

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

6 August 2025

Network licence Condition 17 (land disposal): Browndedge Road, Bamber Bridge, Preston

Decision

1. On 9 July 2025, Network Rail gave notice of its intention to dispose of land at Browndedge Road, Bamber Bridge, Preston ("the land"), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. 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
 - no other reasonably foreseeable railway use for the land was identified.
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 17, 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, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

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. 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.

06/08/2025

Samuel Fox

Licensing Manager

Signed by: S-1-12-1-405678757-1091720026-1317419189-4257756544/1afd9365-db19-45df-961b-acd9bf715171

Samuel Fox

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Freehold or long leasehold disposal.		
Rationale for disposal	This offers an opportunity for Network Rail to dispose of land not required by the railway for residential, commercial or mixed use development.		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance Technical Clearance	CR/41830 CR/41830	18/10/2023 22/04/2024
3. Site			
Description of property for disposal	<p>Land off Browndedge Road, Bamber Bridge, PR5 6UU</p> <p>This is a disused site of circa 2 hectares situated approximately 3 miles South West of Preston City centre. It is physically separated from the adjacent railway line by existing palisade fencing. Land is currently unsurfaced mainly self-seeded with vegetation. See plans in Appendix 1 and 2.</p> <p>The site is shown coloured blue on the attached site plan ref 62212100. Network Rail's retained land is shown coloured green, as shown in Appendix 3.</p>		
<p>Attached plans and photographs:</p> <p>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>The following plans/drawings are attached:</p> <ol style="list-style-type: none"> 1. Location Plan – file name "Location Map Bamber Bridge" 2. Aerial view – file name "Bamber Bridge Aerial View" <i>Plan No. 6221210-3</i> 3. Site plan – file name "Bamber Bridge site plan" <i>Plan No 0124113- 1b</i> 4. Vehicle access point location <i>Plan No. 0656830</i> 		

	Photos from 16 th January 2025 when it was last inspected are taken of the site.
Ordnance survey coordinates	Easting (x) – 355930E Northing (y) - 425922N
4. Proposal	
Proposed party taking disposal	Proposed disposal to a developer, joint venture partner or similar arrangement that will be selected following marketing of the site.
Proposed use / scheme	Network Rail proposes to dispose of the site for residential, commercial or mixed use development. The proposed disposal will contribute towards Network Rail's corporate target to release underutilised land for development opportunities.
Access arrangements to / from the disposal land	<p>It is expected that the site will be accessed directly from Browndge Road local highway using the existing vehicular access. This will be subject to a highways assessment and full planning permission.</p> <p>Access to an existing rail access point marked on the plan in Appendix 4 for vehicles and on foot from the local highway will be retained. This will be via estate roads which will be agreed once we have a developer on board and approved development scheme.</p>
Replacement rail facilities (if appropriate)	Not applicable as there are no anticipated direct replacement rail facilities being provided.
Anticipated rail benefits	There will be no direct rail benefits created by the disposal although disposal proceeds may be invested in the local operational railway subject to agreement with operational teams.

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 for construction.</p> <p>Environmental improvements will result from the development of this underutilised area of land. The site itself is currently overgrown so development will improve the visual amenity of the local area.</p>
5. Timescales	
Comments on timescales	<p>It is expected that the site will be advertised on the open market in Autumn 2025, once the regulatory approvals for the disposal have been secured.</p> <p>It is anticipated that a purchaser will be selected by January/February 2026. Once Network Rail is in contract with the Developer, a planning application can be made to the Local Planning Authority for a scheme as the site is already allocated for residential within the South Ribble Local Plan. Land transfer is likely to be achieved by December 2030.</p>
6. Railway Related Issues	
History of railway related use	<p>Historically, this site at Bamber Bridge accommodated sidings and was used for the repair and storage of trains. 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.</p> <p>The site was de-listed from being a Strategic Freight Site in 2018.</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.

Potential for future railway related use	<p>Business and technical clearance have been secured and in doing so no future railway related uses have been raised for the disposal site.</p> <p>The site is allocated for residential development in the Local Plan.</p> <p>Lead Strategic Planner (North West) confirmed on 14th April 2025 that there are no issues with this disposal.</p>
Any closure or station change or network change related issues	<p>Network Change has been secured subject to signalling works and works being done to the access point, as part of the removal of the disused sidings at the Bamber Bridge site off the network.</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>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal does not affect any existing railway related access needs.</p>
Position as regards safety / operational issues on severance of land from railway	<p>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.</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.</p> <p>The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p> <p>The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team.</p>

<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> • Bamber Bridge D.C.E ground frame needs confirming that it has been fully recovered including all the associated trackside equipment. • There is a buried electric cable nearby, the location of which should be confirmed to make sure it doesn't encroach on the land for sale. • NR has two earthworks adjacent to the parcel; 1.1650 1760 Dn Embankment with leaning palisade at toe and marshy ground at / around the toe. No drainage from the development to fall toward the boundary, bunds and other diversionary measures to be in place during construction to control run off. • At mileage BBS 2.0110 2.0220 (down) the palisade appears to be within 3m of RR so would need additional fencing on parcel side to maintain 3m from RR. • New land owner to ensure an operational boundary is in place along the new NR boundary, which is compliant to the Network Rail OTK 5100 Standards. I.e. Single pronged palisade fence at least 1.8m in height, and 3m from the nearest running rail. If one does not exist already. Any future development must be agreed with Network Rail, particularly the Flood Risk Assessment and drainage strategy. All new or changed surface water drainage systems must have formal approval from NR Drainage Engineer. Network Rail to retain the right to utilise existing drainage systems through the land to be disposed. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
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7. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	<p>The site is allocated for housing in the Local Plan and has been so for circa 8 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>
Contamination / Environmental Issues (if applicable)	<p>None confirmed at this stage. 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>

8. Internal Consultation

Internal consultation	<p>Network Rail internal land clearance (both business and technical) has been secured (CR/41830). Prior to this, business and technical clearance has been acquired since March 2017.</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p>
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9. Local Authorities

Names & Email Addresses:	<p>South Ribble Borough Council: -</p> <p>Lancashire County Council</p>
Local Transport Authorities:	Lancashire County Council
Other Relevant Local Authorities:	Not applicable

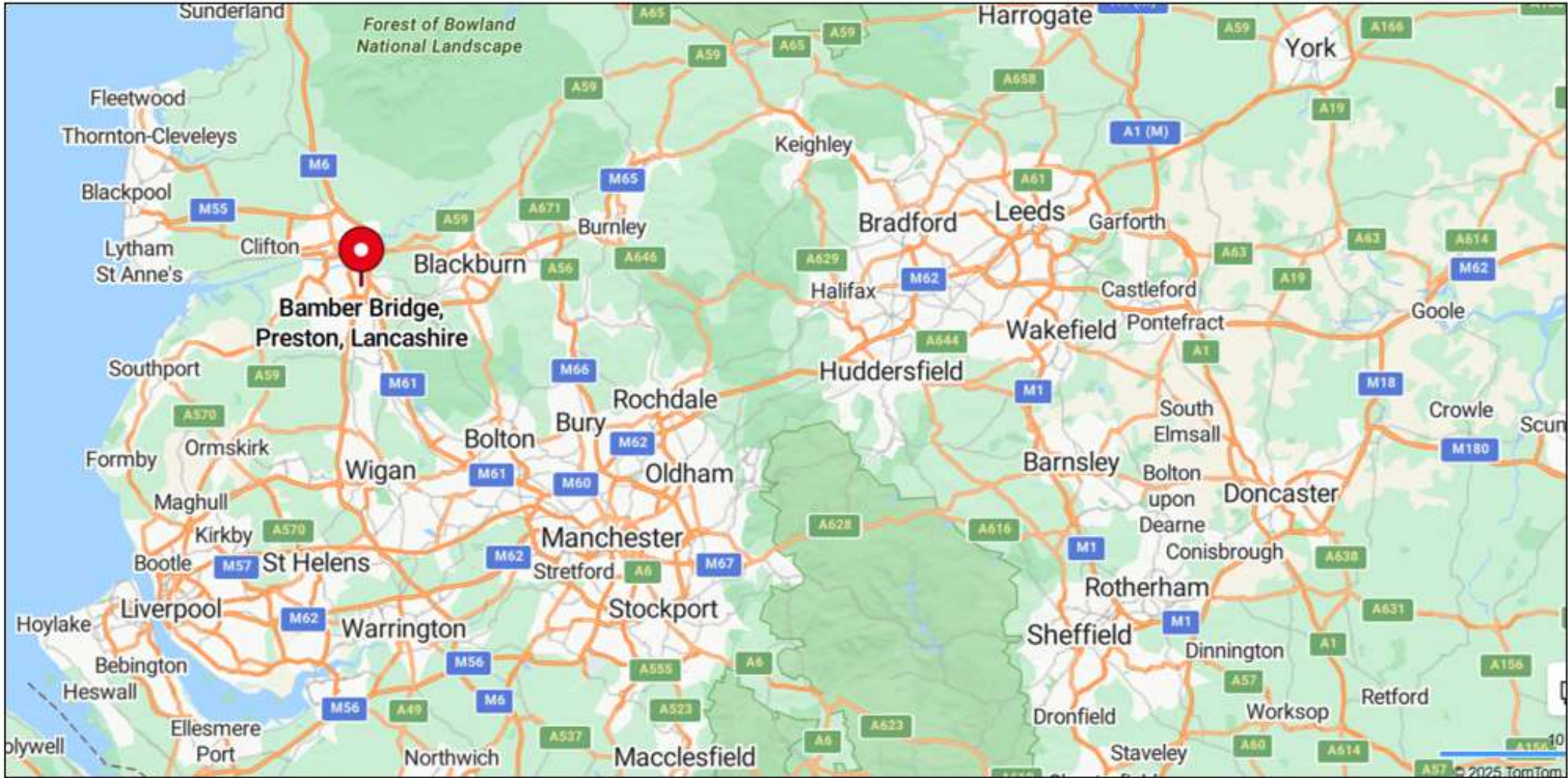
10. Internal approval to consult

Recommendation:	<p>By proceeding to consult I am:</p> <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.
11. External Consultation	
Summary of position as regards external consultations	<p>Summary of position regarding responses: 33 stakeholders consulted and 32 replies.</p> <p>The non reply was from Network Rail Media Relations. Given the nature and location of this disposal, the lack of response is not considered to be material.</p>
	<p>Northern Rail originally lodged an objection citing that this land could potentially be suitable for the future stabling of trains. On the basis that the site has been through a Network Change to disconnect the sidings from the network and previous rail related schemes have been unsuccessful on this site, Northern agreed to remove their objection.</p> <p>In Network Rail's opinion, there does not appear to be anything in the responses that should prevent consent to the disposal being granted.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>There are no unresolved objections.</p>

12. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:	Proposer's job title: Senior Surveyor	
Signed.....	Date.....12/06/2025.....	
Authorised by (name):	Authoriser's job title: Principal Development Manager, NW&C and Scotland	
Signed.....	Date.....12/06/2025.....	

APPENDIX 1 - Location Plan



APPENDIX 2 – Aerial plan







Asset Information Services

Route Services

Landinformation

BAMBER BRIDGE
SALE

Drawing No: 0124113-1b	Rev:	<div>N</div> 	 THE SURVEY ASSOCIATION
Date: 21 Jun 2022	Drawn By: JD		
Coordinates  355,946 425,946			

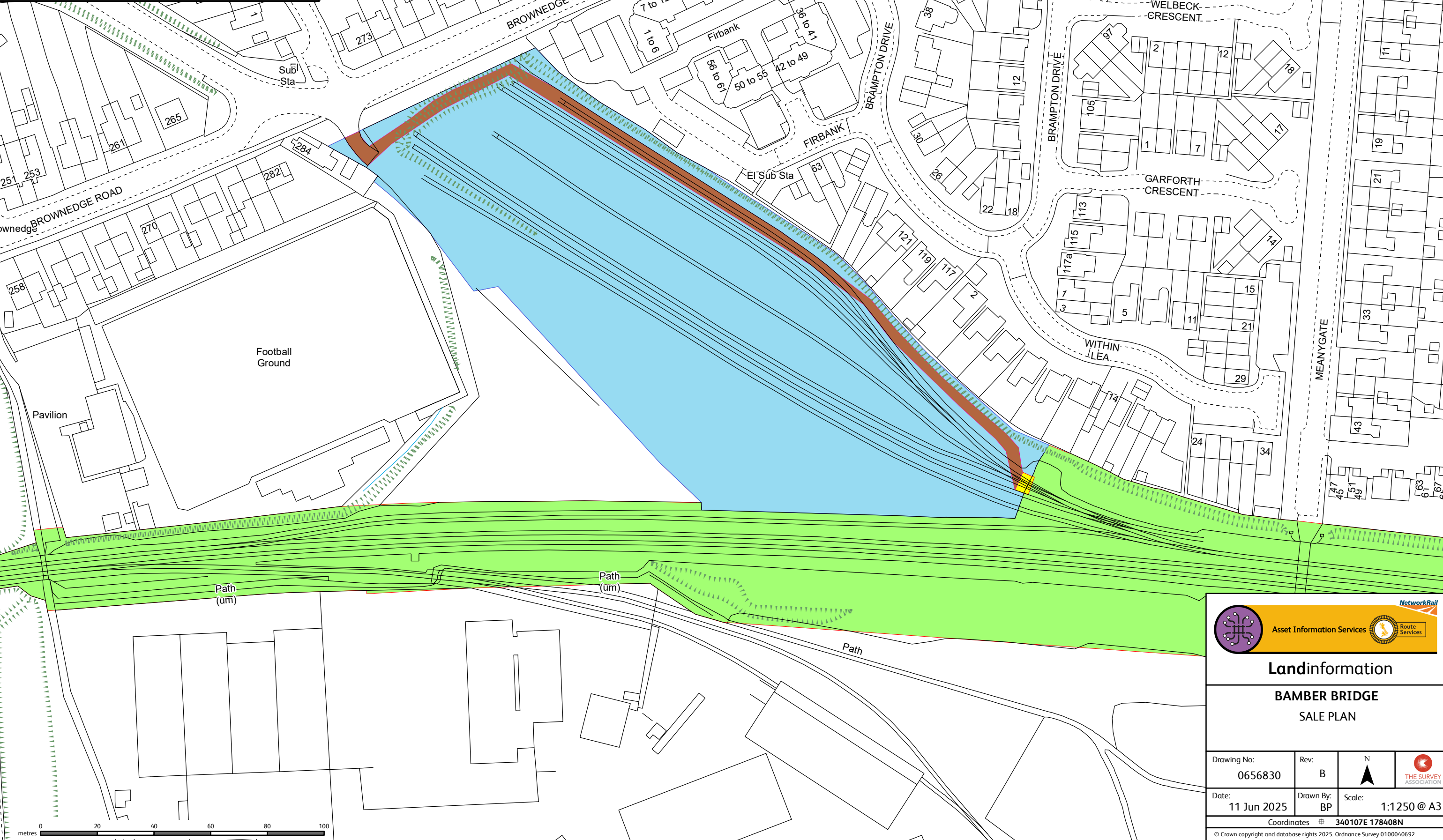
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Indicative Right of Access

Retained Vehicle Access Point

Sale

Freehold Ownership



Asset Information Services

Route Services

Landinformation

BAMBER BRIDGE

SALE PLAN

Drawing No: 0656830	Rev: B	N 	
Date: 11 Jun 2025	Drawn By: BP	Scale: 1:1250 @ A3	
Coordinates 340107E 178408N			
© Crown copyright and database rights 2025. Ordnance Survey 0100040692			

APPENDIX 5 – Photographs





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: 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 consulted and 32 replies. The non reply was from Network Rail Media Relations. Given the nature and location of this disposal, the lack of response is not considered to be material.

Northern Rail originally lodged an objection citing that this land could potentially be suitable for the future stabling of trains. On the basis that the site has been through a Network Change to disconnect the sidings from the network and previous rail related schemes have been unsuccessful on this site, Northern agreed to remove their objection.

In Network Rail's opinion, there does not appear to be anything in the responses that should prevent consent to the disposal being granted.

There are no unresolved 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	14/05/2025	Nil Comments See Annex 1	
2	Arriva Trains Cross Country		Y	05/05/2025	No Comment See Annex 1	
3	Transport for Wales formally Arriva Trains Wales		Y Y	13/05/2025 15/05/2025	No Comments See Annex 1 No Comments or Objections See Annex 1	
4	Chiltern Railway Company Ltd		Y	07/05/2025	No Comment See Annex 1	
5	East Midlands Trains Limited		Y	20/05/2025	No Comment or Objection See Annex 1	
6	Eurostar International Ltd		Y	01/05/2025	No Comment See Annex 1	
7	Great Western Railway		Y	13/05/2025	No Objection See Annex 1	

8	Grand Central Railway Company Ltd		Y	19/05/2025	No Comments See Annex 1	
9	London & South Eastern Railway Limited (Southeastern)		Y	02/05/2025	No Comments See Annex 1	
10	Merseyrail Electrics 2002 Ltd		Y	02/05/2025	No Objections See Annex 1	
11	MTR Crossrail		Y	01/05/2025	No Objections See Annex 1	
12	Northern Rail Limited		Y	08/05/2025	Objection removed and No further Comment See Comments in Annex 1	
13	Transpennine Express		Y	29/05/2025	No Comment See Annex 1	
14	LNER (London North Eastern Railway (Virgin Trains East Coast)		Y	02/05/2025	No Objection See Annex 1	
15	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	22/05/2025	No Comment See Annex 1	

16	West Midlands Trains Limited (formerly London Midland Limited) London North Western Railway		Y	02/06/2025	No Issues to Raise See Annex 1	
17	Transport UK		Y	02/05/2025	No Comments See Annex 1	
18	COLAS Rail		Y	02/05/2025	No Comments See Annex 1	
19	Nuclear Transport Solutions (formally Direct Rail Services Limited)		Y	02/05/2025	No Comments See Annex 1	
20	DB Cargo UK Ltd (Formerly DB Schenker)		Y	09/05/2025	No Objection See Annex 1	
21	Logistics UK (formerly Freight Transport Association)		Y	13/05/2025	No Objection See Annex 1	
22	Freightliner Limited		Y	21/05/2025	No Comment See Annex 1	
23	GB Railfreight Limited		Y	03/05/2025	No Issues from GBRf See Annex 1	
24	Rail Freight Group		Y	02/05/2025	Ok with RFG See Annex 1	
25	West Coast Railway Company		Y	13/05/2025	No Comments See Annex 1	
26	W.H. Malcoln		Y	28/05/2025	No Objection See Comments in Annex 1	

27	Association of Community Rail Partnerships		Y	21/05/2025	No Objections See Annex 1	
28	British Transport Police		Y	23/05/2025	No Objection See Comments in Annex 1	
29	High Speed Two (HS2) Ltd		Y	08/05/2025	No Comments See Annex 1	
30	Transport Focus (formerly Passenger Focus)		Y	04/07/2025	No Comment See Annex 1	
31	Network Rail Media Relations					Automatic replies received 01/05/25, 13/05/25, 21/05/25, 27/05/25, 28/05/25 & 29/05/25
32	South Ribble Borough Council		Y	28/05/2025	No Comments See Comments in Annex 1	
33	Lancashire County Council		Y	29/05/2025	No Comment 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].]

Annex 1**1 Department for Transport****From:****Sent:** Wednesday, May 14, 2025 10:30 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Morning

I confirm Nil comments from the relevant DFT Rail team.

Many thanks.

Cheers

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

2 Arriva Trains Cross Country**From:****Sent:** Monday, May 5, 2025 12:13 PM**To:****Subject:** RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Mobile:

Address: 5th Floor | Multistory | 18 The Priory Queensway | Birmingham | B4 6BS



3 Transport for Wales formally Arriva Trains Wales

From:

Sent: Thursday, May 15, 2025 7:37 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Morning

TfW have no comments or objections for the Proposal.

Kind Regards,

Noddwr Prosiect Cynorthwyol | Assistant Project Sponsor

Trafnidiaeth Cymru | Transport for Wales

Floor 4, 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH



TRAFNIDIAETH CYMRU
TRANSPORT FOR WALES

Cwmni Cyfyngedig drwy Warrant. Cofrestrwyd yng Nghymru. Rhif Cwmni 09476013. Cyfeiriad Swyddfa Gofrestredig: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

A Company Limited by Guarantee. Registered in Wales. Company No. 09476013. Registered Office Address: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

CYFUNO



From:

Sent: Tuesday, May 13, 2025 3:09 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndeg Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

No comments as not a location to which TfW Rail runs.

Rheolwr Portffolio | Portfolio Manager

Trafnidiaeth Cymru | Transport for Wales

3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH



Cwmni Cyfyngedig drwy Warrant. Cofrestrwyd yng Nghymru. Rhif Cwmni 09476013. Cyfeiriad Swyddfa Gofrestredig: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH
A Company Limited by Guarantee. Registered in Wales. Company No. 09476013. Registered Office Address: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

4 Chiltern Railway Company Ltd

From:

Sent: Wednesday, May 7, 2025 9:42 AM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

No comment.

Regards

Business Plan Delivery Lead

Chiltern Railways

Station Road,

Banbury, Oxfordshire,

OX15 5AB

5 East Midlands Trains Limited

From:

Sent: Tuesday, May 20, 2025 12:26 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Good afternoon XXX

As EMR do not operate in this area we have no comment or objection to make regarding the Land Disposal of Land off Browndedge Road, Bamber Bridge.

Many thanks.

Kind regards

Regulatory Contracts and Access Manager

Locomotive House,
Locomotive Way,
Pride Park,
Derby,
DE24 8PU
www.eastmidlandsrailway.co.uk



6 Eurostar International Ltd

From:

Sent: Thursday, May 1, 2025 4:10 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

No comment from Eurostar,

Thanks

PA to Chairman, General Secretary & Chief Communications Officer

Eurostar, Floor 6, Kings Place, 90 York Way, London N19AG, UK



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

7 Great Western Railway

From:

Sent: Tuesday, May 13, 2025 3:16 PM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hello

We have no objection.

Thank you for the reminder. Helpful as I had indeed missed it.

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.

8 Grand Central Railway Company Ltd

From:

Sent: Monday, May 19, 2025 10:55 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

No comments from Grand Central.

Thanks

9 London & South Eastern Railway Limited (Southeastern)

From:

Sent: Friday, May 2, 2025 10:19 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

10 Merseyrail Electrics 2002 Ltd

From:

Sent: Friday, May 2, 2025 8:46 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Good Morning

Thank you for your email.

We have no objections to this.

Many Thanks

11 MTR Crossrail

From:

Sent: Thursday, May 1, 2025 4:33 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

We have no objections

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtrElizabeth line | 

12 Northern Rail Limited

Sent: Tuesday, May 20, 2025 4:48 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear

Many thanks for confirming.

Kind regards

Senior Surveyor
Network Rail Group Property (North West & Central)



From:

Sent: Tuesday, May 20, 2025 3:53 PM

To:

Cc:

Subject: FW: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear and

After some internal discussions Northern has decided to remove its objection to this land disposal. At this stage we have no further comments to make.

Thanks

Year In Industry

northernrailway.co.uk



From:

Sent: Monday, May 19, 2025 12:11 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear

Thank you for your email response to the LC17 land disposal at Bamber Bridge.

This site has been identified for disposal as it has been unused for approximately 30 years and remains an ongoing liability to Network Rail with numerous reports of trespassing and fly tipping. The surrounding land at Bamber Bridge is primarily residential and the Network Rail site has been allocated within South Ribble Council's Local Plan for residential development for a number of years.

Network Rail has attempted to use this land for railway purposes in the past. The land was designated as a Strategic Freight Site but despite numerous attempts over the past 15 years by the rail freight industry to bring forward a rail served scheme there, it was unable to do so as it conflicted with South Ribble Council's planning policy and as such planning permission was refused. For that reason, the rail freight industry agreed to remove the site from its Strategic Freight site designation which protects land for rail freight type use. It is expected that any other similar rail type schemes that require planning permission will also be refused.

A Network Change was issued for External Consultation on 9 December 2021, and established on 10 January 2022 to remove Bamber Bridge Sidings. Please see attached documentation along with Northern's consultation response to the Network Change.

On this basis, we do not feel that this land should be retained for railway purposes. If you would like to discuss this matter further or require any more information, please do not hesitate to contact me.

Kind regards



Senior Surveyor
Network Rail Group Property (North West & Central)



1st Floor, Boskerville House
Centenary Square
Broad Street
BIRMINGHAM
B1 2ND
West Midlands

T: [REDACTED]
E: [REDACTED]

By email only.
See distribution list.

9th December 2021

Our Ref: NC/G1/2021/NWC/850 – *External Consultation*

Dear Consultee

Proposed G1 Network Change: Bamber Bridge Engineers Holding Sidings
Location: FHR3/BBS, LOR - NW7009, Seq - 002

This Network Change notice is issued in accordance with Condition G1.1 of the Network Code and constitutes a formal proposal for a Network Change under that Condition.

Network Rail wishes to implement the Network Change described above and is required under Condition G1 to give notice of its proposal to the parties shown on the attached distribution list. Condition G2 allows all affected train operators to consider the scheme and bring to Network Rail's attention any matters that concern them regarding the change. Train Operators may also assess the impact of the proposed change on their business and inform Network Rail what the direct costs and benefits of implementing the change are likely to be (if any).

Train Operators are asked to note that, as from 1 April 2009, any direct costs that arise from the consequence of any Restriction of Use associated with the implementation of this proposed Network Change, will be compensated under Schedule 4 of your Track Access Contract and will not form any part of any claim that you may make in accordance with Condition G2.2. This is because of the new compensation regime which formally came into effect on 1 April 2009.

This Network Change notice outlines Network Rail's proposal to *sell land for residential development to meet targets set for Network Rail by Government*. A detailed specification of the scheme is set out in Appendix A to this letter and includes a plan showing where the work is to be done and the parts of the Network and associated railway assets likely to be affected. Network Rail is proposing the change because as detailed in Appendix A.

In accordance with Condition G1.2(d), Network Rail is seeking comments from you and the persons listed in the attached distribution list to establish whether or not you are content for the change to be implemented. We invite you to consider the proposed scheme and forward your comments to us by **17.00hrs, 10th January 2022**. If a formal response is not received by this date, it will be deemed that you accept the proposal without compensation.

Please respond using the standard form (b), (c), (d) or (e) as appropriate, each of which can be located on Network Rail's website. Wherever practically possible, please send all responses electronically to [REDACTED]. Please also send a signed hard copy of your response to the above address.

Respondents should clearly indicate if they consider that all or part of their response is "sensitive information" as defined in Part A of the Network Code.

Standard Form (a) – G1 Network Change notice

Please let me know if you require any further details to enable you to respond formally to this notice.

I look forward to receiving your response to enable the progression of this proposal.

Yours faithfully



Network Change Co-ordinator, North West & Central Region

Appendix A

Reasons for proposed change

The proposal is to sell land for residential development to meet targets set for Network Rail by government (off Brownedge Road, Bomber Bridge, PR5 6UU) on the Bomber Bridge Engineers Holding Siding (BBS) that are currently out of use (this has been the case for circa 20 years or more).

This will permanently remove the BBS sidings from the network and enable housing development on the site. This will enable the local authority to meet their housing needs as well as potential new passengers for existing train services. It will also provide revenue in line with Network Rail's board aspirations to sell off surplus land and reduce the debt.

The asset was last used over 20 years ago. This will formalise the position of what is currently on the ground. The present sidings are fenced off with mature vegetation growing on the site.

This will have no impact on the train services as there are no booked services nor any anticipated services to the sidings. Significant work would be needed to bring the site up to a suitable standard for acceptance of services.

A License Condition 7 (LC7) has been conducted with 2 queries satisfactorily closed out. This has been submitted to the ORR. The site will be sold with all relevant recoveries and operational issues addressed as applicable. It is not expected that interlocking will be affected as the points in the sidings are used under local control and a ground frame to allow access to the sidings.

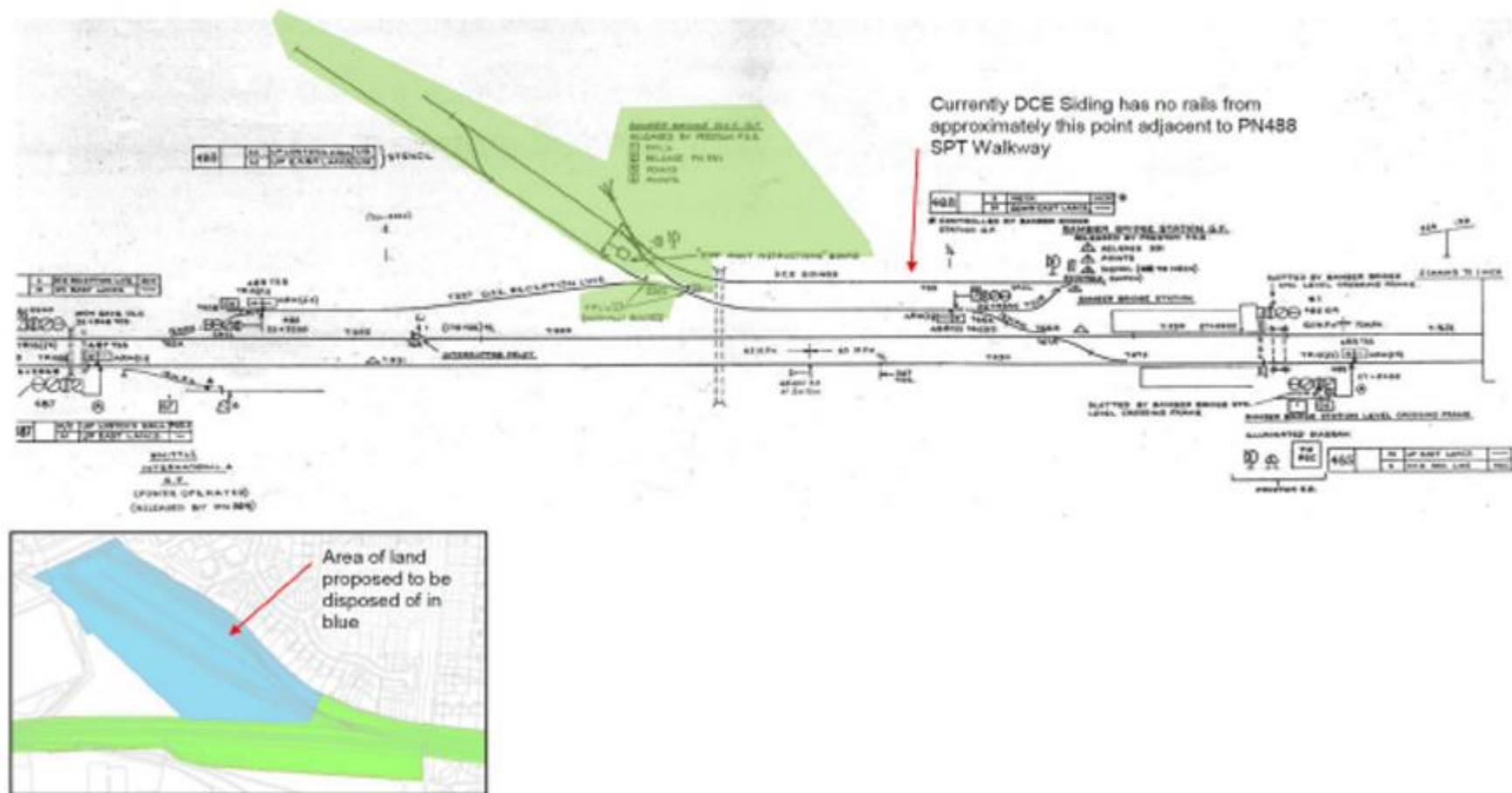
A signed Signalling Scheme is included as an attachment with this proposal.

Sectional Appendix Extract

LOR	Seq.	Line of Route Description	ELR	Route	Last Updated
NW7009	002	Farington Curve Jn. to Hall Royd Jn. (East Lancs lines)	FHR3	LNW North	28/05/2016
Location		Mileage M Ch	Running lines & speed restrictions		Signalling & Remarks
LOSTOCK HALL		1 20			<p>TCB Pres'n SB (PN) </p> <p>Platform Lengths: Lostock Hall Up: 80m (261 yards) Down: 80m (261 yards)</p> <p>① Applies to passenger trains only ② Applies to all other trains</p>
Lostock Hall Jn		1 42			
		1 46 ▲			
White International GP		1 70			
		1 73			
		2 15 ▲			
Bamber Bridge Stn GP		2 24			
		2 25			

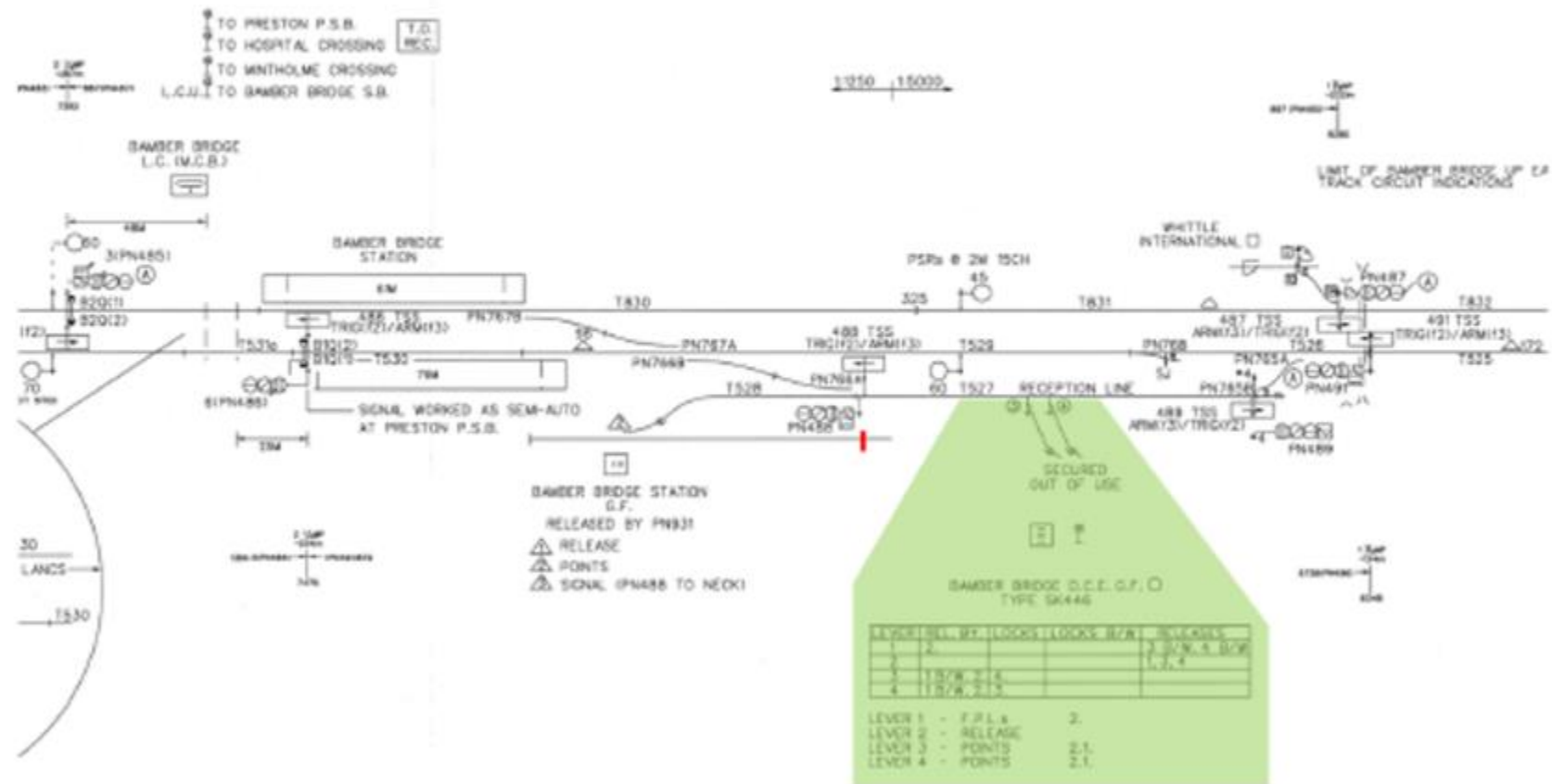


Extracts of Signalling Plan Preston Control Area Farington Junction Interlocking PFA/02/2 of 2 Version Pt1 Barcode WCRM035035





Extracts of Signalling Plan Bamber Bridge Signal Box BBS/2 Version AL1





Timetable Planning Rules

N/A.

Industry Wide Business Justification

1. Option	2. Brief description	3. Impact on stakeholders' business & operations	4. GRIP stage at which option discarded	5. Indicative net present cost & benefits	6. Reason for option rejection
Network Change proposal	Removal of the sidings	None anticipated	N/A	£900K-£1.1m	N/A-----
Maintain status quo	Do nothing	None	N/A	N/A	Sidings are unusable and vegetation will increase. It will likely attract vandals if left unchecked

Proposed timescales

There will be no possessions required and no operational impact is anticipated from the land sale.

Costs and Compensation

Compensation will be paid in line with Part G of the Network Code.

Additional terms and conditions

Once this Network Change has become an established Network Change (as defined in Part G of the Network Code), Network Rail may, if it wishes to make any modification to the terms or conditions (including as to the specification of the works to be done, their timing, the manner of their implementation, the costs to be incurred and their sharing, and the division of risk) on which the change was established, use the following variation procedure:

Network Rail shall ensure the specific variation (or variations) is formally communicated to all parties to this notice (the original consultation notice) for consideration. The parties to the consultation shall consider and respond to the variation (or variations) in accordance with the procedures set out in Conditions G1 and G2 allowing for the changes in detail that must follow as a result of the procedure applying only to the proposed variation. It shall not be necessary for Network Rail to re-issue the entire Network Change notice for consultation.

Distribution List

Name	Organisation	Role
	DC Rail	
	Network Rail	Signalling Review & Risk Engineer
	AB Ports	
	Network Rail	On Time Railway Performance Coordinator
	Transport for Wales	
	DC Rail (Planning Mail Box)	Head of Service Delivery
	Network Rail	Project Operations Interface Specialist
	Network Rail	Senior Engineer (Gauging)
	DC Rail	Head of Safety & Engineering
	Scot Rail	
	Northern Railway	Track Access Manager
	Avanti West Coast	Commercial Ops Compensation
	Network Rail	Freight Access Coordinator
	Network Rail	Customer Account Manager for Merseyrail
	Department of Transport	
	Network Rail	Principal Renewals Engineer Signalling - Regional Team
	Transport Scotland	
	Network Rail	Infrastructure Delivery Manager
	Alliance Rail	
	Network Rail	Timetable Production Manager
	Network Rail	Principal Programme Sponsor
	Network Rail	DEAM Enhancement & Renewal Engineering team
	Colas Rail	Head of Operations and Standards
	Peel Ports	
	Network Rail	Performance Improvement Manager
	Merseyrail	-
	WCR	Operations Manager for West Coast Railways
	Network Rail	Operational Planning Team Leader NW&C STP
	Welsh Government	Rail Team Officer, Welsh Government
	Network Rail	Principal Fleet Engineering Manager
	Balfour Beatty	james.taylor@balfourbeatty.com
	SLC Operations	
	Chiltern	Head of Train Planning, Chiltern Railways
	Loram UK	
	Colas Rail	Operations and Standards Clerical Assistant- Rail Services
	Network Rail	Route Freight Manager (NW&C)
	TFW Rail	Network Access Strategy Manager
	First TransPennine Express	Head of Commercial Contracts
	GWRR	Track Access Manager
	Network Rail	Performance Improvement Coordinator
	Network Rail	Project Operations Interface Manager
	Network Rail	Principal Route Engineer – Permanent Way
	Network Rail	Operation Planning Project Manager
	Geldord Consulting	Consultant
	Network Rail	Senior Sponsor
	Network Rail	Signal Sighting Engineer
	Network Rail	Principal Engineer (Track), North West & Central Region
	Serco	Operations Manager, Caledonian Sleeper
	Network Rail	Regional Performance Improvement Manager (On-Time Railway)
	Network Rail	Senior Sponsor
	Network Rail	Customer Relationships Executive - Freight Team
	GT Railway	Track Access Contracts Manager
	Network Rail	Operations Manager
	Network Rail	Project Operations Interface Specialist, West Coast South
	Network Rail	Senior Renewals & Enhancement Engineer
	Network Rail	Senior Route Freight Manager
	Liverpool City Combined Authority	Rail Development Manager

	Hanson Hall Rail Services	
	Network Rail	Signal Sighting Engineer
	Network Rail	Principal Discipline Expert (CD)
	Transport for the North	
	Network Rail	Freight Business Development Manager
	DB Cargo Mailbox	
	DC Rail	Adam Groinger Head of Service Delivery
	Network Rail	
	Network Rail	Regional Engineer (E&P)
	Network Rail	Project Manager
	Department of Transport	Commercial Manager NTL Contract Team
	GB Railfreight Ltd	Head of Strategic Access Planning
	NTS Global	joanne.purvis@ntsglobaluk
	Network Rail	Principal Engineer
	Network Rail	Performance Improvement Co-ordinator
	Network Rail	Programme Controls Manager Sponsorship
	Network Rail	Operational Planning Specialist
	Network Rail	Infrastructure Director
	Network Rail	Senior Strategic Planner – Chilterns & East West Rail
	Network Rail	Senior Strategic Planner
	TransPenine Express	Commercial Contracts Manager
	Network Rail	
	Network Rail	Project Manager Change
	Network Rail	Infrastructure Maintenance Delivery Manager
	Network Rail	Freight Access Coordinator
	PD Ports	
	Network Rail	Operational Planning Development Specialist
	Avanti West Coast	Head of Network Development & Planning Operations Strategy
	Network Rail	Customer Relationship Executive (Freight)
	SCS Railways (Legge Infrastructure Services)	
	Network Rail	Principal Route Engineer E&P (North West)
	Rail Ops Group Ltd	Head of Policy & Access
	Avanti West Coast	Executive Director of Operations
	Network Rail	Planning Specialist (Track Treatment)
	Network Rail	Signalling Review & Risk Engineer
	Horsco Rail	
	Horsco Rail	
	Network Rail	Surveyor Freight
	Network Rail	Timetable Planning Rules Specialist
	TransPenine Express	Commercial Contracts Manager
	Network Rail	Signalling Schemes Specialist
	Colas Rail	Fleet Standards Engineer
	Network Rail	Customer Relationships Executive (Charters)
	Welsh Government	Rail Project Manager
	Network Rail	Project Operations Interface Specialist
	West Coast Railways	
	GB Railfreight Ltd	
	Transport for Wales	
	Colas Rail	Policy & Performance Manager
	Amy Group Services	
	Network Rail	Section Planner
	Network Rail	Project Manager (Change)
	Network Rail	Customer Relationship Executive, Freight
	Network Rail	Project Interface Co-ordinator
	Network Rail	Strategic Planner
	Network Rail	NW&C Regional Head of Performance
	Network Rail	Performance and Customer Relationship
	Colas Rail	IM Planner Analyst
	Network Rail	On-Time Railway Performance Improvement Co-Ordinator
	East Midlands Railways	Network Development Manager
	Network Rail	Head of Route Business Development



[Redacted]
 Network Rail
 1st Floor
 Baskerville House
 2 Centenary Square
 Broad Street
 Birmingham
 B1 2ND

Northern Trains Limited
 4th Floor
 Northern House
 7-9 Rougier St
 York
 YO1 6HZ

Network Rail reference: NC/G1/2021/NWC/850

(By email only)

5th January 2022

**Northern Trains Limited (NTL) formal response to the G1 Network Change:
 NC/G1/2021/NWC/850 Bamber Bridge Engineers Holding Sidings Location: FHR3/BBS,
 LOR - NW7009**

With reference to the Network Change notice issued by Network Rail on 9th December 2021, in relation to the proposal for the removal of the Bamber Bridge Engineers Holding Sidings, this letter constitutes Northern Trains Limited's (NTL) formal response under Condition G2 of the Network Code.

Although NTL are supportive of the Network Change proposal, we do have the following comments:

- NTL has concerns regarding the change of land use from industrial and disused railway land to residential. NTL is concerned that there could be an increased risk of noise pollution issues and complaints from lineside neighbours, that could have the potential to change the method of operation. NTL have been in receipt of complaints from lineside neighbours in other areas which have led to a requirement to reduce noise by adjusting acceleration curves from station stops or reducing line speed.
- NTL is also concerned that the change in usage could increase the risk of flooding in the area. As the site is currently brown field, increasing the quantity of impermeable surfaces may increase the risks of flooding on railway infrastructure.
- NTL requests that consideration be given to removing the point work going into the sidings and the loop be converted for passenger use allowing passing moves to be diagrammed between Farrington and Blackburn.



Noting these concerns and comments, NTL accepts the proposed Network Change. NTL considers that it should be entitled to compensation from Network Rail for any consequences of the implementation of the change in accordance with the compensation terms proposed under Condition G2.1.1 (C). Once this is known, NTL will share this information with Network Rail.

If you require any further information, please do not hesitate to contact me.

Yours Sincerely

A large black rectangular redaction box covering the signature of the Track Access Manager.

Track Access Manager

From:

Sent: Friday, May 9, 2025 2:12 PM

To:

Subject: FW: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

Please see below objection. Also copy me in on any response.

Thanks



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – 27th – 30th May 2025

From:

Sent: Friday, May 9, 2025 1:29 PM

To:

Cc:

Subject: FW: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear

As it currently stands Northern would like to **object** to this land disposal. This is because the land is currently still connected to the rail network and Northern believe it would be foolish to dispose of the land given its potential usefulness as a stabling location to provide operational flexibility. Having sufficient stabling

locations is of upmost importance especially considering Northern's aspirations for passenger journey growth and upcoming projects including new rolling stock and rail electrification/enhancement projects.

Please let me know next steps.

Thanks

13 Transpennine Express

From:

Sent: Thursday, May 29, 2025 12:53 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TOMORROW - Thursday, 29th May 2025

Hi

TPE has no concerns or comments regarding this proposal .

Thanks,

14 LNER (London North Eastern Railway (Virgin Trains East Coast))

From:

Sent: Friday, May 2, 2025 12:10 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

I can confirm LNER has no objection to this proposed disposal.

Thanks,



Head Of Property
West Offices, Station Rise, York, YO1 6GA

15 Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development

From:

Sent: Thursday, May 22, 2025 8:42 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Good morning,

No comment from Avanti West Coast.

Many thanks



Network Planner & Track Access
Victoria Square House, Victoria Square, Birmingham, B2 4DN

16 West Midlands Trains Limited (formerly London Midland Limited) London North Western Railway

From:

Sent: Monday, June 2, 2025 1:14 PM

To:

Subject: RE: Land Disposal Consultation - Land off Brownedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

Thanks for the email, WMT have no issues to raise for this consultation.

Kind Regards,

Network Access Manager



PROUD • PASSIONATE • HONEST • PROACTIVE



17 Transport UK

From:

Sent: Friday, May 2, 2025 7:27 AM

To:

Subject: Re: Land Disposal Consultation - Land off Brownedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Morning

No Comment from TUK.

Best regards

Head of Operations & Customers
Transport UK Group



www.transport-uk.com



1st Floor, 58 Robertson Street, Glasgow, G2 8DU



18 COLAS Rail

From:

Sent: Friday, May 2, 2025 9:55 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

– no comments.

KR,



Head of Property

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom
www.colasrail.co.uk

19 Nuclear Transport Solutions (formally Direct Rail Services Limited)

From:

Sent: Friday, May 2, 2025 11:49 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager
Nuclear Transport Solutions



www.nucleartransportsolutions.com
www.directrailservices.com

At NTS we work flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours.

20 DB Cargo UK Ltd (Formerly DB Schenker)

From:

Sent: Friday, May 9, 2025 3:19 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

DB Cargo has no objection to this proposed land disposal as described.

Kind Regards,

Access and Rail Network Advisor



Cargo

DB Cargo (UK) Limited, Lakeside Business Park, Carolina Way, Doncaster, DN4 5PN

Web: www.uk.dbcargo.com

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

21 Logistics UK (formerly Freight Transport Association)

From:

Sent: Tuesday, May 13, 2025 4:03 PM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

Logistics UK has no objection to the proposed land disposal.

Best,

**Senior Policy Advisor
Logistics UK**

www.logistics.org.uk

LOGISTICS UK



Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately and return the original message to us at info@logistics.org.uk. Please note that Logistics UK is able to, and reserves the right to, monitor email communications passing through its network.

Logistics UK is a trading name of Freight Transport Association. Registered Office: Hermes House, St John's Road, Tunbridge Wells, Kent TN4 9UZ. Registered in England Number 391957.

22 Freightliner Limited

From:

Sent: Wednesday, May 21, 2025 3:04 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

Thanks memory jogged!

Freightliner has no comment to make in respect of this proposed disposal.

Thanks.

From:

Sent: 21 May 2025 14:42

To:

Cc:

Subject: RE: Land Disposal Consultation - Land off Browndge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

has forwarded your query to me. The surrounding land at Bamber Bridge is primarily residential and the Network Rail site has been allocated within South Ribble Council's Local Plan for residential development for a number of years.

Network Rail has attempted to use this land for railway purposes in the past. The land was designated as a Strategic Freight Site but despite numerous attempts over the past 15 years by the rail freight industry to bring forward a rail served scheme there, it was unable to do so as it conflicted with South Ribble Council's planning policy and as such planning permission was refused. For that reason, the rail freight industry agreed to remove the site from its Strategic Freight site designation which protects land for rail freight type use. It is expected that any other similar rail type schemes that require planning permission will also be refused.

A Network Change was issued for External Consultation on 9 December 2021, and established on 10 January 2022 to remove Bamber Bridge Sidings.

Please let me know if you need anymore information.

Kind regards



Senior Surveyor
Network Rail Group Property (North West & Central)

From:

Sent: Wednesday, May 21, 2025 2:23 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Hi

I think I recall there was a good reason this site was not suitable for freight development – can you remind me what it is / was as on paper it looks ideal?

KR

Group Property Director
Freightliner Group Limited

23 GB Railfreight Limited

From:

Sent: Saturday, May 3, 2025 8:29 AM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

No issues from GBRf.

Regards,

Head of Strategic Access Planning

5th Floor, 62-64 Cornhill, | London | EC3V 3NH

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 5th Floor, 62-64 Cornhill, London, EC3V 3NH

24 Rail Freight Group

From:

Sent: Friday, May 2, 2025 3:47 PM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.



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Rail Freight Group
7 Bury Place
London
WC1A 2LA

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

25 West Coast Railway Company

From:

Sent: Tuesday, May 13, 2025 4:04 PM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

no comments

WCR

E [XXXXX](#)

26 W.H. Malcolm

From:

Sent: Wednesday, May 28, 2025 8:21 AM

To:

Subject: RE: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Thankyou for the opportunity to comment.

I am aware a planning application for rail freight development of the site was rejected by the local authority in the 1990s.

It is apparent the site requires significant capital investment to make it suitable for rail freight development. Network Rail has a long standing position that private sector rail freight property leases (even in the case of multi million pound capital investment) are subject to termination provisions (without compensation for lost capital investment) including –

- Immediate effect if 90 days without commercial rail freight service calling
- Immediate effect if no contract in place with a FOC for a period of at least 6 months
- 6 months if required for any purpose in connection with Network Rail undertaking
- 6 months for redevelopment purposes
- 28 days if required to facilitate repairs elsewhere

Network Rail states these termination provisions are ORR licence condition requirements.

Given the level of capital investment required to make the site suitable for rail freight use and the high risk of losing all capital investment without compensation the site is of no interest.

No objections to the proposed disposal.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, Lanarkshire ML1 5RY

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

27 Association of Community Rail Partnerships

From:

Sent: Wednesday, May 21, 2025 3:31 PM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear

We have no objections from Community Rail Network to this disposal.

Kind regards

Regions support manager | Community Rail Network



Web: communityrail.org.uk

Follow us on: [Facebook](#), [Instagram](#), [LinkedIn](#), [Bluesky](#), [X](#) and [TikTok](#).

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



I'm sending this at a time that suits me; I don't expect a response outside your normal working hours.



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:

Sent: Friday, May 23, 2025 12:16 PM

To:

Cc:

Subject: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Good Afternoon

Thank you for the opportunity to comment on the proposed sale of land, having looked at the details we would have no objections at this time.

If crime prevention design advice is required with the land potentially becoming a residential area, we would ask that you liaise with us accordingly and we would be more than happy to assist.

Our Designing Out Crime Office reference is DOCU-2025-1075

Kind Regards,
Designing Out Crime Officer

British Transport Police, Peninsula, 2 Cheetham Hill Road, Manchester, M4 4FB

www.btp.police.uk



29 High Speed Two (HS2) Ltd

From:

Sent: Thursday, May 8, 2025 2:05 PM

To:

Subject: RE: [EXTERNAL] Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Thursday, 29th May 2025

Dear

Thank you for consulting HS2 Ltd on this matter, we have no comments to make.

Kind regards,

Safeguarding Planning Manager, Railway Directorate | HS2 Ltd

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

30 Transport Focus (formerly Passenger Focus)

From:

Sent: Friday, July 4, 2025 4:06 PM

To:

Subject: Re: Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - Friday, 18th July 2025

Hi

Thanks - no comment from us on this one.

Best regards

Rail technical advisor

Transport Focus

The independent transport user watchdog

Follow us on X, formerly known as Twitter [@transportfocus](https://twitter.com/transportfocus) – our chief executive tweets You can also call our contact centre on (open 8am - 8pm Monday - Friday and 8am - 4pm at weekends) or via www.transportfocus.org.uk/contact.

30 Network Rail Media Relations**NO RESPONSE**

31 South Ribble Borough Council

From:

Sent: Wednesday, May 28, 2025 1:05 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TOMORROW - Thursday, 29th May 2025

Hi

No comments to make on this – disposal of the land is a matter for Network Rail.

As you are aware, the site is allocated in the current (and emerging) Local Plan(s) for residential development.

Senior Planning Officer (Policy)



southribble.gov.uk



32 Lancashire County Council

From:

Sent: Tuesday, June 3, 2025 10:44 AM

To:

Cc:

Subject: RE: URGENT TODAY - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TODAY - Thursday, 29th May 2025

Hi

Thanks for your time just now confirming there are no objections from the Estates department at Lancashire County Council. If you require any more information at any point then please do not hesitate to contact me.

Kind regards



Senior Surveyor
Network Rail Group Property (North West & Central)

From:

Sent: Monday, June 2, 2025 10:01 AM

To:

Cc:

Subject: FW: URGENT TODAY - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TODAY - Thursday, 29th May 2025

Hi

I have just left you a voicemail. I will be around until 11am this morning if you would like to discuss the land at Bamber Bridge. I am available most of tomorrow if we don't manage to speak today.

Kind regards



Senior Surveyor
Network Rail Group Property (North West & Central)

From:

Sent: Thursday, May 29, 2025 5:04 PM

To:

Subject: FW: URGENT TODAY - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TODAY - Thursday, 29th May 2025

Hi

See below comments. Could you please give a call just to clarify a few points with him please. This is just to ensure he is happy with his response.

Thanks



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W: www.networkrail.co.uk/property

Advance Notice of Leave – 30th May 2025

From:

Sent: Thursday, May 29, 2025 4:59 PM

To:

Subject: RE: URGENT TODAY - Land Disposal Consultation - Land off Browndedge Road, Bamber Bridge, PR5 6UU - Closing Date - TODAY - Thursday, 29th May 2025

Hi, as per our discussion I have no comments from a general Estates point of view.

Happy to take a call.

Regards

Estates Manager

Estates

Lancashire County Council

W: www.lancashire.gov.uk

Annex 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Browndedge Road, near Bamber Bridge, by way of freehold disposal.

We attach a draft application form which together with the related plan(s), explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **Thursday, 29th May 2025**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully