

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



24 September 2020

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

**Network licence Condition 17 (land disposal): Gloucester Road,
Cheltenham Spa station, Gloucestershire**

Decision

1. On 27 July 2020, Network Rail gave notice of its intention to dispose of land at Gloucester Road, Cheltenham Spa station, Gloucestershire (“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 received.
4. In considering the proposed disposal, we note that:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - the disposal would facilitate the installation of a lift for the “Access for All” scheme at the station.
5. We note that Network Rail has yet to complete the station change procedure required in accordance with the relevant station access conditions, but it must do so prior to disposal. This procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.
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.

7. 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 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

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

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	Leasehold for a term of 99 years		
Rationale for disposal	Relocation of an electricity substation in connection with the carrying out of an Access for All scheme for the benefit of passengers at Cheltenham Spa railway station.		
2. Clearance	Type	Reference	Date
Clearance Details	Stage 1 (business) clearance	CR/40353 (certificate no. 49104)	30 April 2019
	Stage 2 (technical) clearance	CR/40353 (certificate no. 50482)	18 July 2019
3. Site			
Description of property for disposal	Part of the land shown edged and hatched blue on the attached drawing no. 7378172-4 fronting onto Gloucester Road at Cheltenham Spa railway station at Cheltenham in the County of Gloucestershire, GL51 7AG		
Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Drawing no. 7378172-3 showing: existing substation site; property and structure included in station lease, railway tracks and Network Rail's landownership.</p> <p>Drawing no. 7378172-4 showing: existing substation site; land a part of which it is proposed to lease to Western Power Distribution (West Midlands) plc; railway tracks and Network Rail's landownership.</p> <p>For photographs see Appendix 1</p>		

Ordnance survey coordinates	393229E 222119N
4. Proposal	
Proposed party taking disposal	Western Power Distribution (West Midlands) plc
Proposed use / scheme	<p>As part of an Access for All scheme at Cheltenham Spa railway station a new lift is to be provided at the station's Gloucester Road entrance.</p> <p>The works will encroach upon part of the land shown coloured red on the attached drawings no's 7378172-3 and 7378172-4, The red land is the site of an existing Western Power Distribution electricity substation which is understood to serve both the railway station and non-railway premises.</p> <p>It is proposed that the existing substation be removed and that Western Power Distribution (West Midlands) plc be granted a 99 year lease of part of Network Rail's land shown edged and hatched blue on drawing no. 7378172-4 as the site of a new replacement substation.</p> <p>Details of scheme are shown in the drawings which accompany this form and which are described in Appendix 2. (Note – these drawings should be regarded as illustrative only: the final design will include some changes to the details shown.)</p>
Access arrangements to / from the disposal land	Access to be direct from the public highway (Gloucester Road) adjoining the north-western boundary of the land.
Replacement rail facilities (if appropriate)	None.
Anticipated rail benefits	Enables an Access for All scheme to be undertaken at Cheltenham Spa railway station
Anticipated non-rail benefits	None

5. Timescales	
Comments on timescales	Completion proposed in 2020
6. Railway Related Issues	
History of railway related use	Land adjoining Cheltenham Spa railway station (formerly Cheltenham Lansdown railway station)
When last used for railway related purposes	The land is currently included in the lease of Cheltenham Spa railway station held by First Greater Western Limited.
Any railway proposals affecting the site since that last relative use	Not applicable – see above.
Impact on current railway related proposals	The relocation of the electricity substation is required in connection with an Access of All scheme at Cheltenham Spa railway station.
Potential for future railway related use	The relevant long term plan is the Western Route Study (2015): in terms of works to Cheltenham Spa railway station itself the only reference is to Access for All.
Any closure or station change or network change related issues	The proposal is subject to First Greater Western Limited's agreement being obtained via station change and to: <ul style="list-style-type: none"> a) the land to be leased to Western Power Distribution (West Midlands) plc being surrendered from First Greater Western Limited's station lease; and to, b) the existing electricity substation site being included within the station lease.

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>Small encroachment onto land currently regarded as being in the public highway (see section 11 below – Summary of position as regards external consultations)</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The land lies outside of the wall to Cheltenham Spa railway station. The disposal is on a basis under which Network Rail has had due regard (where applicable) to the 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>

7. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The land is allocated in the Cheltenham Local Plan for mixed use development (Policy PUA). At present the land would be considered as operational railway land.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Some planting/vegetation has previously been cleared from the land – see the photographs in Appendix 1 which show the land as at August 2019. Earlier photographs are available on request.</p>

8. Internal Consultation

Internal consultation

The relevant long term plan is the Western Route Study (2015): in terms of works to Cheltenham Spa railway station itself the only reference is to Access for All.

Network Rail internal stage 1 (business) and stage 2 (technical) clearance has been issued for the grant of a long lease with conditions/comments. These include (amongst others) conditions/comments relating to the following issues:

Technical issues such as concerning:

- a) Drainage & Network Rail drainage rights
- b) The carrying out of a detailed services survey to locate the position of both operational and utility services and the arrangements to be made should such services be found
- c) Existing easements
- d) Vehicle incursion, fencing, lighting & impact on signalling assets or signal sighting
- e) The clearance distance between boundary of site and the nearest running rail
- f) Fire safety
- g) The need for reserved rights for Network Rail to enter the land in defined circumstances
- h) The need for Network Rail to have reserved right of support

The arrangements to be made in connection with the proposed works

- a) Before to any development/construction or alterations to the site, site specific safety requirements, engineering technical review (i.e. methodology and design) and detailed conditions to be sought from Network Rail's Project Manager or/and relevant Engineer. The process for obtaining approval is outlined in Network Rail's web page <http://www.networkrail.co.uk.aspx/1538.aspx>
- b) The works to be supervised by a NR project team and / or Asset Protection
- c) A schedule of condition to be prepared of all of Network Rail's operational property assets prior to the commencement of the works and any damage to them to be made good on completion
- d) All works to be undertaken in accordance with Network Rail Standards.

	<p>e) Any damage, defects or disruption to Network Rail’s infrastructure or railway operations due to the works to be the responsibility of the outside party at their cost and at no cost to Network Rail.</p> <p>f) The outside party to provide Network Rail with an indemnity against any third-party claims arising</p> <p><u>The need for station change, changes to station lease and further liaison</u></p> <p>a) Agreed subject to GWR’s agreement being obtained via station change and to entering into a deed of surrender to surrender the land from GWR’s station lease and for the current area of the substation lease to be included in the station lease.</p> <p>b) The need to liaise with/obtain approvals from Route Asset Manager (Buildings), Asset Protection, Asset Protection, Station Portfolio Surveyor and GWR’s operational team</p> <p><u>The arrangements at the end of the lease</u></p> <p>For copies of clearance certificates see Appendix 3.</p>
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9. Local Authorities

<p>Names & Email Addresses:</p>	<p>Cheltenham Borough Council Municipal Offices Promenade Cheltenham GL50 9SA</p> <p>Gloucestershire County Council Shire Hall Westgate Street Gloucester GL1 2TG</p> <p>For contacts in each authority see accompanying consultation report</p>
<p>Local Transport Authorities:</p>	<p>Gloucestershire County Council</p>

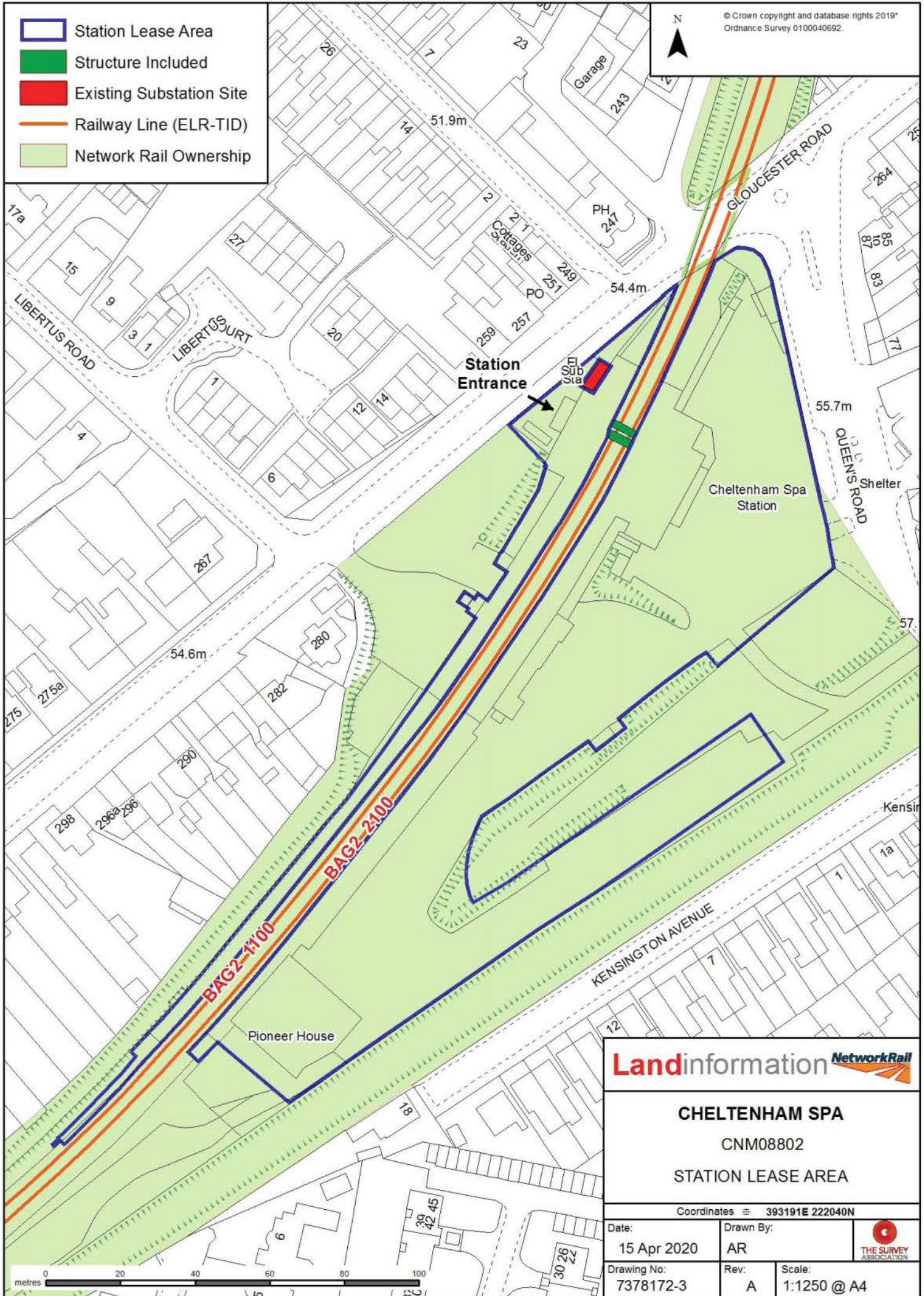
Other Relevant Local Authorities:	Not applicable
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code 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>Details given in accompanying consultation report</p> <p>Gloucestershire County Council raised concerns regarding the encroachment of the proposed substation onto the public highway. Following this, Western Power Distribution changed the type of doors to be provided so as to reduce the extent of any encroachment. The proposal was subsequently accepted by Gloucestershire County Council (see section 17 in report).</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable

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: Surveyor
Signed.....	Date...23 July 2020
Authorised by (name):	Authoriser's job title: Property Services Manager – Wales & Western
Signed	Date 23 July 2020

- Station Lease Area
- Structure Included
- Existing Substation Site
- Railway Line (ELR-TID)
- Network Rail Ownership

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Ordnance Survey 0100040692







Landinformation

CHELTENHAM SPA
CNM08802
STATION LEASE AREA

Coordinates = 393191E 222040N

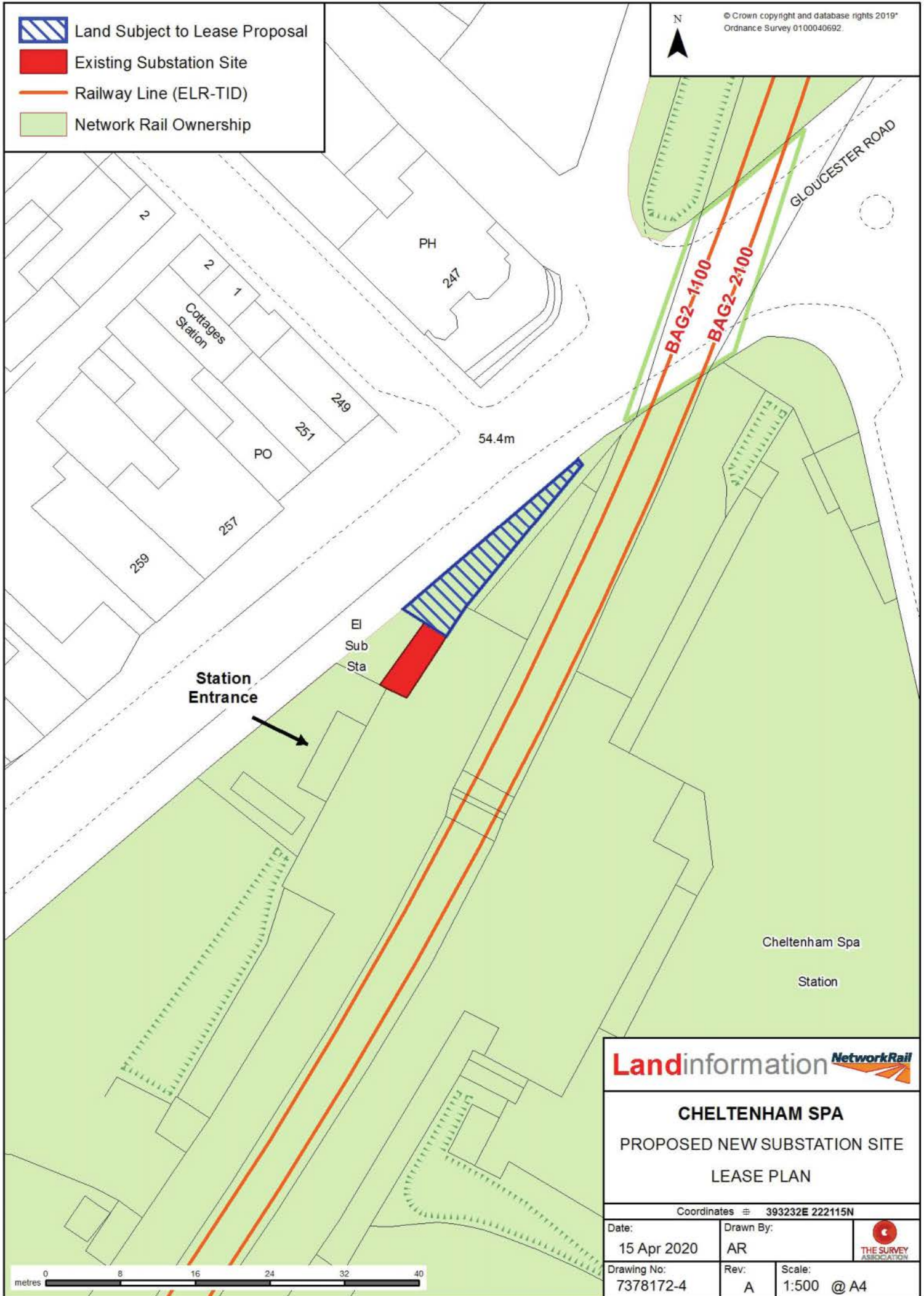
Date: 15 Apr 2020	Drawn By: AR	
Drawing No: 7378172-3	Rev: A	

-  Land Subject to Lease Proposal
-  Existing Substation Site
-  Railway Line (ELR-TID)
-  Network Rail Ownership

N




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Ordnance Survey 0100040692



Landinformation 

CHELTEMHAM SPA
PROPOSED NEW SUBSTATION SITE
LEASE PLAN

Coordinates = 393232E 222115N

Date: 15 Apr 2020	Drawn By: AR	
Drawing No: 7378172-4	Rev: A	



Appendix 1: Photographs



Above: Looking north-east (existing sub-station on right of photograph). Taken: August 2019



Above: Looking north (existing sub-station on right of photograph). Taken: August 2019



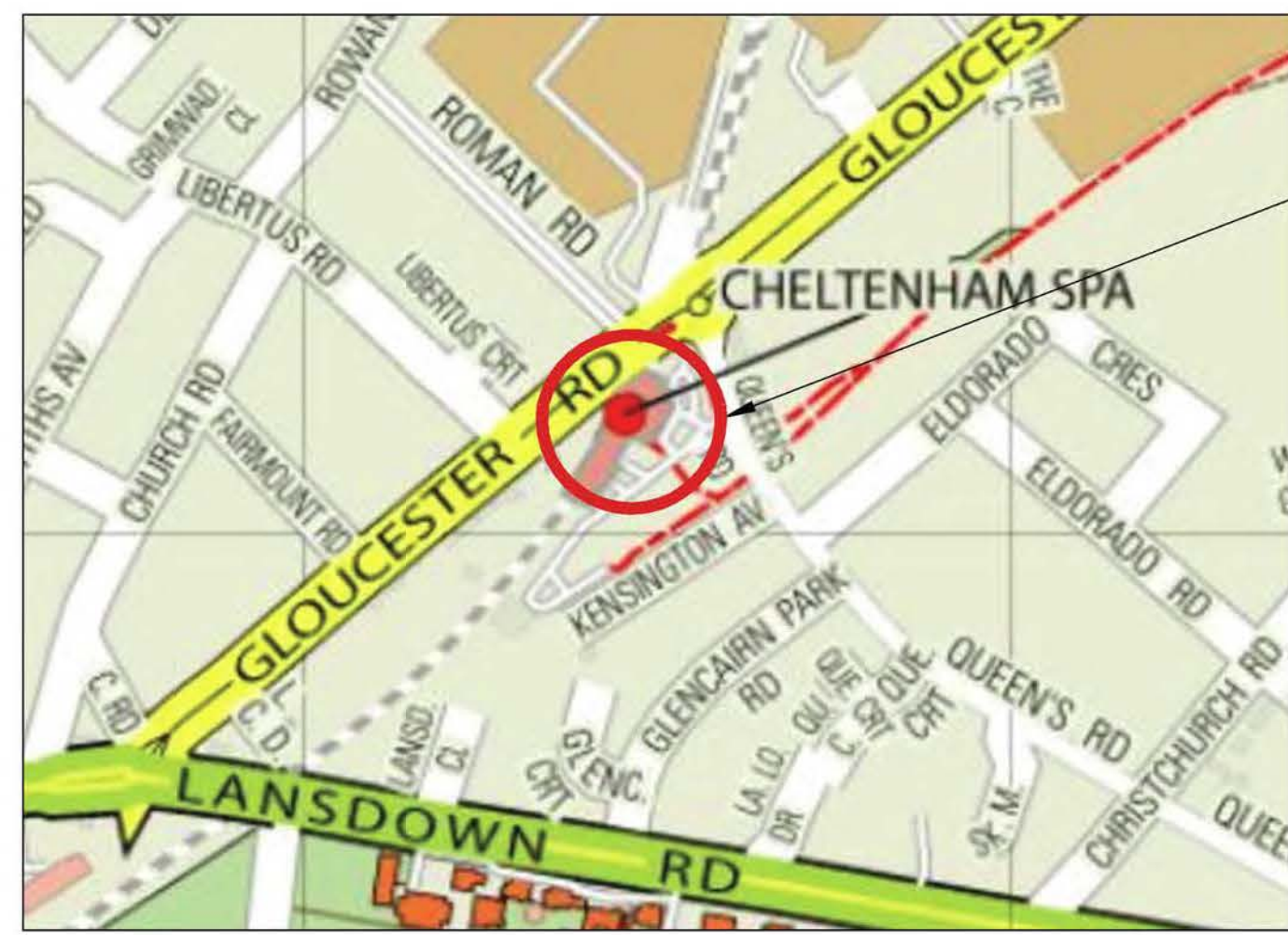
Above: Looking south (red pegs show the extent of the application site)
Taken: August 2019



Above: Looking north (red pegs show the extent of the application site)
Taken: August 2019



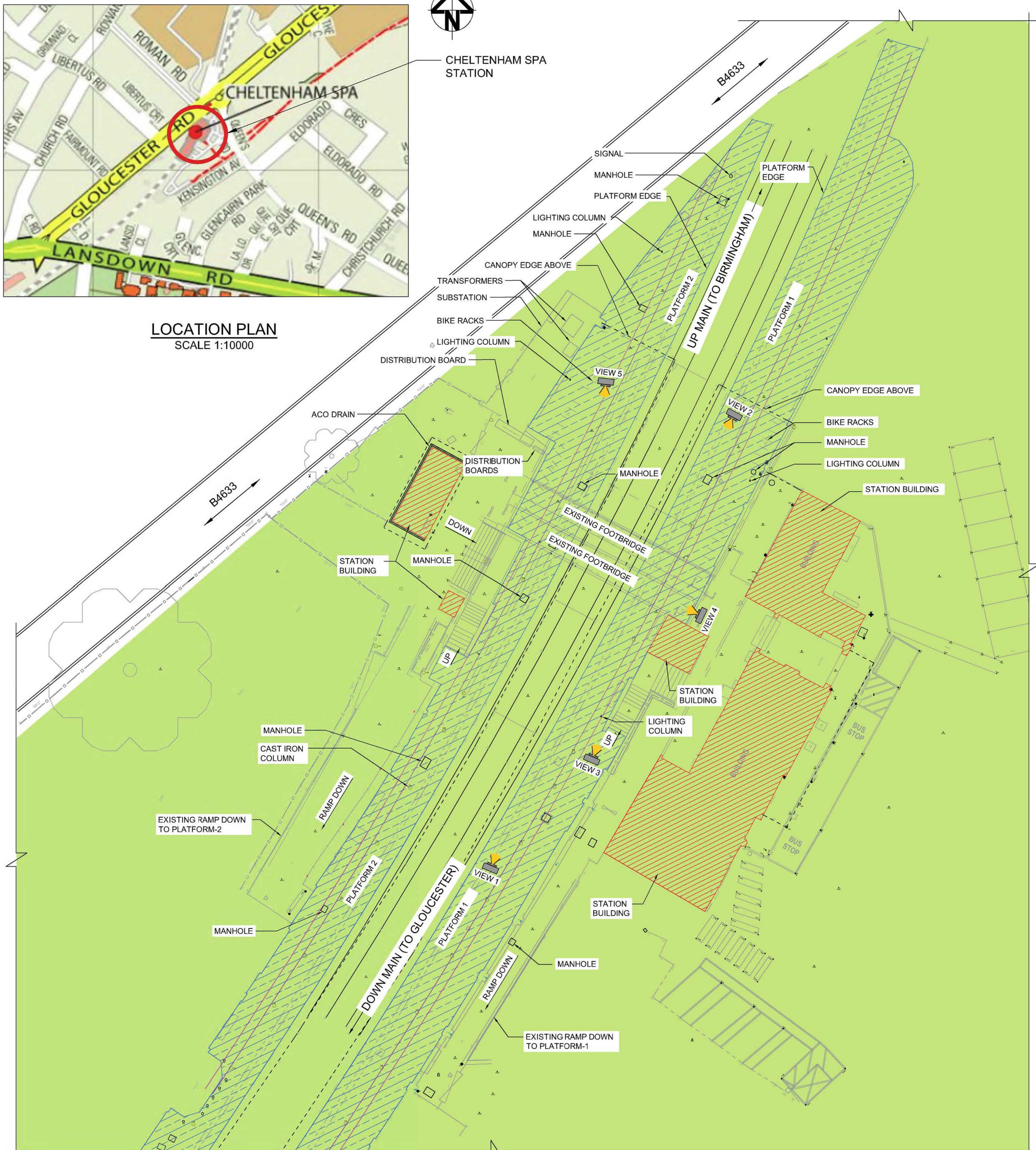
Above: Looking south from Queens Road bridge
Taken: August 2019



LOCATION PLAN
SCALE 1:10000



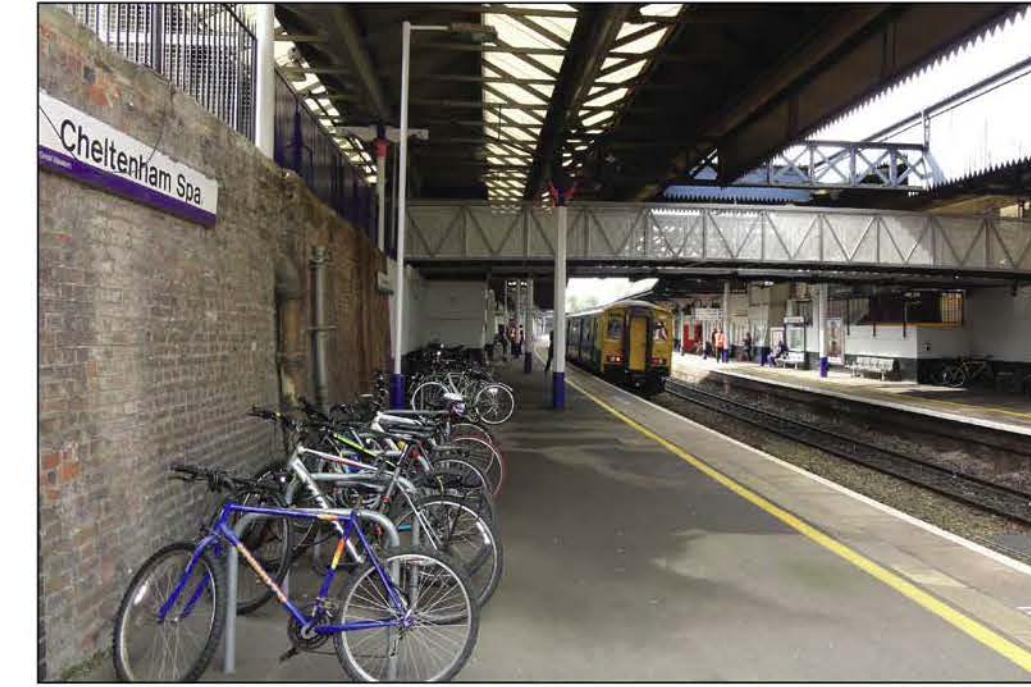
CHELTENHAM SPA
STATION



PLAN
SCALE 1:200



VIEW 1
(NTS)



VIEW 2
(NTS)



VIEW 3
(NTS)



VIEW 4
(NTS)



VIEW 5
(NTS)

NOTES:

- DO NOT SCALE OFF DRAWING, USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEYS UNDERTAKEN BY RAILSERV GEOMATICS ON 31/10/2015 AND PBH ON 26/06/2017.
- SERVICES MAY NEED TO BE ROUTED THROUGH THE LIFT FOUNDATION ON PLATFORM 1.

LEGEND:

- 2.5 HORIZONTAL CLEARANCE FROM PLATFORM EDGE
- 3.3 HORIZONTAL CLEARANCE FROM PLATFORM EDGE
- EXISTING STRUCTURES
- NETWORK RAIL LANDOWNERSHIP
- EXISTING STATION PLATFORM

Rev	Date	Description	Drawn	Check	Approv
A01	01.09.17	FOR FORM 001 APPROVAL	P.S.	P.C.	R.B.
P01	24.08.17	DRAFT	A.T.	P.C.	R.B.

Client
NETWORK RAIL

PROJECT:
CHELTENHAM SPA
STATION
ACCESS FOR ALL

Client
NETWORK RAIL
Address
Milford House, 1 Milford Street,
Swindon, Wiltshire, SN1 1DW
Phone
Fax

ARCADIS Design & Consultancy
for natural and built assets

Registered office: Arcadis House, 34 York Way, London N1 9AB
Coordinating office: 1st Floor, 2 Glass Wharf, Temple Quay, Bristol BS2 0FR
Tel: 44 (0)1173 721 200

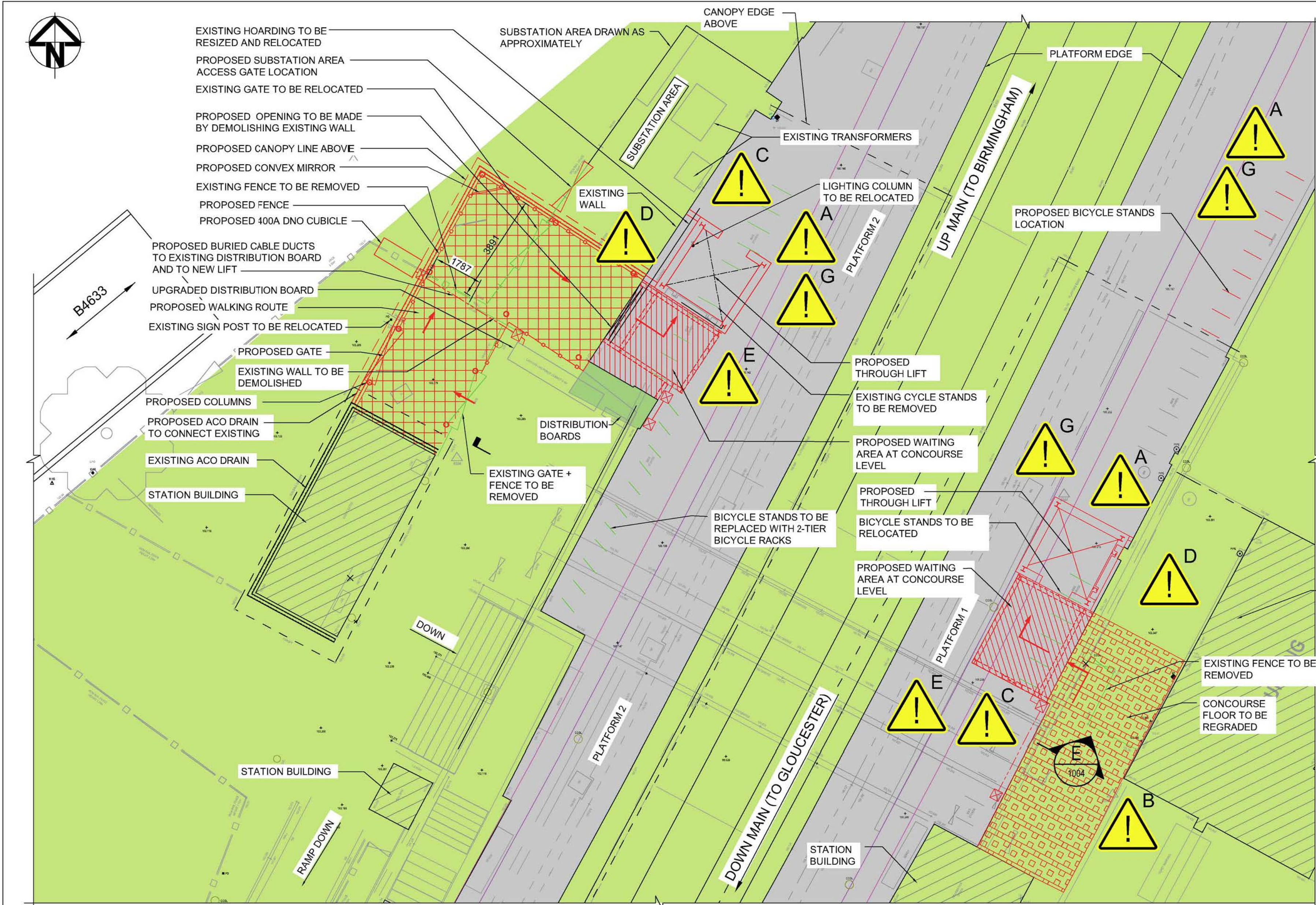
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TITLE:
CHELTENHAM SPA
EXISTING
GENERAL ARRANGEMENT PLAN

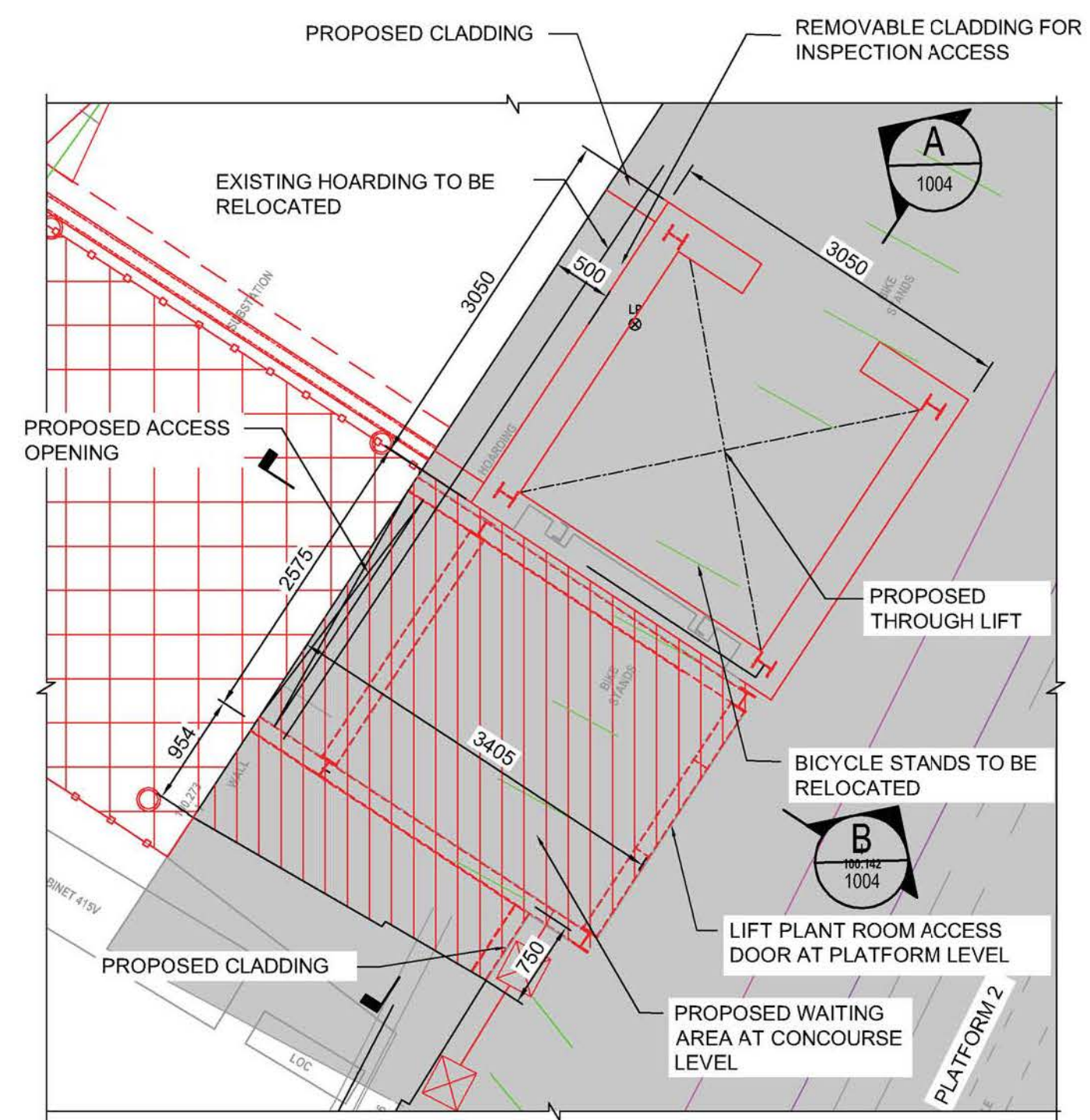
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Drawn	P.SWEENEY	Signed	P.S.	Date	01.09.2017
Checked	P.CLAY	Signed	P.C.	Date	01.09.2017
Approved	R.BENNETT	Signed	R.B.	Date	01.09.2017
Scale:	AS SHOWN @ A1	Datum:	AOD		
Original Size:	A1	Grid:	SO 932 220		
ELR:	BAG2	Mileage:	86m 56ch		
Suitability Code:	S2	Project Number:	UA009707		

Suitability Description:
FOR FORM 001 APPROVAL

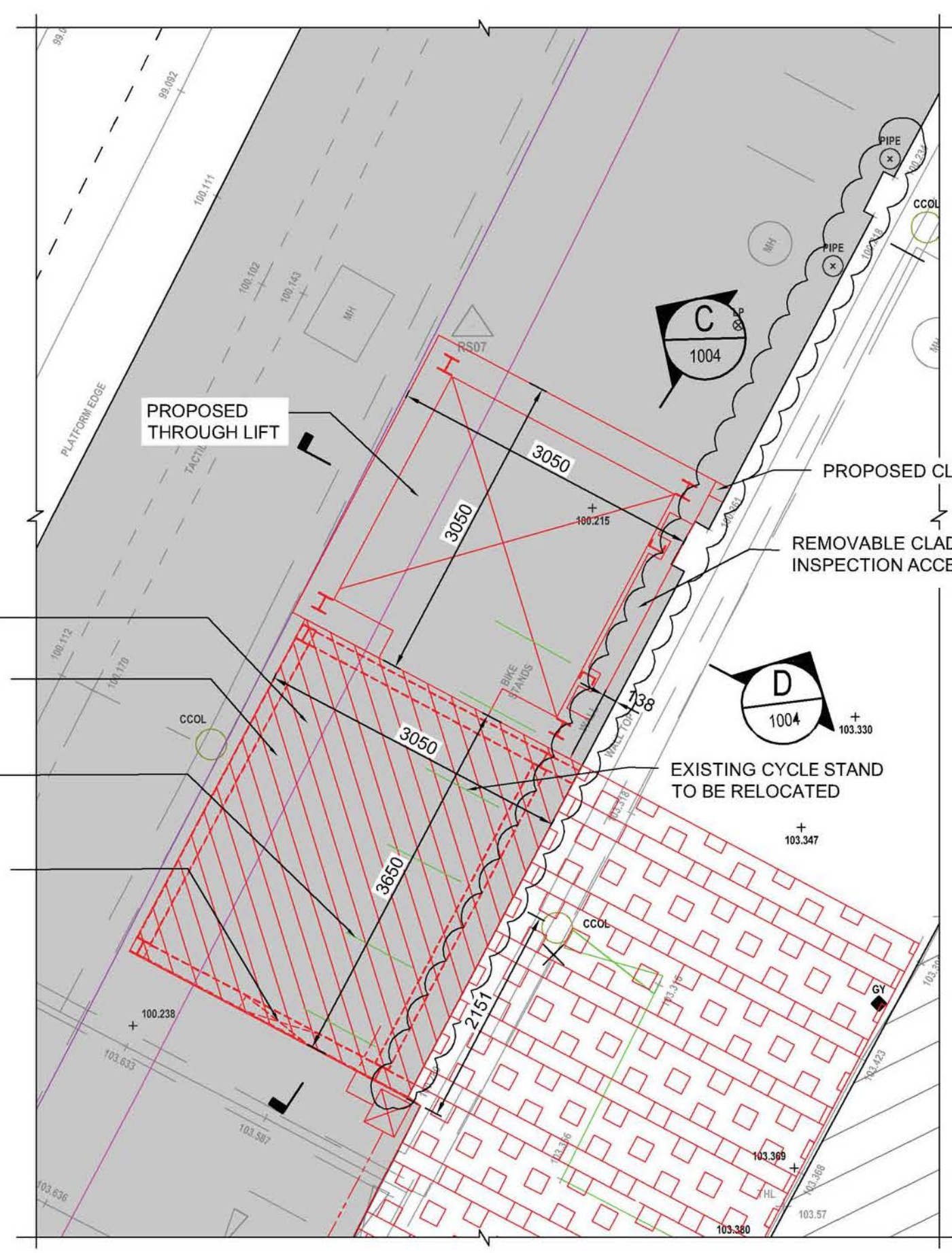
Drawing Number:
1002-UA009707-UP33D
Revision:
A01



PLAN
SCALE: 1:100



PLATFORM 2 - LIFT ENLARGED PLAN
SCALE: 1:50



PLATFORM 1 - LIFT ENLARGED PLAN
SCALE: 1:50

- NOTES:**
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 - SERVICES MAY NEED TO BE ROUTED THROUGH THE LIFT FOUNDATION ON PLATFORM 1.

- LEGEND:**
- 2.5 HORIZONTAL CLEARANCE FROM PLATFORM EDGE
 - 3.3 HORIZONTAL CLEARANCE FROM PLATFORM EDGE FOR TRAIN RAMP CLEARANCE
 - EXISTING STATION PLATFORM
 - PROPOSED WALKING ROUTE
 - PROPOSED WAITING AREA
 - NETWORK RAIL LANDOWNERSHIP
 - PROPOSED
 - PROPOSED BRICK CABLE TURNING CHAMBER
 - PROPOSED CABLE DUCT

Rev	Date	Description	Drawn	Check	Appr
A01	01.09.17	FOR FORM 001 APPROVAL	P.S.	P.C.	R.B.
P01	24.08.17	DRAFT	A.T.	P.C.	R.B.

Client
NETWORK RAIL

PROJECT:
CHELTENHAM SPA STATION
ACCESS FOR ALL

Client
NETWORK RAIL
Address
Milford House, 1 Milford Street,
Swindon, Wiltshire, SN1 1DW
Phone
Fax

ARCADIS Design & Consultancy
for natural and built assets

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34 York Way
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Coordinating office:
1st Floor
2 Glass Wharf, Temple Quay
Bristol BS2 0FR
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TITLE:
CHELTENHAM SPA
PROPOSED
GENERAL ARRANGEMENT
SHEET 1 of 2

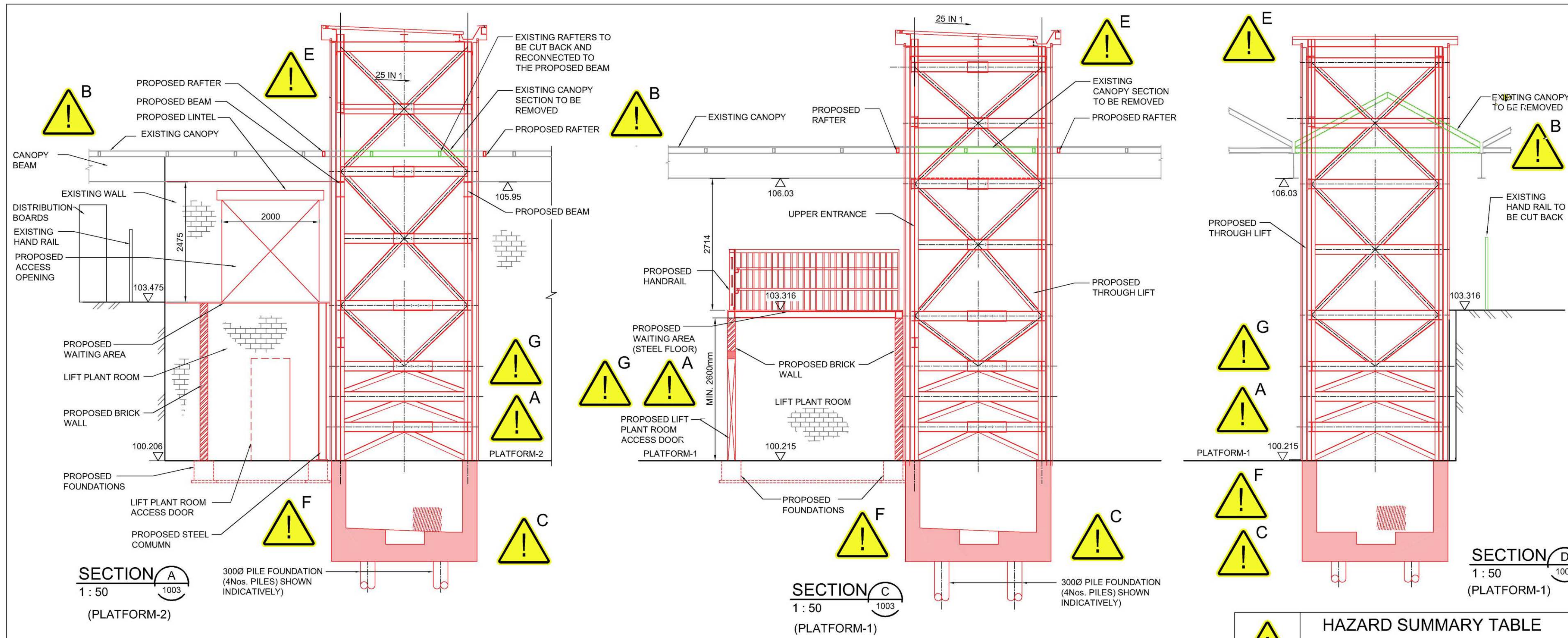
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Drawn	P.SWEENEY	Checked	P.S.	Date	01.09.2017
Checked	P.CLAY	Checked	P.C.	Date	01.09.2017
Approved	R.BENNETT	Checked	R.B.	Date	01.09.2017
Scale:	AS SHOWN @ A1	Datum:	AOD		
Original Size:	A1	Grid:	SO 932 220		
ELR:	BAG2	Mileage:	86m 56ch		
Suitability Code:	S2	Project Number:	UA009707		

Suitability Description:
FOR FORM 001 APPROVAL

Drawing Number: 1003-UA009707-UP33D	Revision: A01
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HAZARD SUMMARY TABLE		
SIGNIFICANT DESIGNER'S IDENTIFIED HAZARDS		LIFE SAVING RULES
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION		
THE FOLLOWING NOTES HIGHLIGHT SIGNIFICANT RESIDUAL HAZARD IDENTIFIED BY THE DESIGNER. TYPICAL HAZARDS THAT SHOULD BE IDENTIFIED BY A COMPETENT CONTRACTOR ARE NOT INCLUDED. THE CONTRACTOR SHALL CARRY OUT THE WORKS USING AN APPROVED SAFE SYSTEM OF WORK		
SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED DURING THE COURSE OF THE WORKS, THE CONTRACTOR SHALL NOTIFY ALL RELEVANT MEMBERS OF THE PROJECT TEAM		
A	WORKS ADJACENT TO LIVE RAILWAY	
B	STABILITY OF CANOPY	
C	EXCAVATIONS	
D	WALL STABILITY	
E	WORKING AT HEIGHT	
F	UNDERMINING EXISTING FOUNDATIONS	
G	WORKING IN THE VICINITY OF THE PUBLIC	

• FOR MORE DETAILED INFORMATION PLEASE REFER TO THE DESIGNERS HAZARD RECORD REF: 1010-UA009707-UP33R



- NOTES:**
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A	WORKS ADJACENT TO LIVE RAILWAY	
B	STABILITY OF CANOPY	
C	EXCAVATIONS	
D	WALL STABILITY	
E	WORKING AT HEIGHT	
F	UNDERMINING EXISTING FOUNDATIONS	
G	WORKING IN THE VICINITY OF THE PUBLIC	

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DRUGS / ALCOHOL EARTHING TRAINING & COMPETENCY EXCLUSION ZONE	NO MOBILE PHONES CORRECT EQUIPMENT PLANS AND PERMITS SAFETY HARNESS AT HEIGHT OBEY DRIVING RULES ISOLATION

Rev	Date	Description	Drawn	Check	Approv
A01	01.09.17	FOR FORM 001 APPROVAL	P.S.	P.C.	R.B.
P01	24.08.17	DRAFT	A.T.	P.C.	R.B.

Client
NETWORK RAIL

PROJECT:
CHELTENHAM SPA STATION
ACCESS FOR ALL

Client
NETWORK RAIL
Address
Milford House, 1 Milford Street,
Swindon, Wiltshire, SN1 1DW
Phone
Fax

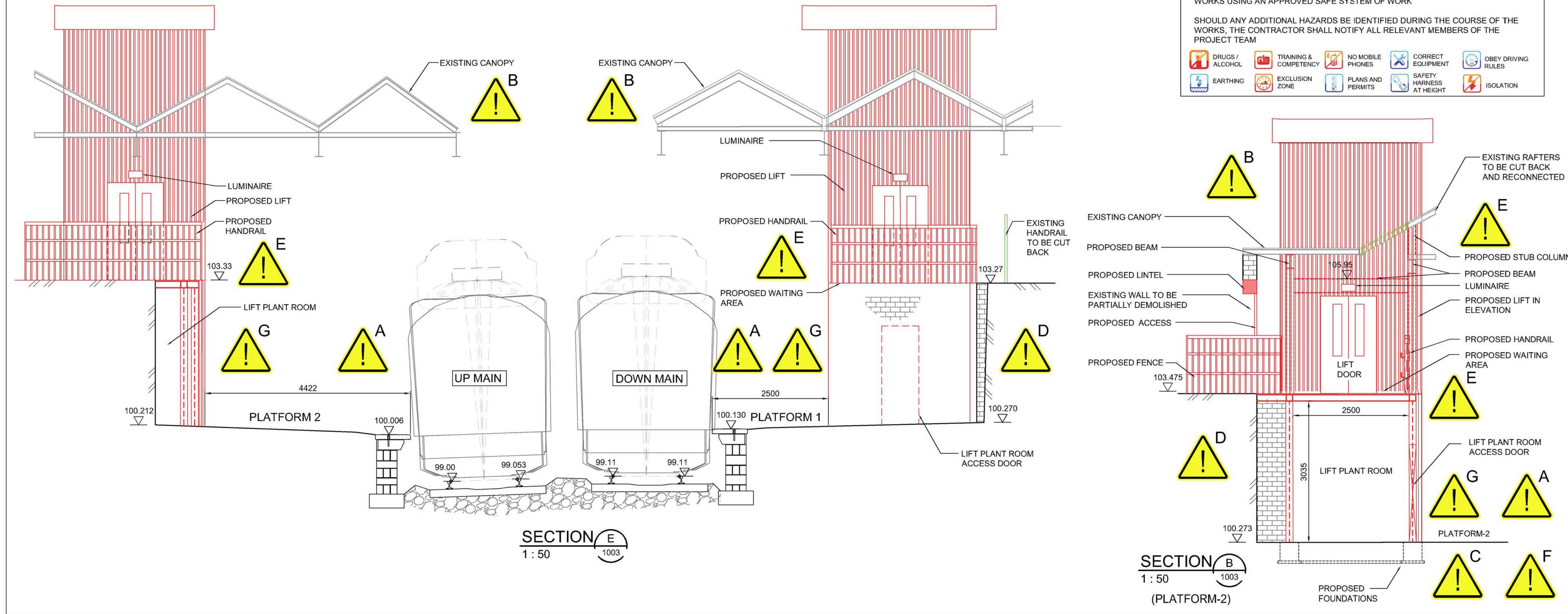
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TITLE:
CHELTENHAM SPA
PROPOSED
GENERAL ARRANGEMENT
SHEET 2 of 2

Designed	C.MONTAGUE	Signed	C.M.	Date	01.09.2017
Drawn	P.SWEENEY	Signed	P.S.	Date	01.09.2017
Checked	P.CLAY	Signed	P.C.	Date	01.09.2017
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Original Size:	A1	Grid:	SO 932 220		
ELR:	BAG2	Mileage:	88m 56ch		
Suitability Code:	S2	Project Number:	UA009707		

Suitability Description:
FOR FORM 001 APPROVAL

Drawing Number:
1004-UA009707-UP33D
Revision:
A01



CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Cheltenham Spa: Land fronting Gloucester Road

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

Summary of position regarding responses:

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(s) of response(s)	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	Abellio UK Group		Y	3 May 2020	No comments	
2	Arriva Trains Cross Country		Y	5 June 2020 & 23 April 2020	No comments	
3	Avanti Trains		Y	17 June 2020	No objections	
4	BT Police		Y	25 June 2020	No objections	
5	c2c Rail Limited		Y	5 June 2020 & 23 April 2020	No objection	
6	Chetenham Borough Council		Y	9 June 2020	No objections. See comment in representation Annex 1	
7	Chiltern Railway Company Limited		Y	16 June 2020, 20 May 2020 & 23 April 2020	No comment	
8	COLAS Rail Ltd		Y	4 May 2020	No comments	
9	Community Rail Network		Y	8 June 2020 & 23 April 2020	No comment	

10	DB Cargo (UK) Limited		Y	25 June 2020	No objection	Email sent 19 July 2020 confirming assumption that details sent on 2 May 2020 had been seen
11	Department for Transport		Y	24 June 2020	No comment	
12	Direct Rail Services Ltd		Y	5 June 2020 & 1 May 2020	No comments	
13	Eurostar International Ltd		Y	5 June 2020 & 23 April 2020	No comment	
14	Freight Transport Association		Y	5 June 2020 & 19 May 2020	No comment	
15	Freightliner		Y	19 June 2020 & 23 April 2020	No comment	
16	GB Railfreight Limited		Y	5 June 2020 & 23 April 2020	No issues	
17	Gloucestershire County Council		Y	13-17 July 2020 & 12 May 2020-3 June 2020	Concerns raised regarding encroachment onto public highway – as a consequence a different type of doors are to be provided to substation – see Annex for details	
18	Grand Central		Y	24 June 2020	No comment	
19	Great Western Railway		Y	23 June 2020 & 11 June 2020	See comments below	
20	Merseyrail Electrics 2002		Y	5 June 2020	No objections	

	Limited					
21	MTR Elizabeth Line		Y	1 May 2020 & 23 April 2020	No objections	
22	Northern Railway		Y	16 June 2020	No objection	
23	Rail Freight Group		Y	5 June 2020 & 23 April 2020	OK with RFG	
24	Southeastern Railway		Y	24 June 2020 & 27 April 2020	No comments	
25	Transport Focus		Y	4 May 2020 & 24 April 2020	No objection – see comment in representation in Annex 1	
26	Transport for London Engineering		Y	4 May 2020	No comments	
27	Transport for North		Y	8 June 2020	No objections	
28	Transport for Wales		Y	5 June 2020 & 27 May 2020	No comments	
29	W H Malcolm Ltd		Y	11 May 2020	No objections	
30	Welsh Assembly Government					
31	West Coast Railway		Y	11 June 2020	No comments	
32	West Midlands Trains Limited		Y	17 June 2020	No concerns	

Details of responses are given in Annex 1 to this report, as indicated above.

Consultation email in Annex 2

Annex 1

1. **Abellio UK Group**

3 May 2020

Hi , we have no comments on this scheme.

Regards

Operations Director, Abellio Group



Abellio UK Group

St Andrews House

[20 St Andrew Street](#)

[London](#)

[EC4A 3AG](#)

2. **Arriva Trains Cross Country**

5 June 2020

XC Trains Ltd has no further comments.

Regards

Station Contracts Manager, CrossCountry

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



23 April 2020

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



3. **Avanti Trains**

17 June 2020

Good morning

Apologies for not getting back to you. This is off route for Avanti so I didn't realise you required a response.

We have no objections to this land disposal.

Regards

AVANTI
WEST COAST



Track Access Manager | Avanti West Coast
Victoria Square House, Victoria Square, Birmingham,

sue.rhymes@avantiwestcoast.co.uk

4. **BT Police**

25 June 2020

For your attention, probably stalled my end sending onto you.

Regard

.

From:

Sent: 18 June 2020 11:28

To:

Subject: Cheltenham spa

Good morning

Thanks for your reply, and I now have the complete info for the land disposal. I have no objections to raise in this matter.

Thanks

5. **c2c Rail**

5 June 2020

Good morning

Still no objection to this proposal from c2c.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



23 April 2020

Good morning

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



6. Cheltenham Borough Council

9 June 2020

Apologies that this got lost in the system and appreciate that CBC missed your deadline, but for completeness just to advise that CBC have no objections and welcome this as a step to progressing the Access for All works at Cheltenham Spa station
Regards

Managing Director
Cheltenham Development Task Force
PO Box 12 Municipal Offices
Promenade
Cheltenham
Gloucestershire GL50 1PP
For sat nav use GL50 9SA



7. Chiltern Railway Company Limited

16 June 2020

Hi

Hope you are well.

We have no comment on the below.

Thank you

Regulatory Contracts Manager
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ
www.chilternrailways.co.uk



Please consider the environment before printing this email.

20 May 2020

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



Please consider the environment before printing this email

23 April 2020

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



Please consider the environment before printing this email

8. **COLAS Rail Limited**

4 May 2020

– no comments.

KR,



Property Manager

COLAS RAIL LTD

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

9. **Community Rail Network**

8 June 2020

No comment

Head of support & development, and deputy chief executive



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

Website communityrail.org.uk/

Twitter: [@CommunityRail](https://twitter.com/CommunityRail)

23 April 2020

No comment

Please note new name for ACoRP and new email address

Head of support & development, and deputy chief executive



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

Website communityrail.org.uk/

Twitter: [@CommunityRail](https://twitter.com/CommunityRail)

10. **DB Cargo (UK) Limited**

19 July 2020 & 25 June 2020

Sent 19 July 2020

Thank you for your email.

I assume that in considering this matter, you had sight of my email sent to you on 2 May 2020 with Appendix 2 (copy attached) which could not be sent on 22 April 2020. If this is not the case however, please let me know by return.

Kind regards



Surveyor, Property Services (Western Route)

A: SN1, Station Road, Swindon, SN1 1DG

M:

E:

W: www.networkrail.co.uk/property

T: [@Spotlight_NR](https://twitter.com/Spotlight_NR)

From:

Sent: 25 June 2020 15:30

To:

Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

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

Tel.

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

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

11. **Department for Transport**

24 June 2020

Hi ,

Sorry for the delay in responding – there’s been a lot on lately so I haven’t checked this inbox for a while.

I’ve checked with colleagues this morning and we’ve got no comment to make regarding this land disposal.

Thanks,

**Briefing and Correspondence Manager, Great Western and Wessex, Rail Infrastructure South,
Department for Transport
4/27**

12. **Direct Rail Service Limited**

5 June 2020

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court
Baron Way
Carlisle
CA6 4SJ

Protect our environment - print only when you need to.

1 May 2020

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court
Baron Way
Carlisle
CA6 4SJ

Protect our environment - print only when you need to.

13. **Eurostar International Limited**

5 June 2020

No further comment from EIL

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



23 April 2020

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



14. Freight Transport Association

5 June 2020

Dear

Yes I can confirm that the second email was taken into consideration.

Many thanks for your help.

Best wishes,

**Policy Manager - Multimodal
Freight Transport Association**

www.fta.co.uk

19 May 2020

Dear

The FTA does not have a comment on this particular proposal.

Best wishes,

**Policy Manager - Multimodal
Freight Transport Association**

www.fta.co.uk

15. **Freightliner**

19 June 2020

No comment.

23 April 2020

Hi

No comment from Freightliner.

Cheers

16. **GB Railfreight Limited**

5 June 2020

No issues from GB Railfreight.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,

55 Old Broad Street,
London, EC2M 1RX.

GB Railfreight Ltd. Registered in England & Wales No. 03707889.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

23 April 2020

No issues from GB Railfreight.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

E-mail:

GB Railfreight Ltd. Registered in England & Wales No. 03707899.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

GB Railfreight

17. **Gloucestershire County Council**

13 July 2020 to 17 July 2020

17 July 2020
Morning

Thanks for helping to get this sorted.
We are happy to accept this proposal.
Kind regards.

Network and Traffic Manager

Network and Traffic Management
email:

From:

Sent: 13 July 2020 15:45

To:**Cc:**

Subject: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting Gloucester Road

Dear

I refer to previous correspondence regarding the above and to our telephone conversation of earlier this afternoon.

Western Power Distribution ('WPD') have now revised their proposals in the light of your concerns and are prepared to adopt bi-fold doors to reduce the extent of any encroachment into the public highway.

Attached is a technical specification for a standard TR1 weatherproof cover with such doors. Although the specification does not show how far the doors open, WPD have been advised by the manufacturer that TR1 Housing (3112mm x 2264mm) bi-fold doors would protrude approx. 750mm from front wall panel (standard doors protrude approx. 1500mm from the front wall panel).

WPD have also provided the attached drawings illustrating approximately the site of the substation with the revised door design. The drawings should however, be regarded as indicative rather than definitive, and may be the subject of later revision.

I should be grateful if you could review the attached and confirm if you now have any remaining concerns to the proposed land disposal. If it would be of help to discuss this matter further, or if you require any additional information, please let me know.

Regards

Surveyor | Network Rail Property
SN1 | Station Road
Swindon | SN1 1DG

12 May 2020 to 3 June 2020

3 June 2020

Dear

Apologies for the confusion over this one and the tardy response from us.

Colleagues are not content with the proposals due to concern about encroachment on the public highway, which wasn't clear

We have serious concerns about pedestrian and cyclists safety in the area should WPD be working at the site.

This area is very busy and congested.

We ask that this is reworked to cover off these issues. Whilst I fully accept WPD's comments the issue of highway safety at this location is a real concern for us as the highway authority.

May I ask that you and WPD come up with a solution that addresses our concerns?

Many thanks.

Network and Traffic Manager

Network and Traffic Management

email:

From:
Sent: 02 June 2020 10:15
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

From:
Sent: 02 June 2020 07:14
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

From:
Sent: 01 June 2020 19:09
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Dear

Thank you for your email.

I have since liaised further with Western Power Distribution ('WPD') who have confirmed that the reason for the site arrangement proposed was to satisfy Network Rail's requirements to maintain a minimum of 1.0m clearance distance from the station buildings and wall so as to facilitate access for future maintenance of those structures.

WPD have also confirmed that they did not consider using a roller door as

1. they are more expensive than standard doors and WPD has a statutory obligation to manage its costs
2. standard doors represent a minimal risk as
 - a. the encroachment is minimal
 - b. WPD do not visit its sites that often and
 - c. the pavement in this area is over 3m wide

WPD have provided me with the email dated 27 November 2019 from which is at the end of this email as evidence that the proposals have been approved.

If you require any further information or consider that it would be of benefit to discuss this matter, please let me know.

Regards

Surveyor | Network Rail Property

From:

Sent: 27 November 2019 12:58

To:

Cc:

Subject: RE: 27183 Railway station Lansdown 79/0971 [1073]Cheltenham Spa Railway Station Gloucester Road Lansdown Cheltenham Gloucester

Hi

Sorry for the delay in getting back to you.

I am agreeing to this position in light of the fact that none of my colleagues have replied!!

Sorry for the delay.

Kind regards.

Network and Traffic Manager

Network and Traffic Management

email:

From:
Sent: 26 May 2020 12:35
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Hello
Thanks for getting back to us on this matter.

As it is only a slight encroachment onto the public highway would it be possible to amend the design so that the substation would not encroach by rotating it by 90 degrees and using a roller shutter instead of outward opening doors?

Cheers

Senior Planning Officer

From:
Sent: 25 May 2020 22:08
To:
Cc:
Subject: FW: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Thank you for your emails.
Please find attached a copy of drawing no. 27183-9 showing the alternative substation site which is currently proposed. If you would like the plan to be coloured to show more clearly the area of the publicly maintainable highway, please let me know and I will try to arrange for this to be done. Similarly if you require any technical details regarding the works, if you could confirm what you need, I will liaise with Western Power Distribution to see if they can be supplied.

Finally, in my initial email I requested a response by 28 May 2020. I assume that it will not now be possible for you to fully consider this matter by then; it would however, be helpful if you could confirm when you envisage that it will be possible to respond.

Regards

Surveyor I Network Rail Property

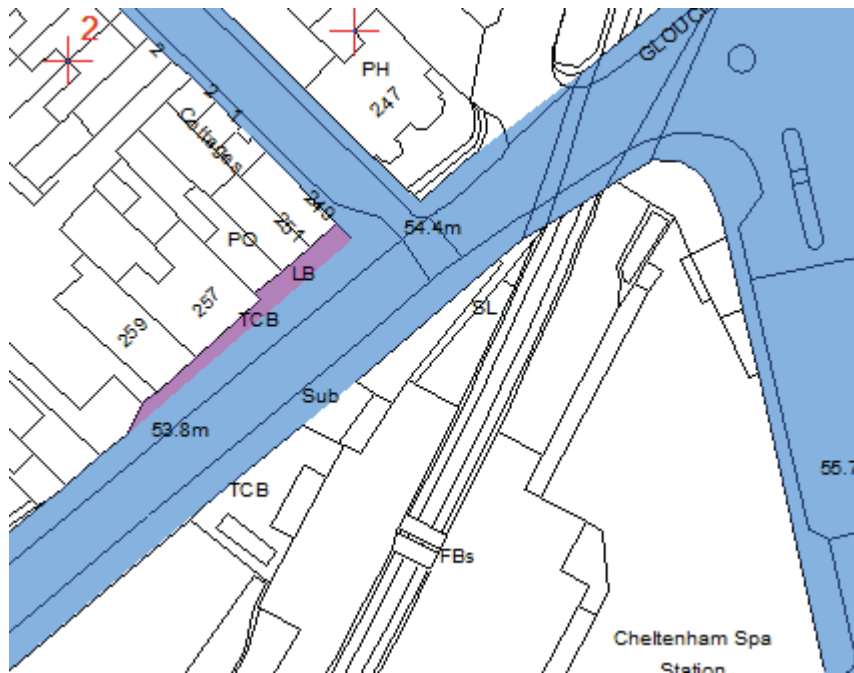
From:

Sent: 12 May 2020 13:12

To:

Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Just add to email... according to our records, and in the absence of rebutting evidence, the extent of the publicly maintainable highway is as shown coloured blue on the attached plan (ignore the purple for this). The material with the consultation indicated that the proposal would include a small section of highway land, but it wasn't evident from the plans where that was?



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Regards,

Asset Data Team Leader (Highway Records & DMMO)
Gloucestershire County Council



From:
Sent: 12 May 2020 12:11
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Hello

Thank you for consulting Gloucestershire County Council on this matter. Colleagues have raised a query about whether existing publicly maintainable highway is actually being encroached upon? This will obviously influence our response.

All – feel free to add further clarification/comments.

Cheers

Senior Planning Officer

18. **Grand Central Railway Company Limited**

24 June 2020

Apologies for the delay Rob. GC has no comment on this proposal.

Regards

Chief Operating Officer | **Grand Central Rail**

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



19. **Great Western Railway**

23 June 2020, 11 June 2020 & 11 June 2020

23 June 2020

Hello

Thank you for calling today.

yes all considered thank you.

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.

From:
Sent: 11 June 2020 20:36
To:
Subject: FW: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

CAUTION: This email is from an external source.

Many thanks for your email.

As you may recall, my email of 22 April 2020 was followed by one of 2 May 2020 which had further details attached to it. To ensure that there is no uncertainty, I should be grateful if you could confirm that you took account of those details in your response below.

Kind regards

Surveyor I Network Rail Property

From:
Sent: 11 June 2020 14:24
To:
Subject: RE: Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Good afternoon

Thank you for this and for extended time. I am sorry I have not responded sooner.

This is linked to the power supply location for the proposed Access for All footbridge. It is my understanding that the GWR lease loses a slither of land and gains a different slither in return.

It is my understanding that there is a number of lease boundary changes required at Cheltenham Spa, some for GWR schemes and this by NR for its scheme.

This proposals appears to fit in with this.

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.

20. **Merseyrail Electrics 2002 Limited**

5 June 2020

We have no objections thanks

From:

Sent: 04 June 2020 19:09

To:

Cc:

Subject: Consultation on proposed land disposal: Cheltenham Spa Railway – Land fronting Gloucester road

Dear Consultee,

I refer to my earlier emails regarding the above.

I regret that cannot trace that a substantive response has been received to those emails. I am therefore, sending this further one to you by way of a reminder.

Please note that it is Network Rail's intention following the expiry of 14 days from the date of this email to progress the proposed disposal through an application to ORR. I should be grateful therefore, if you would let me have your comments on the proposal as soon as possible, or confirm that you have no comments to make.

If it would be of assistance to you for me to send you copies of my earlier emails, or if you require any additional information to allow you to consider this matter, please let me know.

Yours sincerely



Surveyor, Property Services (Western Route)

A: SN1, Station Road, Swindon, SN1 1DG

W: www.networkrail.co.uk/property

T: [@Spotlight_NR](https://twitter.com/Spotlight_NR)

21. MTR Elizabeth Line

1 May 2020

Hi

We have no objections

Thanks

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



23 April 2020

Hi

We have no objections

Thanks

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



22. **Northern Railway**

16 June 2020

Sorry for the delayed response - Northern have no objection to the Cheltenham Spa proposal.

Thanks,

23. **Rail Freight Group**

5 June 2020

No further comments

Director General

RFG Members LinkedIn Group for COVID 19

<https://www.linkedin.com/groups/13842821/>

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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

23 April 2020

Ok with RFG

Director General

RFG Members LinkedIn Group for COVID 19

<https://www.linkedin.com/groups/13842821/>

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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

24. **Southeastern Railway**

24 June 2020

Hi

Apologies for the delay in replying – I have changed role and have been forwarding on your email to a colleague to process.

Southeastern has no further comments on this proposal.

Kind regards,

Franchise Compliance Manager

southeasternrailway.co.uk

southeastern
Floor 2
Four More London Riverside
London, SE1 2AU

27 April 2020

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

Franchise Compliance Manager

southeasternrailway.co.uk

southeastern

Floor 2

Four More London Riverside

London, SE1 2AU



25. **Transport Focus**

4 May 2020

Thanks for the drawings of the lifts that are being installed at Cheltenham Spa station. No change to the reply sent on 24/4/20.

Regards,

24 April 2020

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

an area of land between the station and Gloucester Road on the west side of the railway is required for the re-location of a sub-station;
the current site is required for a new lift, part of an Access for All scheme;
the land is to be leased to Western Power Distribution (West Midlands) plc for 99 years;
as it is currently included in the station lease area, a station change will be required;
completion is expected in the current year, 2020.

Passengers will benefit from step-free access for the northbound platform.

Transport Focus has no objection to the proposed disposal.

Regards,

26. Transport for London Engineering

4 May 2020

Thank you

I am unaware of interest held by TfL at this location so have no comments to make on it.

**Professional Head of Infrastructure Protection
Transport for London Engineering - 7th Floor Zone B5, 5 Endeavour Square,
Stratford, E20 1JN**

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>

INFRASTRUCTURE PROTECTION Interfacing with our Neighbours

Mitigating risk - while helping London develop.

27. Transport for the North

8 June 2020

Hi

TfN has no objections to this land disposal.

Regards

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, Grace St, Leeds, LS1 2RP
www.transportforthenorth.com



28. **Transport for Wales**

5 June 2020

Hi

Yes we have reviewed all of the documents and have no comments.

Regards,

27 May 2020

Hi

TfW Rail Services has no comments.

Regards,

29 **W H Malcolm Ltd**

11 May 2020

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

30 Welsh Assembly Government

10 June 2020

Good Afternoon

Thank you for getting back to the Welsh Government for a response, we have no comments or objections to these proposals.

FYI The Welsh Government still want to see any Consultation proposals, but normally you will only receive an answer from Transport for Wales (TfW). I will always check to see if the e-mails contain a consultee from TfW, but usually the Welsh Government will not make any comments themselves.

Kind Regards

[Yr Uned Rheilffyrdd/Rail Unit](#)

[Trafnidiaeth – Polisi, Cynllunio a Phartneriaethau/Transport - Policy, Planning & Partnerships](#)

[Adran yr Economi a'r Seilwaith/Department for Economy & Infrastructure](#)

[Llywodraeth Cymru/Welsh Government](#)

[Parc Cathays/Cathays Park](#)

[Caerdydd/Cardiff / CF10 3NQ / Ffôn/](#)

[e-mail/e-bost](#)

31 West Coast Railway

11 June 2020

no comments

WCR

32 West Midlands Trains

17 June 2020

Just picked up your voicemail from yesterday - I can confirm that WMT has no concerns with this.

Kind Regards,

Network Access Manager



Operated by West Midlands Trains

West Midlands Trains Limited
134 Edmund Street, Birmingham, B3 2ES
www.wmtrains.co.uk

Note: Correspondence from consultees which is not substantive has been omitted: copies of full correspondence are available on request.

Annex 2**From:****Sent:** 22 April 2020 22:42**To:****Subject:** Consultation on proposed land disposal: Cheltenham Spa Railway Station - Land fronting onto Gloucester Road (email 1 of 2)

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal of land fronting onto Gloucester Road at Cheltenham Spa Railway Station, Cheltenham in Gloucestershire, GL51 7AG by way of the grant of a lease for a term of 99 years.

We attach a draft application form which together with the related plans, 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.