

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

13 December 2018

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

**Network licence condition 7 (land disposal): Browndedge Road, Bamber Bridge, Preston**

**Decision**

1. On 31 October 2018, Network Rail gave notice of the intention to dispose of land at Browndedge Road, Bamber Bridge, Preston (the land), in accordance with paragraph 7.2 of condition 7 of Network Rail's 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 7 of Network Rail's network licence, ORR consents to the disposal of land in accordance with the particulars in your notice subject to the following condition that:

Prior to the disposal of land, Network Rail notifies ORR that the land has been removed from the list of Strategic Freight Sites.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved.

4. In considering the proposed disposal, we note that:

- there is no evidence that railway operations would be affected adversely;
- Network Rail will reserve the access rights as required; and
- Network Rail has confirmed that it has yet to complete the network change procedure, as required under Part G of the Network Code. It will need to do so prior to disposing of the land.

5. Network Rail has confirmed that part of the land is included on the supplementary strategic freight site list and disposal will only take place after formal de-listing<sup>1</sup>. We note that

<sup>1</sup> The removal of designated strategic freight sites must be in accordance with Schedule 7 to the *Supplemental Agreement for leases, site demarcations, connection agreements and BRT easements between British Railways Board and Railtrack PLC made 1 April 1994* pursuant to the Railtrack Transfer Scheme.

the de-listing process was an important factor for two of Network Rail's consultees. To ensure that Network Rail completes this process in line with the de-listing rules, we are attaching a condition to our consent to require Network Rail to complete the de-listing before disposing of the land.

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 7, 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, December 2013*,<sup>2</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".

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.

A handwritten signature in blue ink that reads 'Les Waters'.

**Les Waters**

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

---

<sup>2</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://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>Land off Browndge Road, Bamber Bridge, <b>PR5 6UU</b></p> <p>This is a disused site of circa 2Ha situated approximately 3 miles South West of Preston City centre. It is physically separated from the adjacent railway line by existing palisade fencing.</p> <p>The site is shown coloured blue on the attached site plan ref 62212100. Network Rail's retained land is shown coloured green.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following plans/drawings are attached:</p> <ol style="list-style-type: none"> <li>1. Location Plan – file name "Location Map_Bamber Bridge"</li> <li>2. Aerial view – file name "Bamber Bridge Aerial View"</li> <li>3. Site plan – file name "Bamber Bridge site plan"</li> </ol>
Clearance Ref:	<p>CR/31462</p> <p>Business Clearance – Date 17.02.17 – Certificate no: 39800            Technical Clearance - Date 03.03.17 - Certificate no: 39973</p>
Project No.	153656
Ordnance survey coordinates	<p>Easting (x) – 355930E            Northing (y) - 425922N</p>
Details of attached photographs (as required)	<p>Photos from 18 September 2018 when it was last inspected are taken of the site. A site plan showing an aerial image of the site is also attached.</p>
2. Proposal	
Type of disposal	Freehold or long lease disposal.
Proposed party taking disposal	Proposed disposal to a developer that will be selected following marketing of the site.

Proposed use / scheme	Network Rail proposes to dispose of the site for residential or mixed use development as part of the wider residential development programme. The disposal will contribute towards Network Rail's target to release land for residential development.
Access arrangements to / from the disposal land	It is expected that the site will be accessed directly from Brownedge Road using the existing vehicular access.  This will be subject to a highways assessment and full planning permission.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated rail benefits	There will be no direct rail benefits created by the disposal although disposal proceeds will be invested in the operational railway
Anticipated non-rail benefits	The development will be of benefit to the local environment, community and economy.  Temporary construction jobs will be created during the building works and there will be benefit to the local supply chain for materials needed to construct the houses.  Environmental improvements will result from the development of this under-utilised area of land. The site itself is currently overgrown so development will improve the visual amenity of the local area.  Network Rail currently has a target to bring forward unused and underutilised sites for residential development and this disposal will contribute towards the company target.
<b>3. Timescales</b>	
Comments on timescales	Disposal of the site is expected to commence once the necessary regulatory approvals required for the disposal have been secured.  The site has an existing allocation for housing in the Local Plan, however it is anticipated that the disposal will complete once the purchaser has secured planning permission.  As a result, the disposal of the site to a residential developer is forecast to take place in 2019/20.

#### 4. Railway Related Issues

<p>History of railway related use</p>	<p>Historically, this site at Bamber Bridge accommodated sidings and was used for the repair and storage of trains.</p> <p>For the last 30 years the site has been unused for railway related use and is heavily overgrown with vegetation and tree cover.</p> <p>Part of the site was recently used on a temporary basis by the neighbouring landowner for the storage of reclaimed timber. This use has now ceased.</p> <p>I have obtained a historic map of the site which shows it being used for this purpose.</p> <p>The site is currently allocated as a Strategic Freight Site and is therefore subject to being de-listed. This has been agreed in principle by the FOC's and formal de-listing is being progressed.</p>
<p>When last used for railway related purposes</p>	<p>It is understood that the site was used for the repair and storage of trains circa 30 years ago.</p>
<p>Any railway proposals affecting the site since that last relative use</p>	<p>There are no existing railway proposals affecting the site.</p>
<p>Impact on current railway related proposals</p>	<p>There are no existing railway proposals affecting the site.</p>

<p>Potential for future railway related use</p>	<p>Business and technical clearance have been secured and in doing so no future railway related uses have been raised for the disposal site. In addition, we have asked the LNW System Operator if there are any proposals in the LNW RUS and have not been advised about any.</p> <p>The site is allocated for residential development in the Local Plan.</p>
<p>Any closure or station change or network change related issues</p>	<p>Yes. There are disused sidings on the site as a result of which Network Change may be required if there are any physical connections to the operational railway.</p> <p>The disposal property is physically separated from the adjoining railway by palisade fencing and the proposal does not affect any Station facilities so there are no station change related issues.</p> <p>Disposal of the site is also conditional on formal de-listing from its Strategic Freight site designation as referred to above.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>No. The disposal does not affect any existing railway related access needs.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<ol style="list-style-type: none"> <li>1. There is existing palisade fencing that separates the disposal site and the adjoining railway. Following disposal of the site, palisade fencing will be retained to separate the disposal land from the adjoining railway. The purchaser will also be responsible for all other boundaries to the sale area.</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> <li>3. The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team.</li> </ol>
--	---

## 5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>South Ribble Borough Council has been notified of Network Rail's aspirations to develop this site for housing.</p> <p>The site is allocated for housing in the Local Plan and has been so for circa 4 years. As a result, the Local Authority has confirmed that they support residential development at the site.</p> <p>A pre-application meeting will take place with the Local Authority in due course to discuss the Network Rail proposals in more detail.</p>
---	---

<p>Contamination / Environmental Issues (if applicable)</p>	<p>None known at this stage.</p> <p>An intrusive site investigation will be completed to identify any contamination and subsequent remediation measures that may be required. As a result of the historic railway use of the site there is expected to be some degree of contamination.</p> <p>All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction works.</p>
---	--

## 6. Local Authorities

<p>Names &amp; Email Addresses:</p>	<p>South Ribble Borough Council: - <a href="mailto:info@southribble.gov.uk">@southribble.gov.uk</a></p>
<p>Local Transport Authorities:</p>	<p>Lancashire County Council</p>
<p>Other Relevant Local Authorities:</p>	<p>Not applicable</p>

## 7. Internal approval to consult

<p>Recommendation:</p>	<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>
------------------------	---

## 8. Consultations

<p>Internal consultation</p>	<p>Network Rail internal land clearance (both business and technical) has been secured (CR/31462).</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p>
<p>Summary of position as regards external consultations</p>	<ul style="list-style-type: none"> <li>• 33 stakeholders were consulted and 31 responses were received. A total of 1 objection and 1 comment were received. The objection has now been withdrawn.</li> <li>• The 2 stakeholders that did not respond were the Freight Transport Association (FTA) and High Speed 2 (HS2). These are not considered to be key stakeholders. As detailed in the table below, the FTA were emailed 6 times and called once. HS2 were emailed 5 times. The site proposed for disposal is not part of the HS2 route.</li> <li>• The objection was received from Freightliner Limited (FL) and the comment was from the Rail Freight Group (RFG)</li> <li>• Freightliner Ltd's objection related to the Bamber Bridge site currently having a designation as a Supplementary Strategic Freight Site (SSFS). Following consultation, Freightliner withdrew their objection on condition that the site can be sold once it has been de-listed from its SSFS designation.</li> <li>• The Rail Freight Group commented that once de-listing of the site is complete they have no further comments.</li> </ul>

<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>Based on the consultations and exchanges with consultees that made comments, there are no unresolved objections to the proposed disposal.</p> <p>Therefore, the disposal of the site will progress once LC7 consent has been obtained and the site has been de-listed from its SSFS status.</p>
--	--

**9. Internal approval to dispose**

<p>Recommendation:</p>	<p>Based on the above, I recommend that Network Rail proceeds with the disposal</p>	
<p>Declaration:</p>	<p>I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions</p>	
<p>Proposer's name:</p>	<p>Proposer's job title:</p> <p>Senior Development Surveyor</p>	
<p>Signed.....</p>	<p>Date.....</p>	
<p>Authorised by (name):</p>	<p>Authoriser's job title:</p> <p>Head of Residential</p>	
<p>Signed.....</p>	<p>Date.....</p>	





© Crown copyright and database rights 2017  
Ordnance Survey 0100040692.

 Site Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA

**Landinformation** 

**BAMBER BRIDGE**  
SITE BOUNDARY  
AERIAL OVERLAY

Coordinates  355930E 425922N

Date: 18 Jul 2018	Drawn By: JD	
Drawing No: 6221210-3	Rev:	Scale: 1:1000 @ A3



© Crown copyright and database rights 2017  
Ordnance Survey 0100040692.

 Sale



<b>Landinformation</b> 	
<b>BAMBER BRIDGE SALE PLAN</b>	
Coordinates  355930E 425922N	
Date: 08 Aug 2018	Drawn By: JD
Drawing No: 6221210-4b	Rev: Scale: 1:1250 @ A3







# 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: **Land off Browndge Road, Bamber Bridge, PR5 6UU**

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

Summary of position regarding responses:

- 33 stakeholders were consulted and 31 responses were received. A total of 1 objection and 1 comment were received. The objection has now been withdrawn.
- The 2 stakeholders that did not respond were the Freight Transport Association (FTA) and High Speed 2 (HS2). These are not considered to be key stakeholders. As detailed in the table below, the FTA were emailed 6 times and called once. HS2 were emailed 5 times. The site proposed for disposal is not part of the HS2 route.
- The objection was received from Freightliner Limited (FL) and the comment was from the

Rail Freight Group (RFG)

- Freightliner Ltd's objection related to the Bamber Bridge site currently having a designation as a Supplementary Strategic Freight Site (SSFS). Following consultation, Freightliner withdrew their objection on condition that the site can be sold once it has been de-listed from its SSFS designation.
- The Rail Freight Group commented that once de-listing of the site is complete they have no further comments.

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	DfT		Y	31/08/2018	No Comment See Annex 1	
2	Merseytravel		Y	20/08/2018	No Comment See Annex 1	
3	Transport for North		Y	15/10/2018	No Objection Se Annex 1	
4	Arriva Trains Cross Country		Y	28/08/2018	No Comment	

					See Annex 1	
5	C2c Rail Limited		Y	13/08/2018	No Objection See Annex 1	
6	Chiltern Railway Company Limited		Y	05/09/2018	No Comments See Annex 1	
7	Eurostar International Limited		Y	16/08/2018	No comment See Annex 1	
8	Great Western Railway		Y	24/08/2018	No Objection See Annex 1	
9	Grand Central Railway Company Limited		Y	14/09/2018	No Comment See Annex 1	
10	Hull Trains Limited		Y	13/08/2018	No Comment See Annex 1	
11	London and South Eastern Railway Limited (Southeastern)		Y	21/08/2018	No Comment See Annex 1	
12	Merseyrail Electrics 2002 Limited		Y	13/08/2018	No Objection See Annex 1	
13	Northern Rail Limited		Y	10/09/2018	No Comment See Annex 1	

14	TransPennine Express		Y	06/09/2018	No Objection See Annex 1	
15	Virgin West Coast Trains Limited		Y	28/08/2018	No Comment See Annex 1	
16	West Midlands Trains Limited (formerly London Midland Trains)		Y	05/09/2018	No Comment See Annex 1	
17	Alliance Rail Holdings		Y	14/09/2018	No Comment See Annex 1	
18	COLAS Rail Limited		Y	14/08/2018	No Comment See Annex 1	
19	Direct Rail Services Limited		Y	03/09/2018	No Comment See Annex 1	
20	DB Cargo UK Ltd (Formerly EWS)		Y	12/09/2018	No Objection See Annex 1	
21	Freight Transport Association		N			Emails sent on:- 13/08/2018, 24/08/2018, 05/09/2018, 10/09/2018 14/09/2018. Email sent to Elizabeth de Jong on 09/10/2018. Telephoned on 12/10/2018 at 15:19 and left a voicemail

22	Freightliner Limited		Y	30/08/2018	Objection See Annex 1	
23	GB Railfreight Limited		Y	20/08/2018	No Issues See Annex 1	
24	Rail Freight Group		Y	14/08/2018	See Comments in Annex 1	
25	West Coast Railway Company		Y	24/08/2018	No Comments See Annex 1	
26	W. H. Malcolm		Y	17/09/2018	No Objection See Annex 1	
27	Association of Community Rail Partnerships		Y	21/08/2018	No Objection See Annex 1	
28	British Transport Police		Y	21/08/2018	No Objection See Annex 1	
29	High Speed Two (HS2) Ltd		N			Emails sent on:- 13/08/2018, 24/08/2018, 05/09/2018, 10/09/2018 and 14/09/2018. Read receipt received on 11/09/2018.
30	Transport Focus (Rail Passenger Council)		Y	16/08/2018	No Objection See Annex 1	

31	Network Rail Media Relations		Y	05/09/2018	No Comment See Annex 1	
32	South Ribble Borough Council		Y	14/09/2018	No Comment See Annex 1	
33	Lancashire County Council		Y		No Objection but see comments in Annex 1	Emails sent on:- 13/08/2018, 24/08/2018, 05/09/2018, 10/09/2018 and 14/09/2018.  Read receipt received on 10/09/2018.

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

Copies of the full consultee responses are given in Annex 1.

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

## Annex 1

### 1 DfT

**From:** @dft.gov.uk

**Sent:** 31 August 2018 08:40

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Dear

Thank you for your email.

With reference to the Land Disposal Consultation issued by Network Rail on 13<sup>th</sup> August in relation to the proposed sale of Land at Browndge Road, Bamber Bridge PR5 6UU, the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

**Planning and Investment Manager, Network Services North - Rail Group, Department for Transport  
3/23 |**

---

### 2 Merseytravel

**From:** @merseytravel.gov.uk

**Sent:** 20 August 2018 11:03

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

The LCR has no comments to make on this disposal.



Rail Development Manager | Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN  
Office: | Email: @merseytravel.gov.uk

---

### 3 Transport for North

**From:** @transportforthenorth.com

**Sent:** 14 October 2018 18:59

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

TfN has no objection to this proposed land disposal.

Regards

Head of Investment Planning

TfN Strategic Rail

---

### 4 Arriva Trains Cross Country

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

**Sent:** 28 August 2018 17:20

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

Buy train tickets online at [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



---

## 5 C2c Rail Limited

**From:** @c2crail.net

**Sent:** 13 August 2018 15:43

**To:**

**Subject:** Re: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Good afternoon

No objection from c2c on this proposal.

**Regards**

**Reactive Works Manager**

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

**c2c**

D:

M:

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



---

## 6 Chiltern Railway Company Limited

**From:** @wmtrains.co.uk

**Sent:** 05 September 2018 15:44

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Dear

West Midlands Trains Limited has no comments on the proposed disposal of land at Brownedge Road, Bamber Bridge PR5 6UU.

Regards,

Franchise & Network Planning Manager



---

Operated by West Midlands Trains

West Midlands Trains Limited

PLEASE NOTE NEW ADDRESS: 134 Edmund Street, Birmingham, B3 2ES

[@wmtrains.co.uk](mailto:@wmtrains.co.uk)

---

## 7 Eurostar International Limited

**From:** @eurostar.com

**Sent:** 16 August 2018 11:06

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

No comment from EIL,  
Thanks

**PA to Chairman and to Company Secretary**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

**eurostar.com**



---

## **8 Great Western Railway**

**From:** @gwr.com

**Sent:** 24 August 2018 14:53

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

We have no objection thank you.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](https://www.gwr.com) |

First Greater Western Limited | Registered in England and Wales number 05113733  
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

---

## 9 Grand Central Railway Company Limited

**From:** @grandcentralrail.com

**Sent:** 14 September 2018 17:03

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Hi

Apologies for the delay.

GC has no comment on this proposal.

Regards

---

M: | E: [@grandcentralrail.com](mailto:@grandcentralrail.com)

---

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

W: [grandcentralrail.com](http://grandcentralrail.com) | Twitter: [@gc\\_rail](https://twitter.com/@gc_rail) | Facebook: [facebook.com/grandcentralrail](https://facebook.com/grandcentralrail)

---



---

## 10 Hull Trains Limited

**From:** @firstgroup.com  
**Sent:** 13 August 2018 17:38  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Hi

No comment from us. It's not on our route so we have no interest.

Thanks.

Regards

---

**11 London and South Eastern Railway Limited (Southeastern)**

**From:** @southeasternrailway.co.uk  
**Sent:** 21 August 2018 10:24  
**To:**  
**Subject:** Fw: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Please can you add me to your mailing list for future emails.

Thank you,

Commercial Coordinator  
southeasternrailway.co.uk

**southeastern**  
Friars Bridge Court  
41-45 Blackfriars Road  
London, SE1 8NZ

---

## 12 Merseyrail Electrics 2002 Limited

**From:** @merseyrail.org

**Sent:** 13 August 2018 15:52

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

We have no objections, thanks

**Legal & Contract Assistant**  
**M**

Tel	
Mob	
Email	<a href="mailto:@merseyrail.org">@merseyrail.org</a>
Web	<a href="http://www.merseyrail.org">www.merseyrail.org</a>

---

## 13 Northern Rail Limited

**From:** @northernrailway.co.uk  
**Sent:** 10 September 2018 15:30  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Northern have no comments to the below proposal.

Thanks,

---

## 14 TransPennine Express

**From:** @firstgroup.com  
**Sent:** 06 September 2018 16:07  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Regards

Head Of Property, TransPennine Express  
Office:  
7th Floor, Bridgewater House, 60 Whitworth Street, Manchester, M1 6LT  
Mobile:  
@firstgroup.com  
www.tpexpress.co.uk



TransPennine Express  
7th Floor  
Bridgewater House  
60 Whitworth Street  
Manchester  
M1 6LT  
[www.tpexpress.co.uk](http://www.tpexpress.co.uk)

6<sup>th</sup> September 2018

Network Rail Property  
Technical Support  
Square One, 1st Floor  
4 Travis Street, Manchester M1 2NY

Ref: 153656

FAO

Dear Sirs,

**RE: Land off Brownedge Road, Bamber Bridge, PR5 6UU**

With reference to the above Property disposal application, please accept this letter as confirmation that TransPennine Express has no objection.

Yours Faithfully,

Head of Property

TransPennine Express Limited  
Registered in England Number 09111801  
50 Eastbourne Terrace, Paddington,  
London, W2 6LG



## 15 Virgin West Coast Trains Limited

**From:** @virgintrains.co.uk

**Sent:** 28 August 2018 10:14

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

Hi

I can confirm that WCTs has no comments to make on this proposal.

Thanks

*Station Access and Contracts Manager*

☎: ✉: [@virgintrains.co.uk](mailto:@virgintrains.co.uk)



---

## 16 West Midlands Trains Limited (formerly London Midland Trains)

**From:** @wmtrains.co.uk

**Sent:** 05 September 2018 15:44

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

Dear

West Midlands Trains Limited has no comments on the proposed disposal of land at Browndedge Road, Bamber Bridge PR5 6UU.

Regards,

Franchise & Network Planning Manager



---

Operated by West Midlands Trains

West Midlands Trains Limited  
PLEASE NOTE NEW ADDRESS: 134 Edmund Street, Birmingham, B3 2ES

[@wmtrains.co.uk](https://www.wmtrains.co.uk)

---

## 17 Alliance Rail Holdings

**From:** @grandcentralrail.com

**Sent:** 14 September 2018 13:47

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

We have no comments to make on this consultation

Managing Director | **Grand Central Rail**

---

**M: E:** [@grandcentralrail.com](https://www.grandcentralrail.com)

---

Grand Central Railway Company Limited, 3rd Floor, Northern House, Rougier Street, York, YO1 6HZ  
**W:** [grandcentralrail.com](https://www.grandcentralrail.com) | **Twitter:** [@gc\\_rail](https://twitter.com/gc_rail) | **Facebook:** [facebook.com/grandcentralrail](https://facebook.com/grandcentralrail)



## 18 COLAS Rail Limited

**From:** @colasrail.com

**Sent:** 14 August 2018 09:41

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

no comment.



Property Manager

Tel. Mob.

[@colasrail.com](mailto:@colasrail.com)

---

**COLAS RAIL LTD**

Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

[www.colasrail.co.uk](http://www.colasrail.co.uk)



---

## 19 Direct Rail Services Limited

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

**Sent:** 03 September 2018 08:59

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Hi

DRS have no comments.

Best Regards,

**Procurement Apprentice**

**Direct Rail Services Ltd**

Regents Court

Baron Way

Carlisle

CA6 4SJ

T:

E: [@drsl.co.uk](mailto:@drsl.co.uk)



Protect our environment - print only when you need to.

**From:** @deutschebahn.com  
**Sent:** 12 September 2018 12:06  
**To:**  
**Subject:** Re: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

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.

From December 2016 my e-mail address will be [@deutschebahn.com](mailto:@deutschebahn.com) and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to:  
[DBCargoConsultations@deutschebahn.com](mailto:DBCargoConsultations@deutschebahn.com)

---

## 21 Freight Transport Association

**NO RESPONSE**

---

## 22 Freightliner Limited

**From:** @freightliner.co.uk]  
**Sent:** 26 September 2018 08:53  
**To:**  
**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Hi

Sorry for the delay.

Yes, I am content to withdraw my objection from the LC7 consultation on the basis that it does not prejudice Freightliners position in respect of the SFS de-listing process.

Kind regards

Group Property Manager  
Freightliner Group Limited

Tel:  
Mobile:  
Email: [@freightliner.co.uk](mailto:@freightliner.co.uk)  
Web: [www.freightliner.co.uk](http://www.freightliner.co.uk)  
Freightliner® is a registered trademark

*Please consider the environment before printing this email*

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

**Sent:** 25 September 2018 15:23

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

Hi

Further to my email below, I would be grateful if you could confirm whether you are prepared to withdraw your objection on the basis that disposal of the site can only take place once formal de-listing has been completed.

Please let me know if you have any queries.

Regards



Senior Development Surveyor

M:

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

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

**From:**

**Sent:** 04 September 2018 12:05

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Hi

Thank you for your response below.

It is agreed that Bamber Bridge is currently a Freight Site and disposal is subject to it being de-listed.

I have attached the LC7 consultation document which states also this and highlighted the relevant parts in yellow.

Thanks



Senior Development Surveyor

M:

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

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

# 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 off Browndedge Road, Bamber Bridge, <b>PR5 6UU</b></p> <p>This is a disused site of circa 2Ha situated approximately 3 miles South West of Preston City centre. It is physically separated from the adjacent railway line by existing palisade fencing.</p> <p>The site is shown coloured blue on the attached site plan ref 62212100. Network Rail's retained land is shown coloured green.</p>
Plans attached:  (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following plans/drawings are attached:</p> <ol style="list-style-type: none"><li>1. Location Plan – file name "Location Map_Bamber Bridge"</li><li>2. Aerial view – file name "Bamber Bridge Aerial View"</li><li>3. Site plan – file name "Bamber Bridge site plan"</li></ol>
Clearance Ref:	<p>CR/31462</p> <p>Business Clearance – Date 17.02.17 – Certificate no: 39800 Technical Clearance - Date 03.03.17 - Certificate no: 39973</p>

Project No.	153656
Ordnance survey coordinates	Easting (x) – 355930E Northing (y) - 425922N
Details of attached photographs (as required)	Photos from 18 September 2018 when it was last inspected are taken of the site. A site plan showing an aerial image of the site is also attached.
<b>2. Proposal</b>	
Type of disposal	Freehold or long lease disposal.
Proposed party taking disposal	Proposed disposal to a developer that will be selected following marketing of the site.
Proposed use / scheme	Network Rail proposes to dispose of the site for residential or mixed use development as part of the wider residential development programme. The disposal will contribute towards Network Rail's target to release land for residential development.
Access arrangements to / from the disposal land	It is expected that the site will be accessed directly from Browndge Road using the existing vehicular access.  This will be subject to a highways assessment and full planning permission.

Replacement rail facilities (if appropriate)	Not applicable.
Anticipated rail benefits	There will be no direct rail benefits created by the disposal although disposal proceeds will be invested in the operational railway
Anticipated non-rail benefits	<p>The development will be of benefit to the local environment, community and economy.</p> <p>Temporary construction jobs will be created during the building works and there will be benefit to the local supply chain for materials needed to construct the houses.</p> <p>Environmental improvements will result from the development of this under-utilised area of land. The site itself is currently overgrown so development will improve the visual amenity of the local area.</p> <p>Network Rail currently has a target to bring forward unused and underutilised sites for residential development and this disposal will contribute towards the company target.</p>

### 3. Timescales

<p>Comments on timescales</p>	<p>Disposal of the site is expected to commence once the necessary regulatory approvals required for the disposal have been secured.</p> <p>The site has an existing allocation for housing in the Local Plan, however it is anticipated that the disposal will complete once the purchaser has secured planning permission.</p> <p>As a result, the disposal of the site to a residential developer is forecast to take place in 2019/20.</p>
-------------------------------	--

**4. Railway Related Issues**

<p>History of railway related use</p>	<p>Historically, this site at Bamber Bridge accommodated sidings and was used for the repair and storage of trains.</p> <p>For the last 30 years the site has been unused for railway related use and is heavily overgrown with vegetation and tree cover.</p> <p>Part of the site was recently used on a temporary basis by the neighbouring landowner for the storage of reclaimed timber. This use has now ceased.</p> <p>I have obtained a historic map of the site which shows it being used for this purpose.</p> <p>The site is currently allocated as a Strategic Freight Site and is therefore subject to being de-listed. This has been agreed in principle by the FOC's and formal de-listing is being progressed.</p>
---------------------------------------	---

When last used for railway related purposes	It is understood that the site was used for the repair and storage of trains circa 30 years ago.
Any railway proposals affecting the site since that last relative use	There are no existing railway proposals affecting the site.
Impact on current railway related proposals	There are no existing railway proposals affecting the site.

<p>Potential for future railway related use</p>	<p>Business and technical clearance have been secured and in doing so no future railway related uses have been raised for the disposal site. In addition, we have asked the LNW System Operator if there are any proposals in the LNW RUS and have not been advised about any.</p> <p>The site is allocated for residential development in the Local Plan.</p>
<p>Any closure or station change or network change related issues</p>	<p>Yes. There are disused sidings on the site as a result of which Network Change may be required if there are any physical connections to the operational railway.</p> <p>The disposal property is physically separated from the adjoining railway by palisade fencing and the proposal does not affect any Station facilities so there are no station change related issues.</p> <p>Disposal of the site is also conditional on formal de-listing from its Strategic Freight site designation as referred to above.</p>

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>No. The disposal does not affect any existing railway related access needs.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<ol style="list-style-type: none"> <li>1. There is existing palisade fencing that separates the disposal site and the adjoining railway. Following disposal of the site, palisade fencing will be retained to separate the disposal land from the adjoining railway. The purchaser will also be responsible for all other boundaries to the sale area.</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> <li>3. The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team</li> </ol>

## 5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation</p> <p>(if applicable)</p>	<p>South Ribble Borough Council has been notified of Network Rail's aspirations to develop this site for housing.</p> <p>The site is allocated for housing in the Local Plan and has been so for circa 4 years. As a result, the Local Authority has confirmed that they support residential development at the site.</p> <p>A pre-application meeting will take place with the Local Authority in due course to discuss the Network Rail proposals in more detail.</p>
<p>Contamination / Environmental Issues</p> <p>(if applicable)</p>	<p>None known at this stage.</p> <p>An intrusive site investigation will be completed to identify any contamination and subsequent remediation measures that may be required. As a result of the historic railway use of the site there is expected to be some degree of contamination.</p> <p>All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction works.</p>

## 6. Local Authorities

<p>Names &amp; Email Addresses:</p>	<p>South Ribble Borough Council: -</p> <p><a href="mailto:info@southribble.gov.uk">@southribble.gov.uk</a></p> <p>Tel:</p>
-------------------------------------	--

Local Transport Authorities:	Lancashire County Council
Other Relevant Local Authorities:	Not applicable
<b>7. 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>
<b>8. Consultations</b>	
Internal consultation	<p>Network Rail internal land clearance (both business and technical) has been secured (CR/31462).</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p>

Summary of position as regards external consultations	To be completed on conclusion of this consultation.
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	To be completed on conclusion of this consultation.

**9. 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 Development Surveyor
------------------	--

Signed.....	Date.....
-------------	-----------

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

**From:** @freightliner.co.uk  
**Sent:** 30 August 2018 09:23  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Dear

Freightliner objects to this disposal at this stage.

Bamber Bridge is a Supplementary Strategic Freight Site and the consultation for 'de-listing' is still ongoing. There are outstanding comments from other FOCs on that consultation and I understand Network Rail has commissioned a report looking for viable alternatives to 'on-list'. The site is on the agenda for the next Freight Sites meeting and I need to understand more before I can agree to delist the site given at this stage, no alternative is being offered.

I reserve our position until the outcome of the freight consultation is concluded.

Kind regards

Group Property Manager  
Freightliner Group Limited

Tel:  
Mobile:  
Email: [HillM@freightliner.co.uk](mailto:HillM@freightliner.co.uk)  
Web: [www.freightliner.co.uk](http://www.freightliner.co.uk)  
Freightliner® is a registered trademark

*Please consider the environment before printing this email*

---

## 23 GB Railfreight Limited

**From:** @gbrailfreight.com  
**Sent:** 20 August 2018 17:03  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.  
Tel:  
Mobile:  
E-mail: [@gbrailfreight.com](mailto:@gbrailfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.  
Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

---

## 24 Rail Freight Group

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

**Sent:** 14 August 2018 08:03

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndage Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Once the delisting of the SFS is fully complete then no further comments from RFG on the disposal.

Executive Director

Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
Mobile  
[@rfg.org.uk](mailto:@rfg.org.uk)



*This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.*

Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK

---

## 25 West Coast Railway Company

**From:** @aol.com  
**Sent:** 24 August 2018 12:14  
**To:**  
**Subject:** Re: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

no comments

WCR

T  
M  
E wotho@aol.com

---

## 26 W. H. Malcolm

**From:** @whm.co.uk  
**Sent:** 17 September 2018 09:39  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Apologies. Just back from holiday. No objections.

Regards.

**Business & Estate Manager | W H Malcolm Ltd**

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

**DD: Mobile:**

**Email:** [@whm.co.uk](mailto:@whm.co.uk) | **Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

---

## 27 Association of Community Rail Partnerships

**From:** @acorp.uk.com

**Sent:** 21 August 2018 08:47

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

No objection

Senior Operations Manager



### Mobile

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

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



Note: This E-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail. The sender does not accept liability for any errors or omissions.

---

## 28 British Transport Police

**From:** @btp.pnn.police.uk

**Sent:** 21 August 2018 08:55

**To:**

**Subject:** FW: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

Good Morning

No objections to this proposal.

Thanks

Designing Out Crime Officer

### **Designing Out Crime Unit**

British Transport Police, Rail House, Lord Nelson Street, Liverpool L1 1JF

office

internal

email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

[www.btp.police.uk](http://www.btp.police.uk)

---

## 29 High Speed Two (HS2) Ltd

**NO RESPONSE**

---

### 30 Transport Focus (Rail Passenger Council)

**From:** @transportfocus.org.uk

**Sent:** 16 August 2018 10:12

**To:**

**Subject:** Re: Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018 1008g19

Thank you for sending Transport Focus details of the proposed land disposal in Bamber Bridge. They note that:

it is two hectares of land to the north of the railway at the site of the former Bamber Bridge Junction;

the area is occupied by disused sidings;

the site is currently listed as a Strategic Freight Site, and its de-listing is being progressed;

the sidings appear to be still connected to the operational railway, if they are, a Network Change will be necessary;

it is to be sold freehold or on a long lease for housing or mixed use;

South Ribble Borough Council is aware of the sale, and supports its use for housing, and has designated the area as such in its Local Plan;

planning has not yet been applied for;

subject to that, and other approvals, completion is expected in 2019/20.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

---

### 31 Network Rail Media Relations

**From:** Network Rail Media Relations  
**Sent:** 05 September 2018 16:39  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018

No comment

Senior Media Campaigns Manager

Tel: | Mob:

---

### 32 South Ribble Borough Council

**From:** @southribble.gov.uk  
**Sent:** 14 September 2018 16:08  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing  
Date - 10th September 2018  
**Importance:** High

Hi  
No comments on this  
Regards

Sent with BlackBerry Work ([www.blackberry.com](http://www.blackberry.com))

---

### 33 Lancashire County Council

**From:** [@lancashire.gov.uk](mailto:@lancashire.gov.uk)

**Sent:** 23 October 2018 12:45

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

There are no highway objections to Network Rail's disposal of this land.

Regards

Team Lead Preston, South Ribble and West Lancashire  
Highways Development Support  
Community Services  
Lancashire County Council  
Tel:  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 23 October 2018 12:26

**To:** [@lancashire.gov.uk](mailto:@lancashire.gov.uk)

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Thank you for your email and for responding so quickly.

Any residential development on the site will be subject to satisfactory planning permission and access.

As a result, I would be grateful if you could confirm you have no objection to Network Rail's disposal of this land.

Regards



Senior Development Surveyor

M:

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

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

**From:** [@lancashire.gov.uk](mailto:@lancashire.gov.uk)

**Sent:** 23 October 2018 12:13

**To:**

**Subject:** RE: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

I have the following observations on the proposed disposal of the site for residential or mixed use development.

The site is included in the local plan and the assumption is in favour of development, subject to safe and suitable means of site access.

With regard to access, in my opinion the existing access is in the best location for any future development (good visibility in all directions), if you move the access along the sites frontage to the East there is a possible issue with vehicles turning right into the site being rear ended due to restricted visibility from the bend in the road.

The site is within the 20mph zone, but the speeds of vehicles coming off the A6 heading towards Bamber Bridge seem to be in excess of the 20mph speed limit. I would recommend providing a traffic island between the A6 and the site access to help reduce speeds and reduce the risk to vehicles turning into the site.

All new development should comply with the requirement of the National Planning Policy Framework (NPPF), ie that new developments should be accessible by sustainable transport with realistic sustainable transport choices for residents to employment or wider services

The site is in a reasonably accessible location, but I would recommend the following to improve accessibility and encourage sustainable transport choices:

- There are bus stops on the Brownedge Road close to the site. There are only flags on poles, and these stops should be upgraded to Quality Bus Standard to be EA compliant. The site would also benefit from a pedestrian refuge island in Brownedge Road to assist vulnerable pedestrians crossing to the east bound bus stop.
- I would also ask that you investigate providing a direct pedestrian access route east to Meanygate to improve pedestrian connectivity to the centre of Bamber Bridge. Possibly along the rail track?

I hope this is of assistance, but if you have any questions please feel free to come back to me.

Regards

Team Lead Preston, South Ribble and West Lancashire  
Highways Development Support  
Community Services  
Lancashire County Council  
Tel:  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

**From:**

**Sent:** 22 October 2018 11:21

**To:** @lancashire.gov.uk

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land at Brownedge Road, Bamber Bridge PR5 6UU - Closing

Date - 10th September 2018

I wondered if you have had a chance to look at this please?

Regards



Senior Development Surveyor

M:

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

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

**From:**

**Sent:** 18 October 2018 12:29

**To:** @lancashire.gov.uk

**Cc:**

**Subject:** FW: Land Disposal Consultation - Land at Browndedge Road, Bamber Bridge PR5 6UU - Closing Date - 10th September 2018

Further to our conversation earlier, please find the consultation email below.

I would be grateful for your reply before Monday 22<sup>nd</sup> October 2018.

I trust this is ok.

Kind Regards



Senior Development Surveyor

M:

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

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

## Annex 2

**From:**

**Sent:** 13 August 2018 15:40

**To:** @dft.gsi.gov.uk; @merseytravel.gov.uk; @merseytravel.gov.uk; @railnorth.org;  
@crosscountrytrains.co.uk; @c2craail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com;  
@grandcentralrail.com @grandcentralrail.com; @firstgroup.com; @southeasternrailway.co.uk;  
@merseyrail.org; @northernrailway.co.uk; @firstgroup.com; @firstgroup.com;  
@virgintrains.co.uk; @virgintrains.co.uk; @wmtrains.co.uk; @grandcentralrail.com;  
@colasrail.co.uk; @drsl.co.uk; @deutschebahn.com; @fta.co.uk; @freightliner.co.uk;  
@gbrailfreight.com; @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk;  
@hs2.org.uk; @Transportfocus.org.uk; @networkrail.co.uk; @southribble.gov.uk;  
@lancashire.gov.uk

**Cc:** @networkrail.co.uk; @networkrail.co.uk

**Subject:** Land Disposal Consultation - Land at Browndge Road, Bamber Bridge PR5 6UU -  
Closing Date - 10th September 2018

Dear Consultee,

Property: Land at Browndge Road, Bamber Bridge, PR5 6UU

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

We attach a draft application form to the Office of Rail and Road which, with the 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 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 close of business on **10<sup>th</sup> September 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **10<sup>th</sup> September 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 direct them to Jayne Dyson (details set out below). 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,



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY

T

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

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