

# CONSULTATION REPORT

relating to

## PROPOSED LAND DISPOSAL

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

Site location and description: Land off Station Road, Whitchurch, Shropshire, SY13 1RL

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

Summary of position regarding responses: 25 external stakeholders were consulted, and 25 responses were received, as per the list below. There were no objections.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	14/05/25	No Objection	
2	Arriva Trains Cross Country		Y	23/04/25	No Comment	
3	Chiltern Railway Company Limited		Y	23/05/25	No Comment	
4	Shropshire Council		Y	01/07/25	No Objection	
5	Eurostar International Limited		Y	23/04/25	No Comment	
6	Great Western Railway		Y	23/04/25	No Objection	

7	Grand Central Railway Company Limited		Y	08/05/25	No Comment	
8	London & South Eastern Railway Limited (Southeastern)		Y	23/04/25	No Comment	
9	Merseyrail Electrics 2002 Limited		Y	24/04/25	No Objection	
10	Northern Rail Limited		Y	23/04/25	No Comment	
11	Avanti West Coast		Y	20/05/25	No Comment	
12	COLAS Freight		Y	23/04/25	No Comment	
13	Direct Rail Services Limited		Y	24/04/25	No Comment	
14	DB Cargo UK Ltd (Formerly DB Schenker)		Y	24/04/25	No Objection	
15	Logistics UK		Y	23/04/25	No Objection	
16	Transport Focus		Y	02/05/25	No Comment	
17	GB Railfreight Limited		Y	23/04/25	No Objection	
18	GWRR / Freightliner Limited		Y	01/07/25	No Comment	
19	Rail Freight Group		Y	23/04/25	No Objection	
20	West Coast Railway		Y	19/05/25	No Comment	

	Company					
21	WH Malcolm		Y	23/04/25	No Comment	
22	Association of Community Rail Partnerships		Y	21/05/25	No Objection	
23	British Transport Police		Y	25/04/25	No Objection	
24	Transport for Wales		Y	24/04/25	No Objection	
25	Welsh Assembly Government		Y	23/05/25	No Objection	

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

A copy of the consultation request is given in Annex 2

**Annex 1****1. Department for Transport****From:****Sent:** Wednesday, May 14, 2025 9:03 AM**To:****Cc:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

OFFICIAL-FOR PUBLIC RELEASE

Good morning,

I can confirm that the relevant DFT rail team have no comments/objections to this land disposal.

Cheers

Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Services Group, Department for Transport, Department for Transport

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**2. Arriva Trains Cross Country****From:****Sent:** Wednesday, April 23, 2025 9:22 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

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

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**3. Chiltern Railway Company Limited****From:****Sent:** Friday, May 23, 2025 11:16 AM**To:****Subject:** RE: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

Chiltern Railways have no objections to the proposed land disposal off Station Road, Whitchurch, SY13 1RL as it is not within our operational boundaries and therefore has no material effect on Chiltern's business.

Chiltern Railways

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**4. Shropshire Council****From:****Sent:** Tuesday, July 1, 2025 11:27 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

I am sorry for the delay.

No objection.

Best regards,

Senior Estates Surveyor

Property and Development

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**5. Eurostar International Limited****From:****Sent:** Wednesday, April 23, 2025 9:40 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

No comment from Eurostar,

Thanks

PA to Chairman, General Secretary & Chief Communications Officer

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

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**6. Great Western Railway****From:****Sent:** Wednesday, April 23, 2025 9:33 AM**To:****Subject:** Re: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

We have no objection thank you,

Network Access Manager | Great Western Railway

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**7. Grand Central Railway Company Limited****From:****Sent:** Thursday, May 8, 2025 8:54 PM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi

Grand Central have no comments.

Regards

Chief Operating Officer | Grand Central Rail

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**8. London & South Eastern Railway Limited (Southeastern)****From:****Sent:** Wednesday, April 23, 2025 11:58 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager



**9. Merseyrail Electrics 2002 Limited****From:****Sent:** Thursday, April 24, 2025 12:12 PM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Good Afternoon,

Thank you for your email.

We have no objections to this.

Many Thanks

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**10. Northern Rail Limited****From:****Sent:** Wednesday, April 23, 2025 5:11 PM**To:****Cc:****Subject:** FW: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Dear

As this land disposal is not located on Northern's network we would not like to make any further comments.

Thank you

**11. Avanti West Coast****From:****Sent:** Tuesday, May 20, 2025 10:37 AM**To:****Cc:****Subject:** RE: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi

As this off route for Avanti West Coast we have no comments to raise.

Many thanks



Network Planner &amp; Track Access

Victoria Square House, Victoria Square, Birmingham, B2 4DN

**12. COLAS Freight****From:****Sent:** Wednesday, April 23, 2025 11:01 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

– no comment.

KR,



Head of Property

Mob.

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**COLAS RAIL LTD**

3<sup>rd</sup> Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

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

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### 13. Direct Rail Services Limited

**From:**

**Sent:** Thursday, April 24, 2025 8:51 AM

**To:**

**Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager

Nuclear Transport Solutions

**14. DB Cargo UK Ltd (Formerly DB Schenker)****From:****Sent:** Thursday, April 24, 2025 10:48 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

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

Kind Regards,

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**15. Logistics UK (Formerly Freight Transport Association)****From:****Sent:** Wednesday, April 23, 2025 9:15 AM**To:****Subject:** Re: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

Logistics UK has no objection to the proposed land disposal.

Best,

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**16. Transport Focus****From:****Sent:** Friday, May 2, 2025 10:56 AM**To:****Subject:** Re: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi

Thanks, no comment from us on this one.

Best regards

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**17. GB Railfreight Limited**

**From:**

**Sent:** Wednesday, April 23, 2025 9:16 AM

**To:**

**Subject:** Re: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

No issues from GBRf.

Regards,

Head of Strategic Access Planning

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**18. GWRR / Freightliner Limited**

**From:**

**Sent:** Tuesday, July 1, 2025 2:55 PM

**To:**

**Subject:** RE: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

No comment from FL

**19. Rail Freight Group****From:****Sent:** Wednesday, April 23, 2025 10:30 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

OK with RFG

Director General

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**20. West Coast Railway Company****From:****Sent:** Monday, May 19, 2025 12:35 PM**To:****Subject:** Re: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

no comments

Best

WCR

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**21. WH Malcolm****From:****Sent:** Wednesday, April 23, 2025 9:24 AM**To:****Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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## 22. Association of Community Rail Partnerships

**From:**

**Sent:** Wednesday, May 21, 2025 4:36 PM

**To:**

**Subject:** Re: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Dear

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

Kind regards

Regions support manager | Community Rail Network

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## 23. British Transport Police

**From:**

**Sent:** Friday, April 25, 2025 9:42 AM

**To:**

**Cc:**

**Subject:** FW: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

I have reviewed the document and have no objections to the sale of this land.

One thing I would like to note, that if the proposed development get underway that we be consulted in some design out crime advice considering it will be so close to the railway.

*Kind Regards,*

Designing Out Crime Officer (Trainee)

British Transport Police, 3 Callaghan Square, Cardiff CF10 5BT

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## 24. Transport for Wales

**From:**

**Sent:** Thursday, April 24, 2025 9:55 AM

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Hi,

Many thanks. I have now fully re-familiarised myself with this, including the initial Station Change from 2022 which amended the Plan in the Station Annexes. Our response to that Station Change proposal is attached (NR Station Portfolio Surveyor to note).

We will need to ensure that the brown area (Network Rail's right of way) properly aligns with any remodelling of the entrance to the car park which I recall will be moved further back from the main road.

Also, just to note that in due course the station lease will need to be amended and we will expect an undertaking from Network Rail to cover our legal costs (which presumably Network Rail will recover from the property developer).

On this basis, TfWRL accepts this land disposal.

Regards,

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**25. Welsh Government**

**From:**

**Sent:** Friday, May 23, 2025 10:19 AM

**To:**

**Subject:** Re: CLOSING 23/05/25 Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Morning,

No objection from WG rail team

Best regards

## Annex 2

**From:****Sent:** Wednesday, April 23, 2025 9:10 AM**To:****Subject:** Consultation on proposed land disposal: Land off Station Road, Whitchurch, SY13 1RL

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Land off Station Road, Whitchurch, SY13 1RL by way of Freehold Sale, subject to grant planning permission for residential development to parcels of land to the north, to which the subject land will form access road to be adopted by the local highways authority. A right of way will be reserved to ensure future access to Whitchurch Railway Station post transfer.

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 **Friday 23<sup>rd</sup> 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 sincerely,



Development Surveyor

Property (Wales & Western)

Please be aware my normal working days are Monday to Thursday.

