

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 Disposal		
Rationale for disposal	<p>Proposed sale of land providing access from Station Road and adjoining the station car park. The site comprises the entrance from the highway to Whitchurch Railway Station and a strip of overgrown land adjoining the station lease area. Network Rail are selling the land to provide access to a proposed residential development to the north, which comprises a former British Rail Board site, generating funds for reinvestment into the railway and to improve Whitchurch Station. The disposal is subject to grant of detailed planning consent for residential development. Following redevelopment, the subject land used for the access road will be adopted by the local authority and full rights of access will be reserved by Network Rail.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance Technical Clearance	CR/61742 CR/61742	13/08/24 16/08/24
3. Site			
Description of property for disposal	<p>Rectangular shaped parcel of land located 50 metres west of Whitchurch Railway Station and accessed off Station Road, Whitchurch. The disposal land measures 894 square metres (0.221 acres) and comprises verge and bare land to Whitchurch Station Car Park.</p>		
Attached plans and photographs:	<p>Attached plans and photographs:</p> <p>Plan 1 – shows the sales area shaded blue, NR retained land shaded green and the Station Lease Area edged dark blue. Plan 2 – shows the land holdings within the developer's ownership for which the subject NR land provides access shaded orange. Plan 3 – shows the proposed Station Lease Area post disposal of the subject land with right of way reserved for NR shaded brown</p>		
Ordnance survey coordinates	<p>E:354940; N:341362</p> <p>ELR: SYC 13M 1005yds</p>		
4. Proposal			

Proposed party taking disposal	Jaith Limited and Calibre Land Limited, both of Spinney Hollow Heath Hill, Dawley, Telford, TF4 2JU
Proposed use / scheme	<p>The land is intended to be used for creating a new link from Station Road to serve land to the north of the station proposed for residential development.</p> <p>The site proposed for residential development is former railway land sold by British Rail Residuary Board (now managed by London and Continental Railways). Access to the site from the north via Black Park Road is not sufficient to serve the proposed development and hence the proposal involving Network Rail's land to create a link from Station Road to maintain the density of the scheme.</p> <p>Part of the site immediately adjoining the station car park comprises a former repair garage and access rights serving the garage exist across the station car park, although we understand that this business has now ceased trading and the building is vacant.</p> <p>Outline planning permission for residential development had previously been granted subject to signing of S106 agreements (under planning references 13/04105/OUT and 15/03751/OUT) but these have lapsed due to lack of progress at the time.</p> <p>As part of the scheme the developer will improve the access to the station from Station Road, which will be adopted by the Local Authority. The works will also include resurfacing of part of the station car park and a remodelling of the current layout, including extinguishing the requirement for access/reserved car parking for Station Motor Services. These changes may result in a net increase in passenger car parking spaces overall, however this is to be confirmed at a later stage as Network Rail are also pursuing a Access for All lift scheme at the station which will impact on the car park layout and the total number of spaces available to station users.</p>
Access arrangements to / from the disposal land	The disposal land benefits from access and egress from the Public highway known as Station Road.
Replacement rail facilities (if appropriate)	Not applicable as no rail facilities will be lost.
Anticipated rail benefits	<p>Whitchurch Railway Station will benefit from an improved access from Station Road and the scheme may increase total car parking spaces, subject to final design and the requirements of the proposed AfA lift scheme at the station.</p> <p>The extinguishment of the access rights across the station car park to Station Motor Services will also be of benefit as it will avoid conflict with station users.</p>

Anticipated non-rail benefits	The disposal will facilitate the redevelopment of a dormant site and bring forward housing as targeted by Government. Network Rail will also be provided with a share of the total sale price of the 3 rd party residential scheme as part of the commercial deal.
5. Timescales	
Comments on timescales	Sale to be progressed with contracts exchanged, subject to planning and regulatory consents being obtained, with freehold disposal anticipated early 2026/2027.
6. Railway Related Issues	
History of railway related use	The currently disused land adjoining the station car park used to provide access to the much larger site to the north of the station, which was retained by the British Railways Board (and then BRB (Residuary) Ltd as its successor) prior to being sold.
When last used for railway related purposes	Part of the land continues to be used to gain access to Whitchurch Railway Station. Full rights of access will be retained by Network Rail and the land will be adopted by the Local Highways Authority.
Any railway proposals affecting the site since that last relative use	None
Impact on current railway related proposals	None
Potential for future railway related use	No future railway use has been identified for the subject land. This was confirmed by The Senior Strategic Planner for Wales and Border Route by email dated 9th April 2025 'on the understanding NR would still be able to utilise access to the station car park as well as any future residential development, and that a car parking reconfiguration will take place which will also need to align with the Access For All (AFA) layout. Provided this is adhered to and maintenance is consulted throughout the process, I'm happy to confirm that I'm not aware of any other future use that would prevent the disposal of this land.'

Any closure or station change or network change related issues	The proposed disposal area adjoins the station lease although changes will be made to the access way to the station and a re-modelling of part of the station car park within the station lease. We have liaised with the Station Facility Owner (Transport for Wales) which issued an in-principle Station Change dated 10 May 2022. A formal Station Change proposal in conjunction with all relevant parties will be submitted if planning consent is granted, that is once there is certainty that the scheme is to go forward and NR will dispose of the land.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal of the land will have no effect on any railway related access as full rights of access will be retained and the land to be used as access road will be adopted by the local highways authority.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p> <p>All future works will be overseen by Network Rail Asset Protection team.</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>

Safety issues identified	<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>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"> • None <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>
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	The purpose of the proposed disposal is to provide a link from Station Road to land north of Whitchurch Railway Station. Outline planning permission for residential development had previously been granted subject to signing of S106 agreements (under planning references 13/04105/OUT and 15/03751/OUT) but these have lapsed.
Contamination / Environmental Issues (if applicable)	There is no contamination or environmental issues of which we are aware – NR internal business clearance process did not find any records of mining affecting the railway at this location or any landfill sites with 250 metres.
8. Internal Consultation	
Internal consultation	No future railway use has been identified for the subject land. This was confirmed by The Senior Strategic Planner for Wales and Border Route by email dated 9 th April 2025.
9. Local Authorities	
Names & Email Addresses:	Shropshire Council – (Area Manager – North & Central, Developing Highways)
Local Transport Authorities:	As above.

Other Relevant Local Authorities:	Not applicable.	
10. 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. 	
11. External Consultation		
Summary of position as regards external consultations	25 external stakeholders were consulted, and 25 responses were received, as per the list below. There were no objections.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There were no objections to resolve.	
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: Signed:	Proposer's job title: Development Surveyor Date: 02/07/25	

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Authorised by:	Authoriser's job title: Development Manager
Signed:	Date: 03/07/2025
Authorised by (name):	Authoriser's job title: W&W Property Director
Signed:	Date: 4/7/25