow the improvements some land will be sold, and some leased, to Inverclyde Council;  
Network Rail will buy some land from Inverclyde Council;  
completion is expected in September, 2014.

Passengers will benefit from the improved approach to the station, and the additional parking spaces; Passenger Focus has no objection to the proposed disposal.

Regards,



## **25 – Scottish Council for Development and Industry**

**From:** @scdi.org.uk]

**Sent:** 12 May 2014 11:14

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

No comment.

Kind regards,

---

## **26 – Inverclyde Council**

**From:**

**Sent:** 18 September 2014 15:41

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land at Gourock

I confirm that the Council has no objection to the proposed disposal by Network Rail Infrastructure Limited to Inverclyde Council of land adjacent to Gourock Station.

Regards

## **Consultee 27 – Caledonian Maritime Assets Limited**

**From:** @networkrail.co.uk]

**Sent:** 13 November 2014 10:33

**To:**

**Subject:** RE: Land Disposal at Gourock

Once we have the details of the personal right i.e. sight of the documentation, I can discuss with the Council and Riverside Inverclyde. Network Rail wouldn't be looking to take any rights away that CMAL currently enjoy so would seek to include these within any lease that NR grants.

Kind Regards

**From:** @cmassets.co.uk]

**Sent:** 12 November 2014 13:45

**To:**

**Subject:** RE: Land Disposal at Gourock

Afternoon

As discussed earlier today, I have spoken to our solicitor regarding the CMAL Rights of Access at Gourock.

Whilst we are comfortable that the Servitude Right of Access will transfer to any successor in title, we also have a personal right of access to the Kempock Navigation Light. As First ScotRail are the current tenant at the station and they granted a personal right to CMAL, we understand that this right is not binding on successors. It appears from the plans you provided that Network Rail intend to grant a ground lease of part of what is currently let to ScotRail. Our solicitor is obtaining our Title Documents back from Riverside Inverclyde's solicitor and we will then be in a position to discuss the best way forward.

Other than the issue stated above, CMAL have no other comments in relation to your documentation.

Regards

**Buildings & Property Manager**

**From:** @networkrail.co.uk]  
**Sent:** 11 November 2014 16:57  
**To:**  
**Subject:** RE: Land Disposal at Gourock [Filed 11 Nov 2014 17:08]

Any rights of access that CMAL have will also be reserved under the land transfer.

Kind Regards

**From:**  
**Sent:** 11 November 2014 16:46  
**To:**  
**Subject:** RE: Land Disposal at Gourock

Xxxxx thank you for your emails regarding the above.

There is a communal Servitude Right of Access across the area shown hatched brown on the attached plan and a CMAL right of access by First Scotrail shown outlined in purple, which appear to coincide with the area you are selling to Inverclyde Council. I note from your document that Network Rail have retained a servitude right of access. Please can you confirm that CMAL's rights of access has been take into account in the documentation.

I have also forwarded your note to our solicitor to confirm if CMAL needs to take any further action in terms of documentation.

Regards

**Buildings & Property Manager**