

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



08 January 2019

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

**Network licence condition 7 (land disposal): Newbury station, Market Street, Berkshire.**

**Decision**

1. On 16 November 2018, Network Rail gave notice of its intention to dispose of land at Newbury station, Market Street, Berkshire (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land and disposal is described in more detail in the notice (copy attached). Network Rail has also provided additional plans at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in the notice.

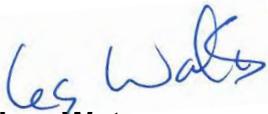
**Reasons for decision**

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and that no objections were received.
4. In considering the proposed disposal, we note that:
  - there is no evidence that railway operations would be affected adversely;
  - the disposal will facilitate an increase in station car parking capacity;
  - the station change procedure was approved on 19 November 2018; and
  - a temporary car station car park will be maintained during the construction phase.
5. 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.



6. 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”.

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

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned above the printed name.

**Les Waters**

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

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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)

# 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>Newbury Station – Network Rail are jointly disposing of part of their land at the station with West Berkshire Council’s(WBC) adjoining land for a new residential quarter development of 232 homes including a new 497space MSCP (469 standard bays, 24 disabled and 4 electric charging bays) to be jointly used by Network Rail and WBC. See attached Plan 00778 showing the consented development layout. It is intended to dispose of two parcels of land to enable the delivery of the development and grant two easements as shown on attached plans referenced below. Network Rail will be granted a long lease back of 347 spaces within the new MSCP which will be included in the station lease</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>Plan – 84357 -2B – Transfer 1</b></p> <p><b>Plan 84357-1A-B – Transfer 2</b></p> <p><b>Plan 84357-4 – Easement 1</b></p> <p><b>Plan 84357-3 – Easement 2</b></p> <p><b>Plan 00778 – Market Street Development Layout</b></p> <p><b>Plan 84357-7C -Temporary car park lease area on WBC land (for use during construction of MSCP on existing station car park land)</b></p> <p><b>Plan 84357-10A - Plan showing new access to MSCP via WBC land coloured brown</b></p> <p><b>Plan 84357-5 – Plan showing existing car park area to be surrendered to build new MSCP.</b></p>
Clearance Ref:	<p>CR 34417 business clearance granted 23/01/2018 CR 34417 technical clearance granted 12/03/2018</p>
Project No.	S01964

Ordnance survey coordinates  
Plot 1 – E 447118 N 166732  
Plot 2 - E 447203 N 166754

Details of attached photographs (as required)

**Aerial Photograph of Newbury Station**



**Photograph of view of station approach road looking west towards station building**



**Photograph of view of Station Building and car park looking towards the west**



**Photograph of view from station car park looking east towards Station Building**



## 2. Proposal

<p>Type of disposal</p>	<p>Freehold</p> <p>(Network Rail will be granted a 999 year lease of 347 parking spaces in the new MSCP simultaneously with transfer of the freehold to WBC.)</p>
<p>Proposed party taking disposal</p>	<p>Transfer and Easement 1 - West Berkshire District Council (WBDC) or other agreed party</p> <p>Transfer and Easement 2: Grainger Plc or other agreed party</p>
<p>Proposed use / scheme</p>	<p>The land being disposed of is part of a joint scheme including WBC's adjoining land and facilitating 232 residential units, a new 497 space MSCP for joint Station User parking (347 station spaces and 150 spaces for WBDC), an enhanced station approach road and new public realm delivering a direct link from the station to Market Street that does not currently exist.</p> <p>The freehold of the land will be sold to WBC who will then own the freehold of the new MSCP. On transfer of the freehold of the land Network Rail will be granted a 999 year lease of 347 spaces within the MSCP for use by station users. The lease will be granted at a peppercorn rent. There will be a car park management agreement between WBC, NR and the TOC as part of station lease arrangements to deal with revenue apportionment for the 347 spaces net of service charges and sinking fund for running cost, maintenance and renewal of the MSCP.</p>
<p>Access arrangements to / from the disposal land</p>	<p>Access to the station car parking in the new MSCP will be via Council land from Market Street as shown in plan 84357-10A in section 1 above. Future access to the station for drop off/pick up, taxis and buses will be via an enhanced layout of the existing station approach road shown on plan 00778. Grainger will have access rights for the land shaded red on plan 84357-3 over the existing forecourt including service vehicles shown coloured brown. WBC will also have a right across the station forecourt for access and for maintenance of the Multi-Storey car park shown coloured brown on plan 84357-4.</p>

Replacement rail facilities (if appropriate)	The existing 150 car parking spaces shown on area shaded red to be surrendered on plan 84357-5 will be temporarily replaced during construction of the MSCP on WBC land shown on plan 84357-7C. Following completion of construction of the 497 space MSCP 347 spaces will be transferred to Network Rail under a long lease and sublet to the TOC under the station lease.
Anticipated rail benefits	Network Rail and GWR have worked closely with Grainger and WBC to achieve enhanced station parking numbers to support predicted passenger growth on Western Route. Improved station interchange and environs with direct link to Town Centre and additional retail facilities within residential development that will improve passenger amenities at the station will also be provided.
Anticipated non-rail benefits	Improved gateway to Newbury town centre from railway. Facilitation of residential development of 220 homes.
<b>3. Timescales</b>	
Comments on timescales	Planning consent was received in November 2017. Anticipated trigger of the option agreement is September 2018 which will trigger the grant of the temporary car park lease and grant of building lease to commence construction of MSCP. Completion of MSCP March by 2020.
<b>4. Railway Related Issues</b>	
History of railway related use	Land being considered is currently station car parking and the station approach access.
When last used for railway related purposes	Land is currently used for railway purposes
Any railway proposals affecting the site since that last relative use	Nothing additional to those uses identified above.

Impact on current railway related proposals	The existing station parking will be closed while the MSCP is constructed. Temporary car parking to fully replace existing parking capacity of 150 cars will be provided on existing station lease land and WBDC's adjoining land shown on plan 84357-7c edged blue by virtue of a lease. On approved practical completion for beneficial use of the MSCP the temporary lease will be terminated and parking will transfer to new MSCP.
Potential for future railway related use	The existing Railway use is being re-provided and enhanced within new MSCP. Western Route and TOC are in support of the Newbury Market Street development. The scheme has worked closely with electrification team to ensure delivery of electrification is unimpeded. There are no other future railway requirements identified in the Route Strategy.
Any closure or station change or network change related issues	Station Change is required. Grainger Trust PLC is promoting a station investor scheme. The disposal is conditional upon obtaining station change and minor modifications as well as LC7.
Whether disposal affects any railway (including train operator) related access needs, and	Road Rail vehicular access is maintained via the station access road and alongside the new MSCP to track access gates to the west of the station.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail / the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</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>
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**5. Planning History and Land Contamination**

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>NR clearance to disposal has been obtained, please see section 1 above.</p> <p>Planning consent for the MSCP and Residential development was granted in November 2017.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>The developer will be responsible for remediation of contamination and environmental requirements arising out of the development and under the planning consent.</p>

## 6. Local Authorities

Names & Email Addresses:	West Berkshire District Council XXXX Council Offices, Market St, Newbury RG14 5LD XXXX
Local Transport Authorities:	As above
Other Relevant Local Authorities:	

## 7. Internal approval to consult

Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of 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:	
	Principal Development Manager	
Signed...	Date	
Authorised by (name):	Authoriser's job title:	

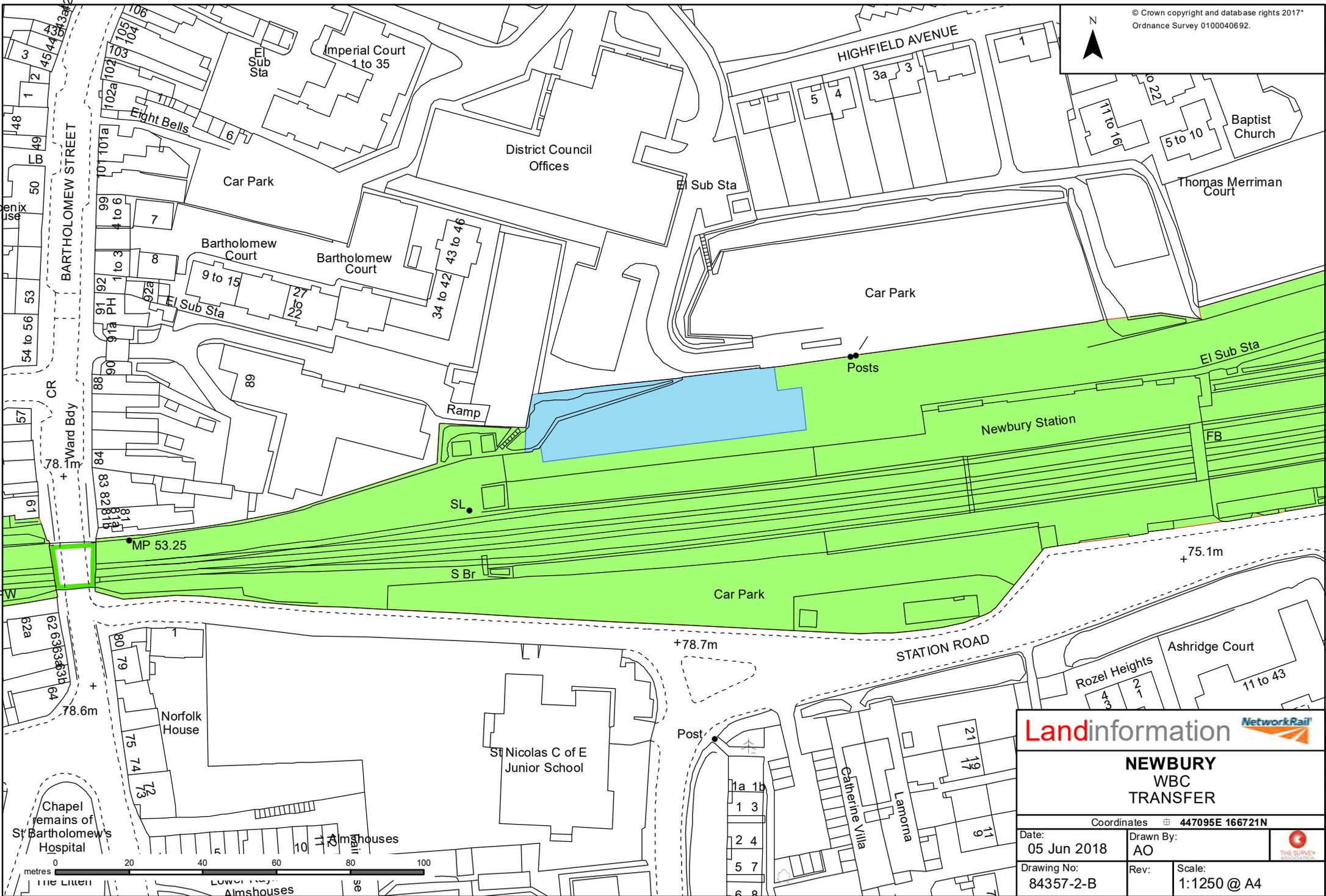
## 8. Consultations

Internal consultation	<p>Business and technical clearance were obtained see section 1 above. There are no proposals within the Long term Plan/RUS that the proposal impacts with the exception of electrification of the Route to Newbury. Close liaison has been undertaken between the developer and the project team under asset protection to ensure that the new footbridge and electrification equipment are not impacted by the proposed development.</p> <p>The impact on existing car parking spaces during construction is mitigated by provision of a temporary car park while the new MSCP is built. The developer will enter an asset protection agreement to ensure both the operational railway and passenger facilities are protected during construction of the development as described in section 4.</p> <p>Road Rail track access is also maintained as required by the clearance.</p>
Summary of position as regards external consultations	<p>27 consultees were approached on the 13<sup>th</sup> September 2018 and given until 11<sup>th</sup> October 2018 to respond. Most responses were received between 13/09/18 and 10/10/18. 22 consultees confirmed that they had either no comment or no objection.</p> <p>Two of the consultees GWR confirmed that they support this proposal. Approval of this land disposal is key for the Market Street development (of which GWR is part) to go ahead. West Berkshire District Council confirmed that they fully support the proposed land disposal. West Berkshire Council has worked closely with Network Rail and Grainger in order to detail out development proposals. The Council is delighted with the scheme, itself a reflection of the excellent consultation between the parties.</p> <p>5 of the consultees, Caledonian Sleeper, Chiltern, Grand Central, Abelio and Freight Transport Association, did not respond. Each of these 5 consultees were emailed on 3 occasions and left telephone messages where telephone contact details were available. None of these consultees operate on the Western Route or have an interest in Newbury Station therefore it is considered appropriate to assume they have no objections.</p>

<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>To be completed following responses to external consultation. No objections</p>
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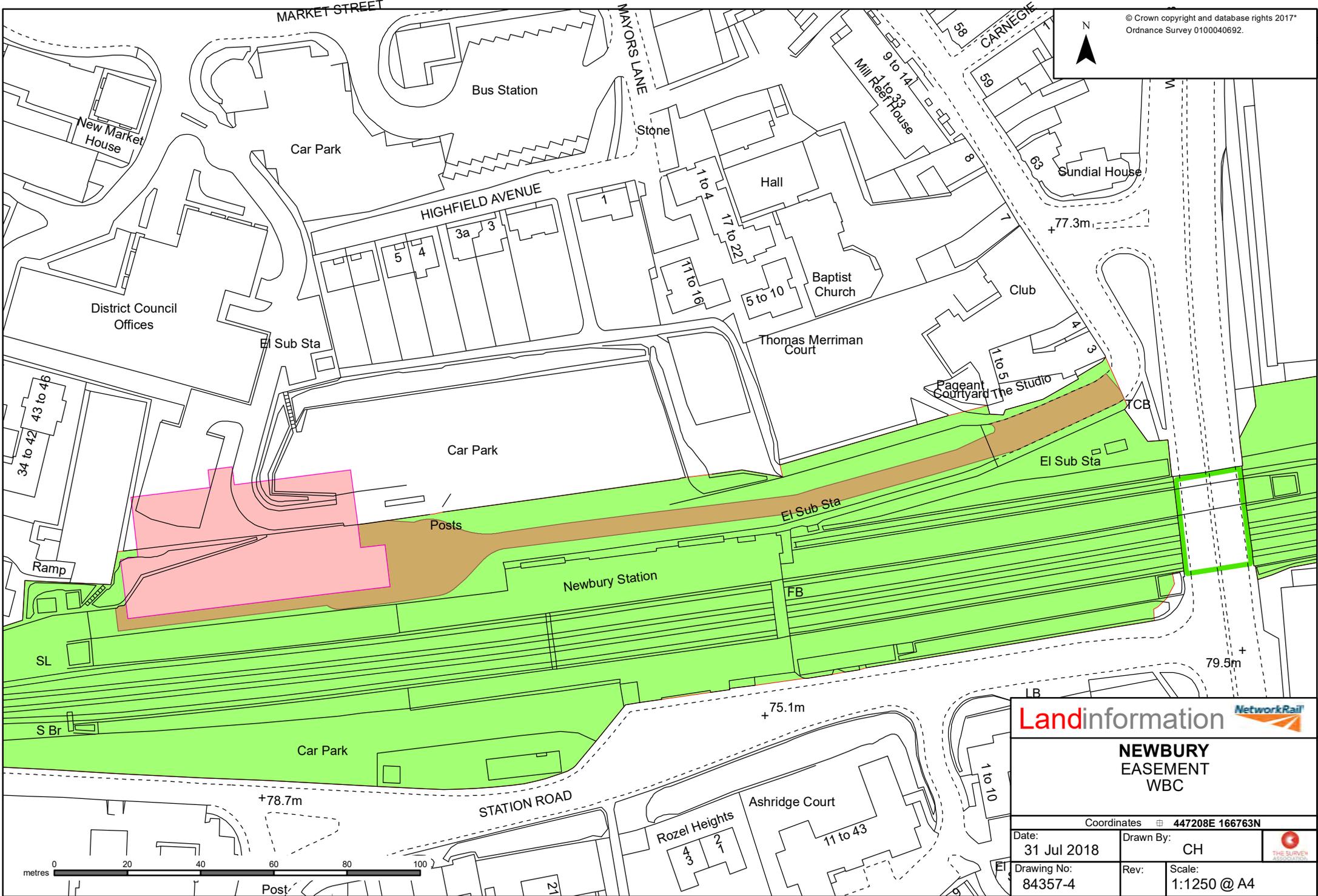
**9. Internal approval to dispose**

<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: XXXX</p>	<p>Proposer's job title: Principal Development Manager</p>
<p>Signed...</p>	<p>Date...31/10/2018</p>
<p>Authorised by</p>	<p>Authoriser's job title: Development Director</p>
<p>Signed.....</p>	<p>Date.....</p>



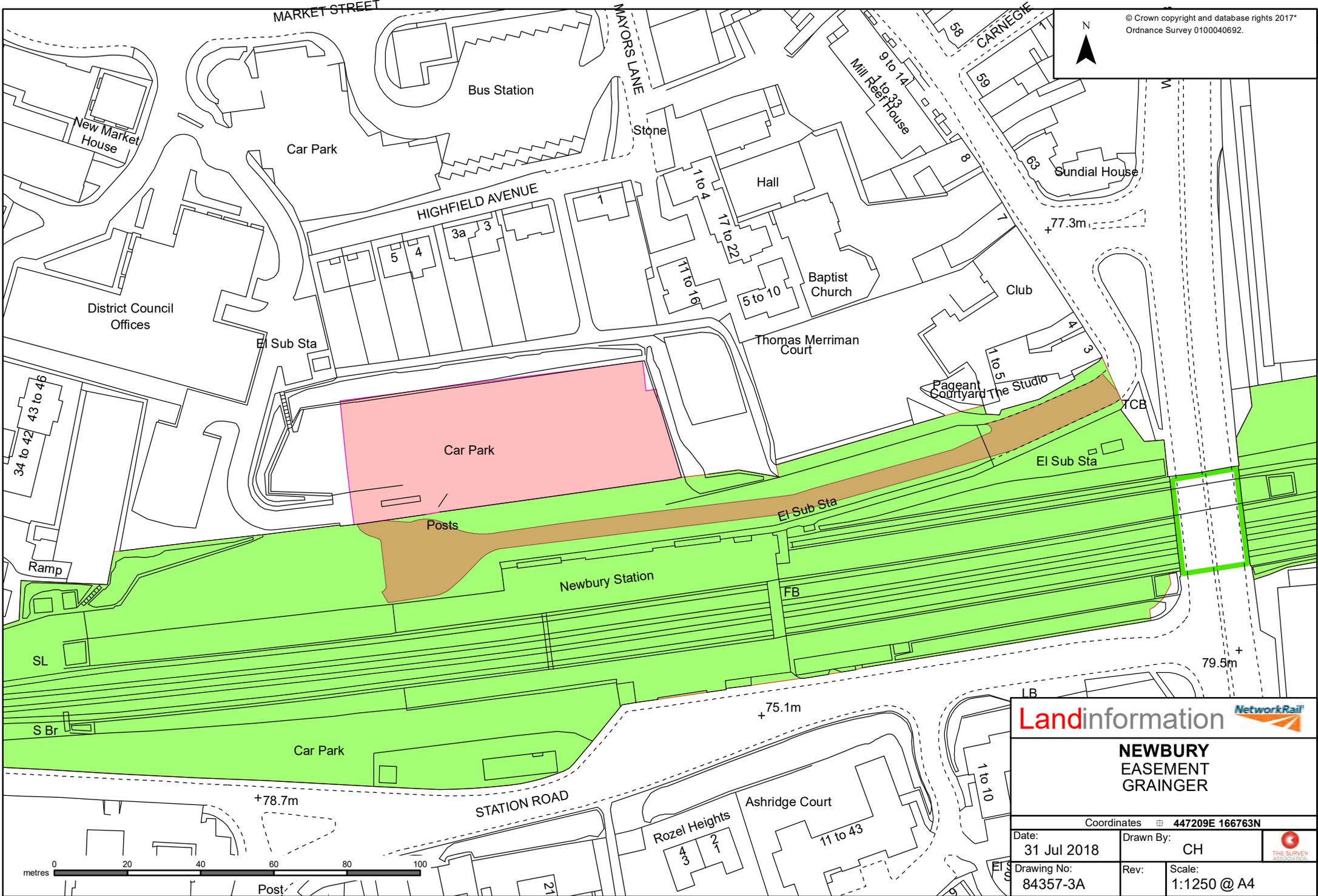
<b>Landinformation</b> 	
<b>NEWBURY WBC TRANSFER</b>	
Coordinates $\square$ 447095E 166721N	
Date: 05 Jun 2018	Drawn By: AO
Drawing No: 84357-2-B	Rev: Scale: 1:1250 @ A4





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Ordnance Survey 0100040692.

<b>Landinformation</b> 	
<b>NEWBURY EASEMENT WBC</b>	
Coordinates $\square$ 447208E 166763N	
Date: 31 Jul 2018	Drawn By: CH
Drawing No: 84357-4	Rev: Scale: 1:1250 @ A4



**Landinformation** 

**NEWBURY  
EASEMENT  
GRAINGER**

Coordinates  $\square$  447209E 166763N

Date: 31 Jul 2018	Drawn By: CH	
Drawing No: 84357-3A	Rev:	
Scale: 1:1250 @ A4		



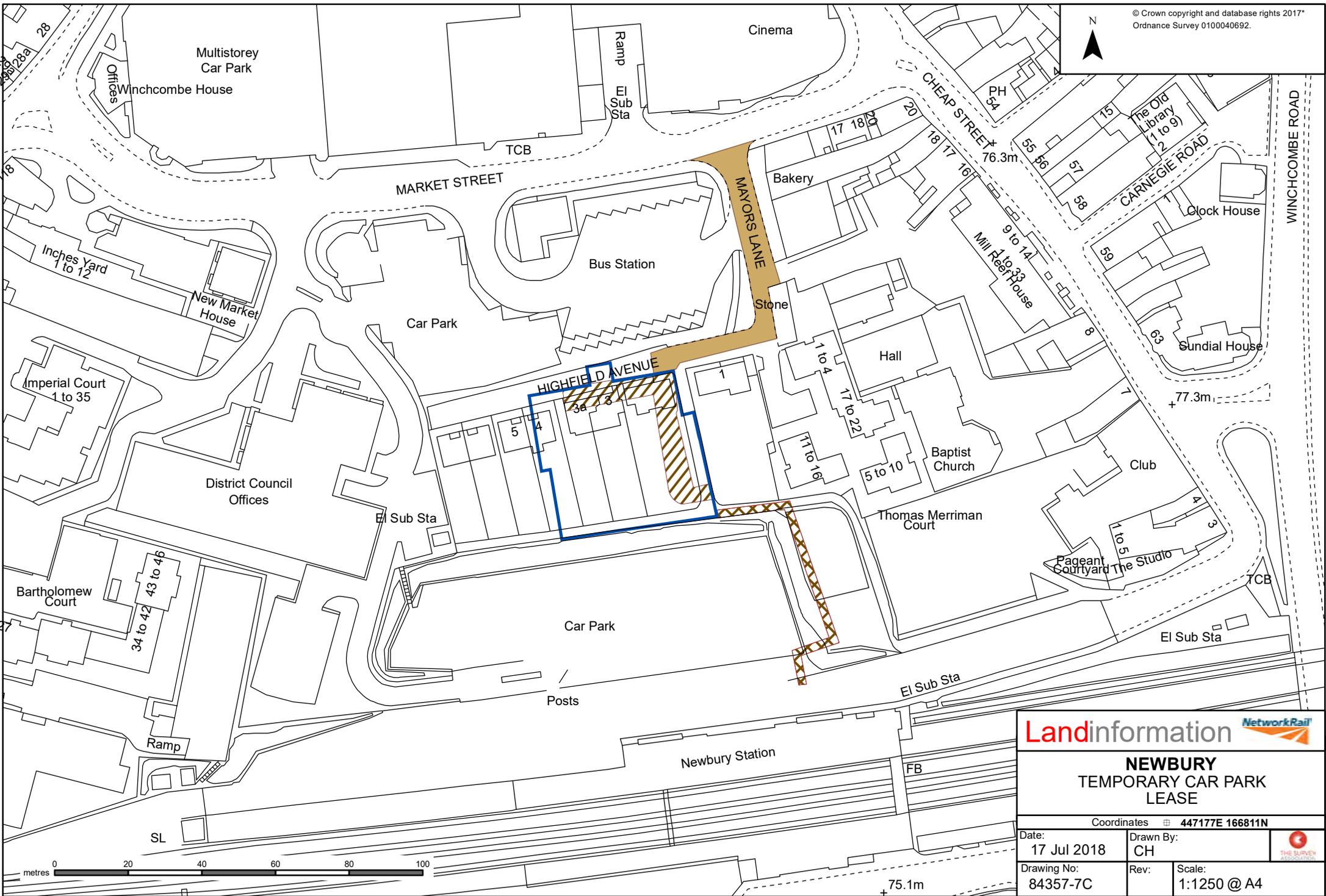
Client  
Grainger Plc

JOHN THOMPSON & PARTNERS



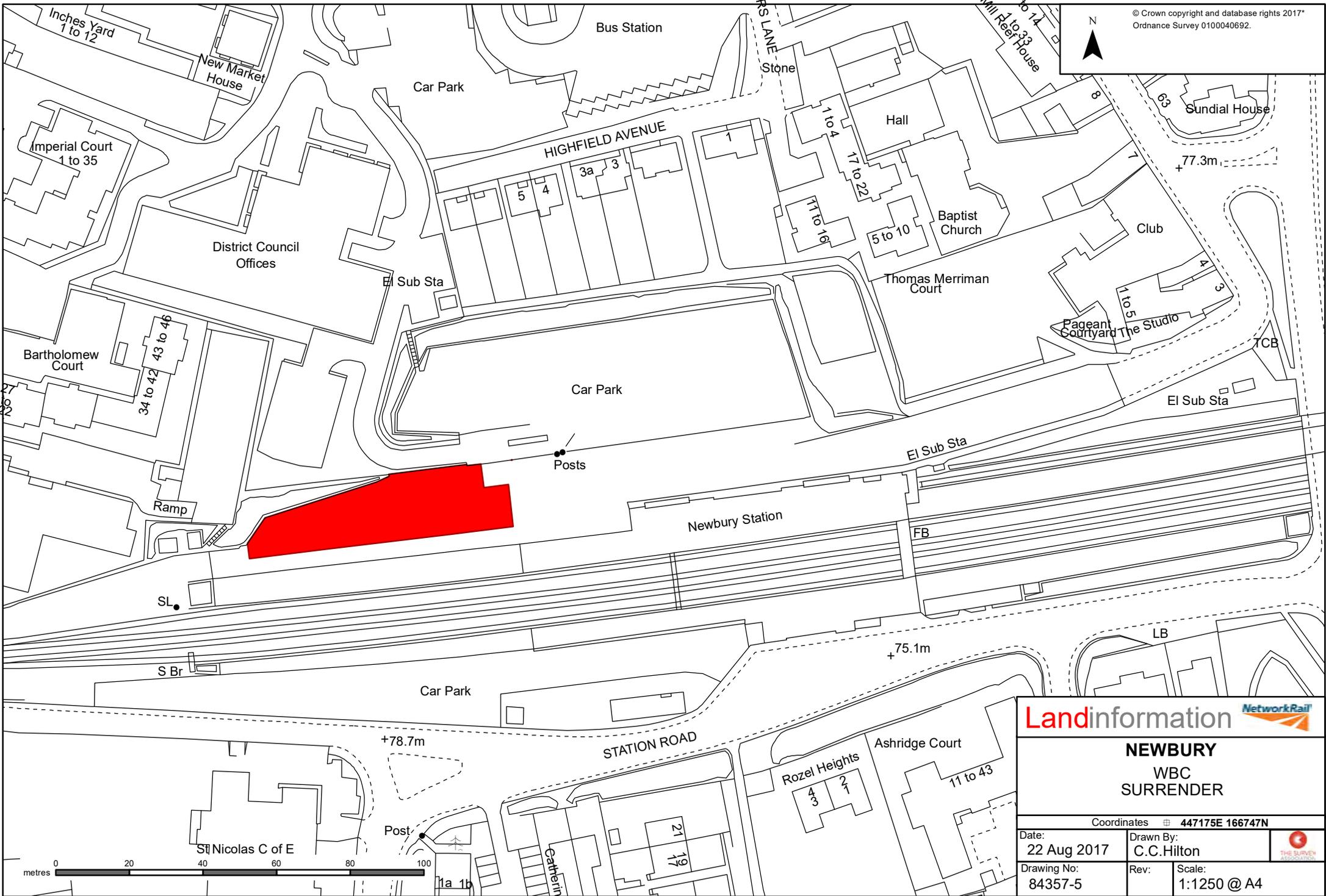
100 High Street, Newbury, Berkshire, RG14 2AA  
Tel: 01344 871111  
www.jtp.co.uk

Market Street, Newbury



<b>Landinformation</b> 	
<b>NEWBURY TEMPORARY CAR PARK LEASE</b>	
Coordinates $\square$ 447177E 166811N	
Date: 17 Jul 2018	Drawn By: CH
Drawing No: 84357-7C	Rev: Scale: 1:1250 @ A4





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Ordnance Survey 0100040692.

<b>NEWBURY</b> <b>WBC</b> <b>SURRENDER</b>	
Coordinates $\square$ 447175E 166747N	
Date: <b>22 Aug 2017</b>	Drawn By: <b>C.C.Hilton</b>
Drawing No: <b>84357-5</b>	Rev: Scale: <b>1:1250 @ A4</b>

# 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: Property: Newbury Station – Market Street Development

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

### Summary of position regarding responses:

27 consultees were approached on the 13<sup>th</sup> September 2018 and given until 11<sup>th</sup> October 2018 to respond. Most responses were received between 13/09/18 and 10/10/18. 22 consultees confirmed that they had either no comment or no objection.

Two of the consultees GWR confirmed that they support this proposal. Approval of this land disposal is key for the Market Street development (of which GWR is part) to go ahead. West Berkshire District Council confirmed that they fully support the proposed land disposal. West Berkshire Council has worked closely with Network Rail and Grainger in order to detail out development proposals. The Council is delighted with the scheme, itself a reflection of the excellent consultation between the parties.

5 consultees, Caledonian Sleeper, Chiltern, Grand Central, Abelio and Freight Transport Association, did not respond. Each of the 5 consultees that did not respond were emailed on 3 occasions and left telephone messages. None of these consultees operate on the Western Route or have an interest in Newbury Station therefore due to the lack of response under this consultation is considered appropriate to assume they have no objections.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	25/9/2018	No Comment See Annex 1	
2	Arriva Trains Cross Country		Y	13/09/2018	No Comment See Annex 1	
3	Caledonian Sleeper					Emails sent out on:- 13/09/2018, 24/09/2018 and 10/10/2018.
4	c2c Rail Ltd		Y	24/09/2018	No Objection See Annex 1	
5	Chiltern Railway Company Ltd					Emails sent out on:- 13/09/2018, 24/09/2018 and

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						10/10/2018. Telephoned on 12/10/2018 at 15:29 and left a voicemail.
6	Eurostar International Ltd		Y	13/09/2018	No Comment  See Annex 1	
7	Great Western Railway		Y	25/09/2018	Supports Proposal  See Comments in Annex 1	
8	First Group MTR South Western Railway (take over Wessex franchise on 20/08/17)		Y	26/09/2018	No Comment  See Annex 1	
9	Grand Central Railway Company Ltd					Emails sent out on:- 13/09/2018, 24/09/2018 and 10/10/2018. Telephoned on 12/10/2018 at 15:26 and left a voicemail.
10	London & South Eastern Railway Limited (Southeastern)		Y	13/09/2018	No Comment  See Annex 1	
11	Merseyrail Electrics 2002 Ltd		Y	26/09/2018	No Objection  See Annex 1	
12	Northern Rail Limited		Y	10/10/2018	No Objection  See Annex 1	
13	South Western Railway (formerly SW)		Y	10/10/2018	No Comment  See Annex 1	

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14	Abellio					Emails sent out on:- 13/09/2018, 24/09/2018 and 10/10/2018.
15	COLAS Freight		Y	17/09/2018	No Comment  See Annex 1	
16	Direct Rail Services Limited		Y	24/09/2018	No Comment  See Annex 1	
17	DB Cargo UK Ltd		Y	14/08/2018	No Objection  See Annex 1	
18	Freight Transport Association					Emails sent out on:- 13/09/2018, 24/09/2018 and 10/10/2018. Telephoned on 12/10/2018 at 15:19 and left a voicemail
19	Freightliner Limited		Y	26/09/2018	No Comment  See Annex 1	
20	GB Railfreight Limited		Y	15/09/2018	No Issues  See Annex 1	
21	Rail Freight Group		Y	14/09/2018	Ok with RFG  See Annex 1	
22	West Coast Railway Company		Y	24/09/2018	No Comment  See Annex 1	
23	W.H. Malcolm		Y	18/09/2018	No Objection	

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					See Annex 1	
24	Association of Community Rail Partnerships		Y	12/10/2018	No Comment See Annex 1	
25	British Transport Police		Y	26/09/2018	No Objection See Annex 1	
26	Transport Focus		Y	14/09/2018	No Objection See Annex 1	
27	West Berkshire District Council		Y	10/10/2018	Fully Support See Comments in Annex 1	

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

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

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V 1.1

### Annex 1

#### 1 Department for Transport

From:  
Sent: 25 September 2018 16:24  
To:  
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Thank you for your email and apologies for the delayed response.

With reference to this consultation, the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

**Briefing and Correspondence Manager, Network Services - West, Department for Transport**  
4/27

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#### 2 Arriva Trains Cross Country

From:  
Sent: 13 September 2018 14:15  
To:  
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

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

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



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### 3 Caledonian Sleeper

**NO RESPONSE**

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### 4 c2c Rail Ltd

From:

Sent: 24 September 2018 16:22

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Hi

No objection from c2c on this proposal.

**Regards**

**Reactive Works Manager**

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

**c2c**

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



**5 Chiltern Railway Company Ltd**

**NO RESPONSE**

---

**6 Eurostar International Ltd**

From:

Sent: 13 September 2018 14:38

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 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](http://eurostar.com)



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**7 Great Western Railway**

From:

Sent: 25 September 2018 16:39

## Land disposal consultation report

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To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Hello again

GWR supports this proposal.

Approval of this land disposal is key for the Market Street development (of which GWR is part) to go ahead.

Many thanks.

### **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.

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### **8 First Group MTR South Western Railway (take over Wessex franchise on 20/08/17)**

From:

Sent: 26 September 2018 10:47

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

With reference the above proposed Land Disposal, on behalf of First / MTR South Western Trains Ltd, 'No Comment'

Senior Procurement Manager



The journey starts here

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**9 Grand Central Railway Company Ltd**

**NO RESPONSE**

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**10 London & South Eastern Railway Limited (Southeastern)**

From:

Sent: 13 September 2018 14:54

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Thank you,

Kind Regards,

[Commercial Coordinator](#)

[southeasternrailway.co.uk](http://southeasternrailway.co.uk)

**southeastern**

[Friars Bridge Court](#)

[41-45 Blackfriars Road](#)

**11 Merseyrail Electrics 2002 Ltd**

From:  
Sent: 26 September 2018 10:27  
To:  
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

We have no objections, thanks

**Legal & Contract Assistant**

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**12 Northern Rail Limited**

From:  
Sent: 10 October 2018 11:47  
To:  
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Hi

Northern have no objections to the below proposal.

Thanks,

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**13 South Western Railway (formerly SW)**

From:  
Sent: 10 October 2018 12:05  
To:

## Land disposal consultation report

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Cc:

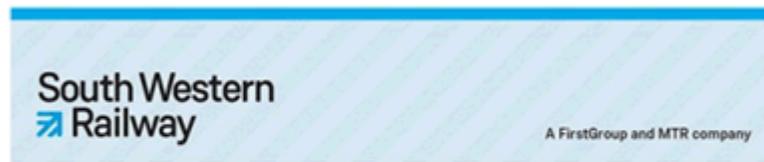
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

No comment from SWR...

Best Regards,

Head of Station Property  
South Western Railway

Address: Basingstoke Campus, Gresley Road, Basingstoke RG21 4JX



The journey starts here

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**14 Abellio**

**NO RESPONSE**

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**15 COLAS Freight**

From:

Sent: 17 September 2018 12:06

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

no comments.



**Property Manager**

**COLAS RAIL LTD**  
Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United  
Kingdom  
[www.colasrail.co.uk](http://www.colasrail.co.uk)

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**16 Direct Rail Services Limited**

From:  
Sent: 24 September 2018 15:37  
To:  
Cc:  
Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Hi

DRS have no comments.

Best Regards,

**Procurement Apprentice**

**Direct Rail Services Ltd**  
Regents Court  
Baron Way  
Carlisle  
CA6 4SJ



Protect our environment - print only when you need to.

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**17 DB Cargo UK Ltd**

From:

Sent: 14 September 2018 13:58

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 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

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**18 Freight Transport Association**

**NO RESPONSE**

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**19 Freightliner Limited**

## Land disposal consultation report

V 1.1

From:

Sent: 26 September 2018 08:59

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

### No comment

Group Property Manager  
Freightliner Group Limited

Tel:

Mobile:

Email:

Web:

Freightliner® is a registered trademark

*Please consider the environment before printing this email*

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## Land disposal consultation report

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### 20 GB Railfreight Limited

From:

Sent: 15 September 2018 13:21

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

No issues from GBRf.

Regards,

.

Head of Capacity Planning,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel.:

Mobile:

GB Railfreight Ltd. Registered in England & Wales No. 03707889.

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

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### 21 Rail Freight Group

From:

Sent: 14 September 2018 09:09

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Ok with RFG

*Sent from my LG Mobile on Three*

**22 West Coast Railway Company**

From:

Sent: 24 September 2018 16:40

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

no comments

WCR

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**23 W.H. Malcolm**

From:

Sent: 18 September 2018 10:59

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

No objections.

Regards

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

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

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**24 Association of Community Rail Partnerships**

From:

Sent: 12 October 2018 10:31

To:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

No comment

## Land disposal consultation report

Senior Operations Manager

V 1.1



### Mobile

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

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



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## 25 British Transport Police

From:

Sent: 26 September 2018 11:50

To:

Cc:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Dear

I have reviewed the documentation relating to the proposed land disposal at Newbury Railway Station and have no objections to make.

Should you wish anything further please do not hesitate to make contact.

Kind regards

# Land disposal consultation report

Designing Out Crime Officer (1233)

V 1.1

Designing Out Crime Unit  
Force Headquarters  
25 Camden Road  
London  
NW1 9LN

Office:  
Mobile:  
email:  
Department email:  
[www.btp.police.uk](http://www.btp.police.uk)

From:  
Sent: 24 September 2018 16:06  
To:  
Subject: FW: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Hi

Your CRU Number is CRU-2018-1693:

Hope the below snap shot from the spreadsheet is correct if not just let me know.

CRU-2018-1693	Land Disposal	Newbury	Station	C-Western	TOC Tasking	XXXX
---------------	---------------	---------	---------	-----------	-------------	------

Kind regards,

Designing out Crime Coordinator

**Designing out Crime Unit**  
British Transport Police  
25 Camden Road  
NW1 9LN  
Internal Phone:  
External Phone:  
Email:

Web:

---

## 26 Transport Focus

From:

Sent: 14 September 2018 19:04

To:

Subject: Re: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018 1109d19

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

it is part of a redevelopment scheme, granted planning permission in November 2017, for an area of Newbury between the north side of the station and Market Street;

the scheme will build 232 homes and a new multi-storey car park;

two areas of land, used for station car parking and station access, will be transferred, one to West Berkshire Council, the other to Grainger plc;

the 150 car parking spaces lost will be replaced by a temporary car park until the new MSCP is ready;

easements will be granted to the council and Grainger over the station approach road;

work is due to begin in September, 2018, and the MSCP is due to be ready in March, 2020.

Transport Focus also notes that:

the new MSCP will have 469 parking bays, plus 24 disabled spaces and four electric-charging bays;

NR will be granted a 999-year lease on 347 spaces, which will be added to the station lease area;

as part of the redevelopment the station approach on the up side will be improved;

a station change covering these items will be issued.

The new MSCP and other changes will benefit passengers; Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

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**Land disposal consultation report**  
**27 West Berkshire District Council**

**V 1.1**

From:

Sent: 10 October 2018 17:34

To:

Cc:

Subject: RE: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Dear

Thank you for sending these through.

Please take this email as formal confirmation that West Berkshire Council fully supports the proposed land disposal. West Berkshire Council has worked closely with Network Rail and Grainger in order to detail out development proposals. The Council is delighted with the scheme, itself a reflection of the excellent consultation between the parties.

Please note, West Berkshire Council CEO, is copied into this email as is XXXX

If you need any further information from West Berkshire Council as consultee, please do not hesitate to be in touch.

Kind regards,

Manager Special Projects  
WBC Property Services

## Annex 2

From:

Sent: 13 September 2018 14:05

To: @dft.gsi.gov.uk'; @crosscountrytrains.co.uk'; @c2crail.net'; @chilternrailways.co.uk'; @eurostar.com'; @gwr.com'; @swrailway.com'; @grandcentralrail.com; @southeasternrailway.co.uk'; @southeasternrailway.co.uk'; @merseyrail.org'; @northernrailway.co.uk'; @swrailway.com'; @abellio.com'; @colasrail.co.uk'; @drsl.co.uk'; @deutschebahn.com'; @fta.co.uk'; '@freightliner.co.uk'; @rfg.org.uk'; @aol.com'; @whm.co.uk'; @acorp.uk.com'; @btp.pnn.police.uk'; @Transportfocus.org.uk'; @westberks.gov.uk'

Subject: Land Disposal Consultation - Newbury Station - Market Street Development - Closing Date - 11th October 2018

Dear Consultee

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

We attach a draft application form to the Office of Rail and Road which, with the related plan(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 **11<sup>th</sup> October 2018** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **11<sup>th</sup> October 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 (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**

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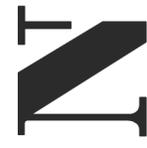
Legend

-  Concrete paving  
LaLina , Grey granite colour
-  Concrete block paving  
Tegula setts, Traditional colour
-  Ramp cycle way:  
Sure Set Resin bound gravel, buff colour
-  Crossovers:  
Porphyry setts, cropped cubes, 50/50 mix of grey and violets colour selection
-  Asphalt surface:  
Roadway in asphalt to C.E requirements
-  NVDH/steel benches
-  Proposed trees
-  Shrub and groundcover planting
-  Living Green Wall  
Wire trellis system on structural frame to structural engineers specification
-  Proposed lighting  
columns/bollards/wayfinding signage as M+E specification.
-  Proposed thermoplastic markings to demarcate pedestrian route to car park.



REV.	DESCRIPTION	APP.	DATE
B	Pedestrian route to car park added	JB	02/07/18
A	Station Place trees moved	JB	12/06/18

London  
T02070171796



Newbury Street Market  
Ramp Layout and Station Square  
Landscape

DATE April 2018 DRAWN JB  
SCALE 1/200@A2 CHECKED NT  
STATUS T3/T4 APPROVED NT  
DWG. NO D0312\_030 B

# Newbury Station

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.



