

Les Waters
Manager, Licensing
Railway Markets and Economics
Email les.waters@orr.gov.uk



23 April 2019

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

Network licence Condition 17 (land disposal): Ardrossan South Beach station, North Ayrshire

Decision

1. On 15 March 2019, Network Rail gave notice of its intention to dispose of land at Ardrossan South Beach station, North Ayrshire (the land), in accordance with Condition 7¹ of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. 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; and
 - no other reasonably foreseeable railway use for the land was identified.
5. In its consultation response to Network Rail, the British Transport Police made recommendations regarding the requirements for suitable fencing given the proximity of the land to the railway. Network Rail has stated to us that a condition of the sale will be that sports pitches must be designed to include "Ball Stop" fencing. We note this confirmation and also that it will remain Network Rail's obligation, as dutyholder, to ensure that boundary fencing to the railway is – and remains – appropriate to prevent unauthorised access to the infrastructure.
6. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.

¹ From 1 April 2019, Condition 7 became Condition 17 in Network Rail's network licence.

7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,² 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

² Available from www.rail-reg.gov.uk/server/show/nav.150. In that publication, references to the Condition 7 licence requirements should be read as if they were references to the equivalent Condition 17 licence requirements.

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	ARDROSSAN SOUTH BEACH STATION - Freehold Disposal of land extending to approximately 18,146m ² located between Ardrossan South Beach Station and Ardrossan Town Station.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The following plan is attached; <ul style="list-style-type: none"> 6159759B-Ardrossan South Beach Plan with Bdy- This plan highlights the disposal area in blue with the Network Rail retained land ownership in green.
Clearance Ref:	<u>CR/33981</u> . Business and Technical Clearance Certificates attached. Business Clearance Granted- 24 th October 2017 (Certificate number : 42412) Technical Clearance Granted- 23 rd March 2018 (Certificate number : 43960)
Project No.	GB/Ardrossan Winton Rovers
Ordnance survey coordinates	(E:N) 223,520, 642,400 Postcode- KA22 8JG
Details of attached photographs (as required)	The following photographs are attached in Appendix two. <ul style="list-style-type: none"> WP_20180613_09_01_02_PRO- This image taken from Ardrossan South Beach Station shows the view north from the station with the telecommunications mast visible and the railway line split. Ardrossan Aerial Image- This image highlights the proximity of the football pitch to the proposed disposal area.
2. Proposal	
Type of disposal	Freehold Sale of approximately 18,146m ² of land to Ardrossan Winton Rovers Football Club.

Proposed party taking disposal	Ardrossan Winton Rovers Football Club.
Proposed use / scheme	<p>Ardrossan Winton Rovers Football Club wish to acquire the land to create a community sports hub. The football club are seeking a grant from the Scottish Land Fund, financed by the Scottish Government and delivered in partnership by the Big Lottery Fund and Highlands and Islands Enterprise.</p> <p>The proposed sports hub would comprise a community building incorporating a fitness hall, nursery and offices, running track, climbing wall, hill running track, adventure playground and a synthetic sports pitch for football and rugby.</p>
Access arrangements to / from the disposal land	The land would be accessed directly from Winton Park, the home stadium of Ardrossan Winton Rovers Football Club. Vehicular access would be taken from Winton Street, Ardrossan.
Replacement rail facilities (if appropriate)	Not applicable as no rail facilities would be lost as part of the proposed disposal.
Anticipated rail benefits	<p>There will be no direct rail benefits created by the disposal.</p> <p>As part of the proposed disposal, Ardrossan Winton Rovers Football Club will provide a right of pedestrian and vehicular access through the development. A set of access gates will be installed that will allow better access for Network Rail to access the telecommunications mast as well as other operational railway infrastructure.</p>
Anticipated non-rail benefits	The purchase of the land will allow Ardrossan Winton Rovers to expand their community health and wellbeing initiatives. The proposal has support from the local Member of the Scottish Parliament who is keen to promote community facilities.
3. Timescales	
Comments on timescales	It is anticipated that the purchase of the land will complete at the end of March 2019 subject to receipt of the ORR consent to the disposal.

4. Railway Related Issues

<p>History of railway related use</p>	<p>The proposed disposal area has been redundant for a considerable amount of time and is not operational. To the southern boundary there is an Electric Multiple Unit Siding (EMU) as well as a Global System for Mobile Communications-Railway (GSMR) radio mast. Access to these railway infrastructure features will be enhanced as part of the development.</p>
<p>When last used for railway related purposes</p>	<p>Not known though understood to be over 50 years ago, when a locomotive shed was situated on the land. This locomotive shed was located within the triangle of lines between Ardrossan Town and Ardrossan South Beach. The shed opened in 1895 and closed in 1965, remaining in use as a signing-on point until 1967. It is believed that the locomotive shed was demolished in 1975.</p>
<p>Any railway proposals affecting the site since that last relative use</p>	<p>No railway proposals highlighted by the internal consultation when gaining clearance. The proposed disposal area is heavily vegetated. The triangular shaped disposal area is bounded by two operational railway lines and Winton Park football ground.</p>
<p>Impact on current railway related proposals</p>	<p>There are no known impacts on current railway related proposals. The disposal would not have a negative impact on Network Rail being able to access the siding or GSMR mast. Access would be improved with a dedicated access point being created through Winton Park and the disposed area.</p>
<p>Potential for future railway related use</p>	<p>The RUS has been reviewed and this has not revealed any specific strategic plans that require the use of the disposal land nor were any proposal highlighted during the internal clearance process.</p> <p>Ardrossan benefits from having three active railway stations. Ardrossan South Beach, Ardrossan Harbour and Ardrossan Town with sufficient capacity at each station.</p>
<p>Any closure or station change, or network change related issues</p>	<p>No. The property is remote from Ardrossan South Beach Station and there are no physical track connections or any operational infrastructure on the land.</p>

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The disposal will not affect any train operator access needs as the disposed land is remote from Ardrossan South Beach and there are no physical rail connections. Network Rail will retain land ownership of the land highlighted in green on the attached plan and be able to access the operational infrastructure through the proposed new car park serving the Community Centre.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Ardrossan Winton Rovers will install new boundary fencing along the railway boundary. It is proposed that the height of the fence will be 2.4m and be installed under supervision from Network Rail's Asset Protection team. Part of the proposed scheme includes sports pitches with 4m fencing required in these areas.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>

5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Ardrossan Winton Rovers propose applying for planning permission once the acquisition of the land is completed as the land is integral to their plans for the community.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>No specific issues are known pertaining to this development. The council through their appointed consultants will adhere to all relevant environmental considerations.</p>

6. Local Authorities	
Names & Email Addresses:	North Ayrshire Council <u>XX</u>
Local Transport Authorities:	North Ayrshire Council <u>XXX</u>
Other Relevant Local Authorities:	None
7. Internal approval to consult	
Recommendation:	By proceeding to consult I am: <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
8. Consultations	
Internal consultation	Internal Network Clearance (Business and Technical) has been obtained as referred to in section 1 of this form. Copies are attached as part of the email application submission. Access to the GSMR mast will be retained to allow Network Rail to maintain the mast.
Summary of position as regards external consultations	On the 8 th of November twenty-six external consultees were contacted with details of the freehold disposal and proposed use. Over a ten-week period we received a response from all but one consultee. A couple of questions and suggestions were made but there were no objections with most consultees making no comment.

<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>From the consultation there were no objections. John Sears of Transport Focus commented that it would be better that the communication mast be moved to make the site more regular and less open to trespass. It was explained that Network Rail had decided that mast would not be moved however this scheme will allow us better access through the sports centre facility which we previously never had, and the boundaries will also be well fenced.</p> <p>British Transport Police made a series of recommendations in relation to sports pitches being so close to the railway and in that regard sufficient fence lines to prevent footballs or other like items coming into contact with overhead electrification and to prevent Trespass onto the railway by way of a shortcut or to retrieve balls. They would recommend to that end, the developer adopts "Sports Fencing" which can be of a weld mesh design and be in the region of a minimum 4mt high, supplemented by 1mt of concrete blocks around the base.</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:</p> <p>XXX</p>	<p>Proposer's job title:</p> <p>PROPERTY SERVICES SURVEYOR</p>	
<p>Signed.....</p>	<p>Date.....</p>	
<p>Authorised by (name):</p> <p>XXXX</p>	<p>Authoriser's job title:</p> <p>PROPERTY SERVICES MANAGER</p>	
<p>Signed.....</p>	<p>Date.....</p>	

Sale: 18,146m²



Landinformation 

ARDROSSAN SOUTH BEACH
SALE PLAN
LGS1 30M 1211YDS

Coordinates W 223543E 642383N

Date: 10 Apr 2018	Drawn By: James Barker	
Drawing No: 6159759B	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: Consultation on proposed land disposal: Ardrossan South Beach Station, Winton Road, Ardrossan.

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

Summary of position regarding responses: Having contacted all consultees there are no objections with many having no comments on the Scheme.

British Transport Police have no objections but have made a series of recommendations in relation to sports pitches being so close to the railway and in that regard sufficient fence lines to prevent footballs or other like items coming into contact with overhead electrification and to prevent Trespass onto the railway by way of a shortcut or to retrieve balls. They would recommend to that end, the developer adopts "Sports Fencing" which can be of a weld mesh design and be in the region of a minimum 4mt high, supplemented by 1mt of concrete blocks around the base.

XX XX of Transport Focus commented that it would be better that the communication mast be moved to make the site more regular and less open to trespass. It was explained that Network Rail had decided that mast would not be moved however this scheme will allow us better access through the sports centre facility which we previously never had, and the boundaries will also be well fenced.

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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. about endeavours to obtain response where none given)
1	Transport Scotland		Y	21/12/2018	No comment See Annex 1	
2	Strathclyde Partnership for Transport		N			Emails sent on: - 08/11/2018 11/12/2018 07/01/2019
3	Transport for the North		Y	08/11/2018	No comment See Annex 1	
4	Arriva Trains Cross Country		Y	08/11/2018	No comment See Annex 1	
5	c2c Rail Limited		Y	08/11/2018	No objection See Annex 1	
6	Chiltern Railway		Y	09/11/2018	No comment	

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	Company Limited				See Annex 1	
7	Eurostar International Limited		Y	08/11/2018	No comment See Annex 1	
8	Great Western Railway		Y	23/01/2019	No objection See annex 1	
9	Scotrail		Y	03/12/2018	No concerns See Annex 1	
10	Grand Central Railway Company Limited		Y	17/12/2018	No comment See Annex 1	
11	London & South Eastern Railway Limited (Southeastern)		Y	13/11/2018	No comment See Annex 1	
12	Merseyrail Electrics 2002 Limited		Y	08/11/2018	No objections. See Annex 1	
13	Northern Rail Limited		Y	07/01/2019	No objections. See Annex 1	
14	Rail Limited		Y	11/12/2018	No comment See Annex 1	
15	Direct Rail Services Limited		Y	16/11/2018	No comment See Annex 1	

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16	DB Cargo UK Ltd (Formerly DB Schenker)		Y	15/01/2019	No objection See Annex 1	
17	Freight Transport Association		Y	30/12/2018	No view on this proposal See Annex 1	
18	Freightliner		Y	08/11/2018	No comment. See Annex 1	
19	GB Railfreight Limited		Y	09/11/2018	No issues. See Annex 1	
20	Rail Freight Group		Y	08/11/2018	OK with RFG. See Annex 1	
21	West Coast Railway Company		Y	07/01/2019	No comment. See Annex 1	
22	W. H. Malcolm		Y	08/11/2018	No objections. See Annex 1	
23	Associated British Ports		Y	09/11/2018	No comments. See Annex 1	
24	Association of Community Rail Partnerships		Y	17/11/2018	No comment. See Annex 1	
25	British Transport Police		Y	21/11/2018	No objections. Series of recommendations made.	

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					See Annex 1	
26	Transport Focus (formerly Passenger Focus)		Y	08/11/2018	No objections. Highlighted couple of points. See Annex 1	
27	Scottish Council for Development and Industry	XXX XXXX XXXX	Y	08/11/2018	No comment on this disposal. See 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.

Annex 1

1 Transport Scotland

From: @transport.gov.scot

Sent: 21 December 2018 08:49

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Hi

Apologies for the delay. TS are content with the sale and have no comment.

Head of Technical & Operations

Rail Directorate

Transport Scotland

Buchanan House

58 Port Dundas Road

Glasgow

G4 0HF

For agency and travel information visit our [website](#)

2 Strathclyde Partnership for Transport

NO RESPONSE

3 Transport for the North

From: @transportforthenorth.com

Sent: 08 November 2018 12:13

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

TfN has no comment on this proposal

Head of Investment Planning

TfN Strategic Rail

In April 2018, Transport for the North became England's first Sub-national Transport Body. [Find out more about our new powers.](#)

4 Cross Country Trains

From: @crosscountrytrains.co.uk

Sent: 08 November 2018 10:36

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

XC Trains Ltd has no comment on this proposed disposal.

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



5 c2c Rail Limited

From: @c2craill.net

Sent: 08 November 2018 11:27

To: @networkrail.co.uk

Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Good afternoon

No objection from c2c for the below proposal.

6 Chiltern Railway Company Limited

From: @chilternrailways.co.uk

Sent: 09 November 2018 08:32

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Hello,

Chiltern have no comments.

Regulatory Contracts Manager

Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

@chilternrailways.co.uk

www.chilternrailways.co.uk



Please consider the environment before printing this email

7 Eurostar International Limited

From: @eurostar.com

Sent: 08 November 2018 10:25

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

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: 23 January 2019 16:02

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Good afternoon

Thank you very much for calling.

We have no objection to this.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

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

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

9 Scotrail

From: @scotrail.co.uk

Sent: 03 December 2018 16:07

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Good Afternoon

I have circulated the details of the potential disposal within ASR and can confirm that no concerns have been raised in relation to the proposal.

Kind Regards,

Classified as INTERNAL

Station Development Manager

xxxx @scotrail.co.uk

Atrium Court, 50 Waterloo St, Glasgow, G2 6HQ.



Abellio ScotRail Limited. Registered in Scotland Number SC450732. Registered office: 5th Floor, Culzean Building
36 Renfield Street Glasgow G2 1LU

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10 Grand Central Rail

From: @grandcentralrail.com

Sent: 17 December 2018 08:24

To: networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Dear

Thank you for your email.

GC has no comment to this proposal.

Regards

Chief Operating Officer | **Grand Central Rail**

M: E: @grandcentralrail.com

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

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/gc_rail) | **Facebook:** facebook.com/grandcentralrail



11 London & South Eastern Railway Limited

From: @southeasternrailway.co.uk

Sent: 13 November 2018 08:41

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comment on the proposal.

Kind regards,

Commercial Coordinator

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ

12 Merseyrail Electrics 2002 Ltd

From: @merseyrail.org

Sent: 08 November 2018 10:45

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

We have no objections,

Thanks a lot

Email @merseyrail.org

Web www.merseyrail.org

13 Northern Rail Limited

From: @northernrailway.co.uk

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Sent: 07 January 2019 09:21

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Northern have no objections to the below proposal.

Thanks,

14 Colas Rail Limited

From: @colasrail.com

Sent: 11 December 2018 18:22

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

no comments.

Many thanks,



Property Manager

@colasrail.com

COLAS RAIL LTD

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

www.colasrail.co.uk

15 Direct Rail Services Limited

From: @drsl.co.uk

Sent: 16 November 2018 13:26

To: @networkrail.co.uk

Cc: @drsl.co.uk; @drsl.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way

Carlisle

CA6 4SJ

E: @drsl.co.uk

DRS is the multi-award winning rail logistics solution...



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2013-2018



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Train of the
Year 2018
for Class 88



Rail Freight Group

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RUNNER UP Community & Environmental Responsibility

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16 DB Cargo UK Ltd

From: @deutschebahn.com

Sent: 15 January 2019 15:13

To: @networkrail.co.uk

Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

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

From December 2016 my e-mail address will be @deutschebahn.com and all previous addresses will cease to function.

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

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17 Freight Transport Action

From: @fta.co.uk

Sent: 30 December 2018 22:14

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Dear

FTA does not have a view on this proposal

With regards

Director of UK Policy
Freight Transport Association

Mobile : XXXX

www.fta.co.uk

18 Freightliner Limited

From: @freightliner.co.uk

Sent: 08 November 2018 10:39

To: networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

No comment.

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19 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 09 November 2018 15:26

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

E-mail: @gbrailfreight.com.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

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

20 Rail Freight Group

From: @rfg.org.uk

Sent: 08 November 2018 10:31

To: networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Ok with RFG

Executive Director



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 Group

7 Bury Place

London

WC1A 2LA

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

21 West Coast Railway Company

Land disposal consultation report

From: @aol.com

Sent: 07 January 2019 09:16

To: @networkrail.co.uk

Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

no comments

WCR

E @aol.com

22 W.H. Malcolm

From: whm.co.uk

Sent: 08 November 2018 12:54

To: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

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 | **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

23 Associated British Ports

Land disposal consultation report

From: @abports.co.uk

Sent: 09 November 2018 09:27

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Thank you for the e-mail. We have no comments on the proposal.

Group Head of Property | Associated British Ports

Queen Alexandra House | Cargo Road | Cardiff | CF10 4LY

Tel: | Mob: | www.abports.co.uk



New website now launched property.abports.co.uk

24 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 17 November 2018 08:53

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Hi

No objection from Acorp

25 British Transport Police

Land disposal consultation report**From:** @btp.pnn.police.uk**Sent:** 21 November 2018 12:57**To:** @networkrail.co.uk**Cc:** @btp.pnn.police.uk**Subject:** Land Disposal Ardrossan South Beach

Good Afternoon

With Regards to your **Reference:- CR /33981 Ardrossan South Beach Station** I have to report as follows:-

British Transport Police:- **Reference Number CRU-2018-2008**

About 1130hrs on **Tuesday 20th November 2018** I visited the site location of:- **Ardrossan South Beach Station.**

I can confirm from a British Transport Police perspective, we have no objection to the disposal of land as detailed.

This land for disposal presently lies on the Line Engineers Ref **1LGS2 (SC073)** Kilwinning to Largs

During my site visit to the Proposed Land Disposal Site I noted evidence of Trespass on the Ardrossan South Beach to Largs line. However this appears to have gone unreported there was however an incident on 16th August 2018 where 25-30 youth stoned the Glasgow Central-Ardrossan Harbour train at Ardrossan South Beach.

I further observed the line heading to Ardrossan Town and walked round past Winton Rovers Football ground and noted at Winton Court, Ardrossan a low wall adjacent to the football ground where evidence of access was visible.**(Image)** On crossing over the railway footbridge leading into Barrie Terrace, this street comprises of low rise primarily 4 in a block dwellings which have large rear gardens forming a boundary with the railway. I noted that the boundary fence line appears to comprise of 1.8mt Class 3 weldmesh and appears to be fit for purpose.

I do however have some reservations with regards to this sale of land. The purpose of which the land is to be put is commendable and will benefit the youth within the community. The location of the proposed development lies within two railway lines both busy and overhead electrification in place. On each of the respective elevations there is residential dwellings and I fear for **Youth Trespass.**

With this regard I would have to comment as follows.

Land disposal consultation report
Recommendations

V 1.1

- **Any development must be mindful of access onto the railway and in that regard sufficient fence line to prevent footballs or other like items coming into contact with overhead electrification.**
- **Preventative fence line to prevent Trespass onto the railway by way of a shortcut or to retrieve balls.**
- **I would recommend to that end, the developer adopts “Sports Fencing” which can be of a weld mesh design and be in the region of a minimum 4mt high, supplemented by 1mt of concrete blocks around the base.**

Regards

Designing Out Crime Officer,

Designing Out Crime Unit

British Transport Police, D-Division,90 Cowcaddens Road, Glasgow. G4 0LU

office

mobile

E-Mail @btp.pnn.police.uk

www.btp.police.uk

Unless otherwise stated above, this e-mail is considered “OFFICIAL”

Land disposal consultation report

V 1.1

From:

Sent: 21 November 2018 13:37

To: @btp.pnn.police.uk

Subject: RE: Land Disposal Ardrossan South Beach

Thanks for your comments and observations Michael.

I will report these to the project team.

Thanks

26 Transport Focus

From: @transportfocus.org.uk

Sent: 08 November 2018 10:36

To: @networkrail.co.uk

Subject: Ardrossan land sale 0611c19

Has re-aligning the siding to a new site alongside one of the through lines, and moving the mast been considered? Given the nature of the proposal for a sports hub, leaving the siding in its current position could, apart from making the disposal site very irregular, leave it more open to trespass.

Regards,

From:

Sent: 08 November 2018 10:42

To: @transportfocus.org.uk

Cc: @networkrail.co.uk

Subject: RE: Ardrossan land sale 0611c19

Hi

Thanks for your comments.

Land disposal consultation report

V 1.1

It was decided that mast would not be moved however this scheme will allow us better access through the sports centre facility which we previously never had.

The boundaries will also be well fenced.

Regards

From: @transportfocus.org.uk
Sent: 08 November 2018 10:46
To: @networkrail.co.uk
Subject: RE: Ardrossan land sale 0611c19

Noted. It does seem an odd decision.

From: @transportfocus.org.uk
Sent: 12 November 2018 13:20
To: @networkrail.co.uk
Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN 0611c19

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

the disposal is of an area of about 18,150 square metres, once the site of a loco shed and running lines;

it is in the angle between the Largs and Ardrossan Harbour lines west of South Beach station;

it is to be sold, freehold, to Ardrossan Winton Rovers Football Club;

the land will be used for a community sports hub, with various facilities, including a climbing wall;

the new owners will install 2.4 metre-high fencing, and ensure that the climbing wall isn't close to the new boundary;

Network Rail will have access rights across the land, with a dedicated access point;

there is no railway use for the land;

completion is expected in March, 2019.

Land disposal consultation report

V 1.1

Transport Focus has no objection to the proposed disposal.

Regards,

27 Scottish Council for Development and Industry

From: @scdi.org.uk

Sent: 08 November 2018 11:32

To: @networkrail.co.uk

Subject: Re: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Hi

We don't have a comment on this disposal.

Thanks.

Annex 2

From:

Sent: 08 November 2018 10:23

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Dear consultee,

Property: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN, KA22 8JG

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 **Friday 7th December 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **Friday 7th December 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 , Mob: or Email: @networkrail.co.uk. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

Surveyor

Property Services – Scotland Route

Network Rail Property

1st Floor, George House

36 North Hanover Street

Glasgow

G1 2AD

From:
Sent: 11 December 2018 08:45
To: @networkrail.co.uk
Cc: @networkrail.co.uk
Subject: RE: LAND DISPOSAL- ARDROSSAN SOUTH BEACH STATION, WINTON ROAD, ARDROSSAN

Dear consultee,

Further to my e-mail on the 8th of November on the disposal by way of freehold sale we received no response from your organisation on our proposal. We would appreciate if you could peruse the information attached and reply with your comments.

Should we receive no 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 , Mob: or Email: @networkrail.co.uk. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,