

## Les Waters

Senior Manager, Licensing  
Railway Markets and Economics  
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Company Secretary  
Network Rail Infrastructure Limited  
1 Eversholt Street  
London  
NW1 2DN

17 January 2020

### **Network licence Condition 17 (land disposal): Andover station yard, Hampshire**

#### **Decision**

1. On 3 October 2019, Network Rail gave notice of its intention to dispose of land at Andover station yard, Hampshire (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached) and at Annex B.
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. In considering this case, and with Network Rail’s agreement, we considered it appropriate, under Condition 17.5 of Network Rail’s network licence, to extend the deadline to 20 January 2020, to allow Network Rail sufficient time to address the points we raised below.
  - i. We considered that the disposal was inconsistent with Network Rail’s freight site enhancements plan for Andover, as it would remove the area designated as a “Bufferstop Overrun Risk Zone” (shown in Annex B). Further, the proposed disposal could also reduce operational flexibility for passenger train through-running towards Basingstoke and beyond, and it was not clear whether this had been considered sufficiently.
  - ii. We noted that Andover Town Council wished to see redevelopment north of Andover station, which would include the provision of direct pedestrian access to the station. We asked Network Rail to consider whether the construction of such pedestrian access would be likely to conflict with the potential installation of infrastructure for new rail services from the east, if required.
4. We are satisfied that Network Rail consulted relevant stakeholders about its plans. The issues raised in consulting freight company stakeholders took some time for Network Rail to address prior to submitting its proposed disposal to us on 3 October



2019. Consequently, at the time of notification to ORR, Network Rail's consultation responses had fallen outside the six-month period referred to in our land disposal guidance<sup>1</sup>. However, with stakeholders' key concerns addressed, we have not required the company to reconsult on this occasion.

5. We have considered the proposal and the further information and revised plans supplied by Network Rail at our request. We note that:

- There is no evidence that railway operations would be affected adversely;
- Network Rail has reduced the area of the land it proposed for disposal to address the discrepancy with its freight site enhancements plan and to accommodate the "Bufferstop Overrun Risk Zone". The reduced disposal area and the freight site enhancements plan are attached at Annex B; and
- Network Rail has provided a further statement and confirmation that through-running at Andover station from Ludgershall is not reasonably foreseeable given the likely costs, but the retained possibility of reinstating a Ludgershall branch passenger 'shuttle' service is safeguarded.

6. We also note that without the need to protect potential through-running opportunities from the new platform at Andover, the design of pedestrian access to the north side of the station becomes simplified. The provision of such access through the land, once disposed of by Network Rail, together with any other development there, is a matter for consideration through the planning processes for Andover.

7. 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.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,<sup>2</sup> 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".

9. 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". The signature is written in a cursive, flowing style.

**Les Waters**

**Duly authorised by the Office of Rail and Road**

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<sup>1</sup> [https://orr.gov.uk/data/assets/pdf\\_file/0007/1996/land-disposal-regulatory-arrangements.pdf](https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf)

<sup>2</sup> Available from [https://orr.gov.uk/data/assets/pdf\\_file/0007/1996/land-disposal-regulatory-arrangements.pdf](https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf).

# Proposed Property Disposal

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

1. Site	
Site location and description	<p>The site is located at the station yard situated north of Andover Station (the London-bound side) and is bound by the main railway corridor immediately to the south. It is currently accessed off Mylen Road to the west. The main station entrance is from the other side of the tracks and passengers waiting on the London-bound platforms are restricted from entering the site area by fencing.</p> <p>This site extends over 2.1ha (Doc 1 Site Location Plan) and is currently part leased by a road haulage company, Switch International Trailers (Doc 2 Switch Lease Plan). There is a warehouse which will be demolished. There are freight sidings running alongside the access road from the junction at Mylen Road through to half way into the leased area. However, the tenant (Switch) does not use these sidings and, therefore, are not required to be at this location.</p> <p>The Disposal Site is a triangular shaped site and shown shaded in blue in the Sale Plan attached (Doc 3 Sale Plan) extending over 1.6ha. A residential area is proposed at the disposal area and will be accessed off a new road from the east off Charlton Road. The site is on a raised plateau approximately 7 to 8 meters above adjacent land at Charlton Road. This is as a result of surrounding land sloping downwards from Mylen Road towards Charlton Road. The disposal site, however, is level to the station platform and train tracks. The site predominantly consists of hard standing.</p> <p>The use of the existing freight sidings is currently limited to performing run-round moves of trains serving Ludgershall Ministry of Defence (MoD). There were two trains in the past year. The MoD services are of national significance and their future operation is supported with the functionality of the proposed revised siding arrangement. Moreover, the revised siding layout provides for the attraction of additional new commercial freight traffic opportunities.</p> <p>Within the freight area and by Mylen Road, there is a dilapidated welfare facility unit which is used by Network Rail operational teams as a location to park, use welfare facilities, and access a storage yard.</p> <p>Route and TOC: Wessex - SWT (now SWR, owned by First/MTR). ELR: BAE 66.0353. The address is Andover Station Yard, Andover, Test Valley, SP10 3HE</p>

Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> <li>1. Site Location Plan</li> <li>2. Switch Lease Plan</li> <li>3. Sale Plan</li> <li>4. Delisting Freight Rail Plan</li> <li>5. Proposed Freight Plan D1.4</li> <li>6. Delisting Consultation Signatures</li> <li>7. Latest proposed Freight Plan</li> </ol>
Clearance Ref:	<p>CR/30424 for the sale of the subject site, business clearance achieved 14<sup>th</sup> May 2019 and expires 14<sup>th</sup> May 2021.</p> <p>CR/30424 for the sale of the subject site, technical clearance achieved 26<sup>th</sup> July 2019 and expires 26<sup>th</sup> July 2021.</p> <p>CR/34855 for the reconfiguration of the SSFS, technical clearance achieved 23<sup>rd</sup> February 2018 and expires 23<sup>rd</sup> February 2020.</p>
Project No.	S07430
Ordnance survey coordinates	X: 435597 Y: 146029
Details of attached photographs (as required)	Please see attached Word document
<b>2. Proposal</b>	
Type of disposal	Freehold or Long Leasehold Sale of the site.
Proposed party taking disposal	Disposal to open market; marketing will follow/ be subject to receipt of necessary regulatory approvals

<p>Proposed use / scheme</p>	<p>The scheme proposes that the “Disposal Site” (Doc 3 attached) is sold for a residential development scheme. This scheme will include a new north-side pedestrian access point for Andover Station. Station Change will be required to complete this part of the scheme and will be sought following this LC17 process.</p> <p>The proposal has consulted Freight Operating Companies (FOCs) regarding the reshaping of the Supplemental Strategic Freight Site (SSFS) area through the reconfiguration of the listing as shown in Doc 4 to provide remodelled sidings as shown in Doc 5. Therefore, whilst the principles have been agreed, a Network Change will be required, however, there should be no substantive reason for objection.</p> <p>The delisting unlocks the disposal site for development. The works proposed for the remaining SSFS area, however, are considered to have a positive impact. The land will be reconfigured to improve efficiency for users through widening the protected area to include the access road area. The new siding layout will enable operation of longer trains and the revised layout supports the functionality required for the MoD traffic run-round movements.</p> <p>An initial objection was raised by DB Cargo (DBC) during the LC7 consultation (pre-April 2019). They raised a concern about the designation of the revised sidings arrangement; that the extent of said sidings required to perform the run-round moves of MoD traffics should be outside the SSFS extent. We will ensure that this remains the case and this was addressed through an amendment of the SSFS area where the FOCs were suitably re-consulted and DBC’s objection was addressed. This completed on 21st August 2019. The consultee signatures can be found in Doc 6.</p> <p>Our latest proposed sidings layout is shown in Doc 7. This detailed design for the freight and operational proposal demonstrates that the land within the original Sale area (Doc 3) may need to be reduced to accommodate railway needs. Such iterations in the design is acceptable without any further regulatory processes as existing consultations have approved for the larger sale area to be disposed.</p> <p>The existing welfare facility unit is to be re-provided in same general location. The room and size requirements of the replacement unit has been agreed with the local Network Rail (NR) Section Manager and Track Maintenance Engineer. This can also be seen in Doc 7.</p>
<p>Access arrangements to / from the disposal land</p>	<p>The residential development will be accessible by a proposed access off Charlton Road on the eastern side of the site through construction of a new vehicular road. There will also be a pedestrian route and cycle route from Charlton Road that will serve both the residents and the new station entrance.</p> <p>Network Rail’s retained land will continue to be accessible by Mylen Road to the west of the site. This area will not be accessible via Charlton Road through the residential development.</p>

	Network Rail will reserve the right for access over unbuilt areas of the disposal site for maintenance and access to Network Rail assets on its retained land.
Replacement rail facilities (if appropriate)	<p>The revised freight sidings layout proposal has been agreed by relevant stakeholders and critically will continue to provide both for the operation of the existing MoD traffic to /from Ludgershall and any new commercial freight traffic attracted to the revised site.</p> <p>The existing welfare facility unit is to be re-provided in same general location on Network Rail's retained land. The requirements and size of the new unit has been agreed with the local NR Section Manager and Track Maintenance Engineer.</p>
Anticipated rail benefits	<p>The scheme will provide the following rail benefits;</p> <ul style="list-style-type: none"> <li>- Reconfigured freight sidings bringing efficiency for users due to consolidation, unused land clearance and expansion of the area and the network</li> <li>- Additional pedestrian and cyclist entry point to station via new station entrance to the north platform</li> <li>- Capital receipt to reinvest into the railway</li> </ul>
Anticipated non-rail benefits	The scheme will provide non-rail benefits through contributing to Network Rail's housing supply target.
<b>3. Timescales</b>	
Comments on timescales	2020 for disposal, and 2020/21 to 2024/25 for delivery
<b>4. Railway Related Issues</b>	
History of railway related use	<p>There are legacy railway sidings running into the proposed sale area, primarily used to perform run-round moves for MoD traffic serving Ludgershall. The operation of the MoD traffic will be supported by the revised siding layout. The proposal is considered to improve freight, operational, and the station facilities and assets.</p> <p>The proposal has been accepted through consultation with FOCS (Doc 6), receipt of Clearance, and the LC7 consultation. A Network Change and Station Change consultation will also be required followed by an Asset Protection Agreement.</p>

<p>When last used for railway related purposes</p>	<p>Part of the disposal area (Doc 1) is currently let to Switch International which is a road haulage company. The tenant does not use the railway sidings for access to the rail network and relies on road haulage only. The tenant shares the access road.</p> <p>The remainder of the proposed sale area which does not fall within the Switch International lease area includes the end of the sidings noted above. The operational functionality of these sidings will be replicated with the proposed revised arrangement of the freight area towards the west (Doc 5 and 7).</p>
<p>Any railway proposals affecting the site since that last relative use</p>	<p>No known railway proposals</p>
<p>Impact on current railway related proposals</p>	<p>There are no known railway related proposals for this area, however, there will be positive impacts of the scheme upon the railway;</p> <ul style="list-style-type: none"> <li>- The remodelling of the sidings will improve the future use of the remaining NR land for freight users and has potential to attract new freight tenants/licensees and bring income to invest into the railway</li> <li>- The additional capacity could help ease existing volumes of traffics in the local area.</li> <li>- The scheme incorporates a new pedestrian and cyclist station access point to the northern platform.</li> </ul>

<p>Potential for future railway related use</p>	<p>Consultation via the Clearance process to date has not indicated any conflicting proposals. The information below demonstrate long term plans for this Route/adjoining main line but at this stage does not demonstrate any reasonably foreseeable railway related uses relevant to or within the disposal area.</p> <p>The adjoining main line is located on the West of England Line under the Wessex Route and provides a freight link to Ludgershall. The relevant Long-Term Plan (LTP) and archived RUS (Route Utilisation Strategy) documents include The Wessex Route Study (2015), Route Specifications (2016) Wessex, Network Specification (2016) Wessex, the Great Western Route Utilisation Strategy (2010), and Freight Network Study (2017).</p> <p>The main constraints between Basingstoke to Salisbury include journey times to London Waterloo and platform capacity at Salisbury. One CP6 choice is AC Electrification potentially increasing line speed. This will include Andover. Another CP6 choice is the potential platform re-instatement at Salisbury. Other considerations include additional services between Salisbury and London Waterloo, the freight branch to Ludgershall to be reinstated for passenger services, Southampton to West Coast gauge enhancement, grade separation at Basingstoke, additional looping locations, a third freight path via Laverstock Junction and Andover as a diversionary route, and operating freight services via Winchester instead of the route via Andover.</p> <p>This scheme's proposal for reconfiguring and upgrading of the SFSS area will, in the short term, support the current high volumes of freight traffic, whilst a more significant intervention to the Wessex Route is planned as part of the studies noted above, none of which require retention of the sale area for railway use.</p> <p>Keeping the freight sidings along the platform and extension of the retained area does not predicate the option of reinstating passenger services over the Ludgershall Branch at a future date.</p>
<p>Any closure or station change or network change related issues</p>	<p>Station change will be sought following successful completion of the current LC17 process. This will address any changes to the station lease as described in Section 2 (Proposed use) above.</p> <p>Network change will also be required for the removal and implementing of the sidings. This will be carried out after this LC17 process and prior to its physical removal.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The scheme will provide better accessibility and local permeability to the station through a new pedestrian access point into the station from the north side of the tracks. Details of the new entrance will be agreed with the TOC through the Station Change consultation.</p> <p>The scheme proposes to retain the access off Mylen Road for operational and freight users as a private road. This improves circumstances for operational and freight users. Details of this access will be agreed via the Network Change consultation.</p>



<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail / the other party will install new boundary fencing along the railway boundary and the operational/freight area that would otherwise provide access to the tracks and restricted access areas.</p> <p>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, continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p> <p>The scheme will enter into an Asset Protection Agreement to ensure that it complies with asset protection requirements.</p>
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## 5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The Station is Grade II listed.</p> <p>The SHELAA (2018) allocated the site as Site Ref: 28 for eighty-four residential dwellings following successful representation from Network Rail in October 2017.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>A preliminary geo-environmental risk assessment was completed in Oct 2017 identified potential sources of contamination. The potential presence of these contaminants relates to the former land use as railway land and a current site use for haulage services. The Preliminary Risk Assessment has been classified as moderate.</p> <p>Assessments to investigate the land further will be carried out shortly after gaining LC17.</p>

## 6. Local Authorities

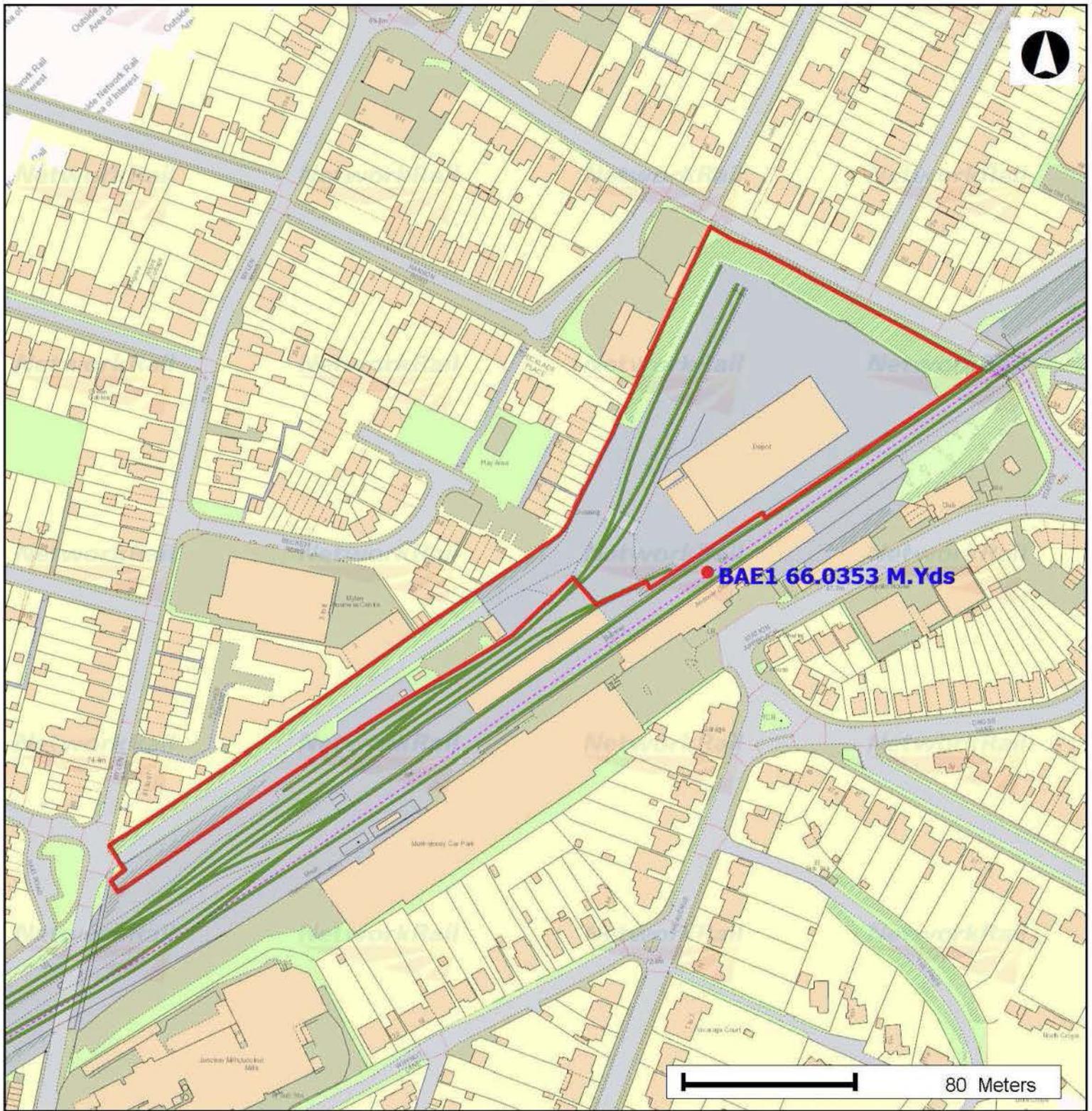
<p>Names &amp; Email Addresses:</p>	<p>Test Valley Borough Council          Planning &amp; Building Service          Beech Hurst, Weyhill Road          Andover, Hampshire          SP10 3AJ</p>
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Local Transport Authorities:	Hampshire County Council The Castle Winchester SO23 8UJ
Other Relevant Local Authorities:	North Hampshire Transport Strategy The Castle Winchester SO23 8UJ
<b>7. Internal approval to consult</b>	
Recommendation:	By proceeding to consult I am: <ul style="list-style-type: none"> <li>recommending that Network Rail consults on the terms of disposal</li> <li>confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</li> <li>confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</li> </ul>
<b>8. Consultations</b>	
Internal consultation	<p>CR/30424 for the sale of the subject site, business clearance achieved 20<sup>th</sup> October 2016 and renewed 14<sup>th</sup> May 2019</p> <p>CR/30424 for the sale of the subject site, technical clearance achieved 3<sup>rd</sup> April 2017 and renewed 26<sup>th</sup> July 2019</p> <p>CR/34855 for the reconfiguration of the SSFS, technical clearance achieved 23<sup>rd</sup> February 2018. Consultation completed on 21<sup>st</sup> August 2019.</p> <p>LC7 consultation completed with responses received between 11<sup>th</sup> January 2019 and 10<sup>th</sup> April 2019.</p> <p>Network Change and Station Change to follow the completion of this specific LC17 consent application.</p> <p>The SSFS consultation originally completed 23<sup>rd</sup> May 2018. However, the LC7 consultation led to changes to the scheme design, the SSFS consultation was re-consulted and completed 21<sup>st</sup> August 2019. The signature from Colas was received again in September 2019 due to the original signature being received in an unusable format. (See Section 2. Proposed use for more details)</p>

Summary of position as regards external consultations	All of 26 consulted parties responded with no objection. Comments were made by the following; SWR Railway, DB Cargo UK Ltd, Freight Transport Association, Rail Freight Group, British Transport Police, Transport Focus (formerly Passenger Focus), Test Valley Council, Andover Town Council, and are detailed in the separate report. No outstanding issues.
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	No

### 9. 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: Development Surveyor
Signed.....	Date.....16 <sup>th</sup> September 2019.....
Authorised by (name):	Authoriser's job title: Development Surveyor
Signed.....	Date.....16 <sup>th</sup> September 2019.....



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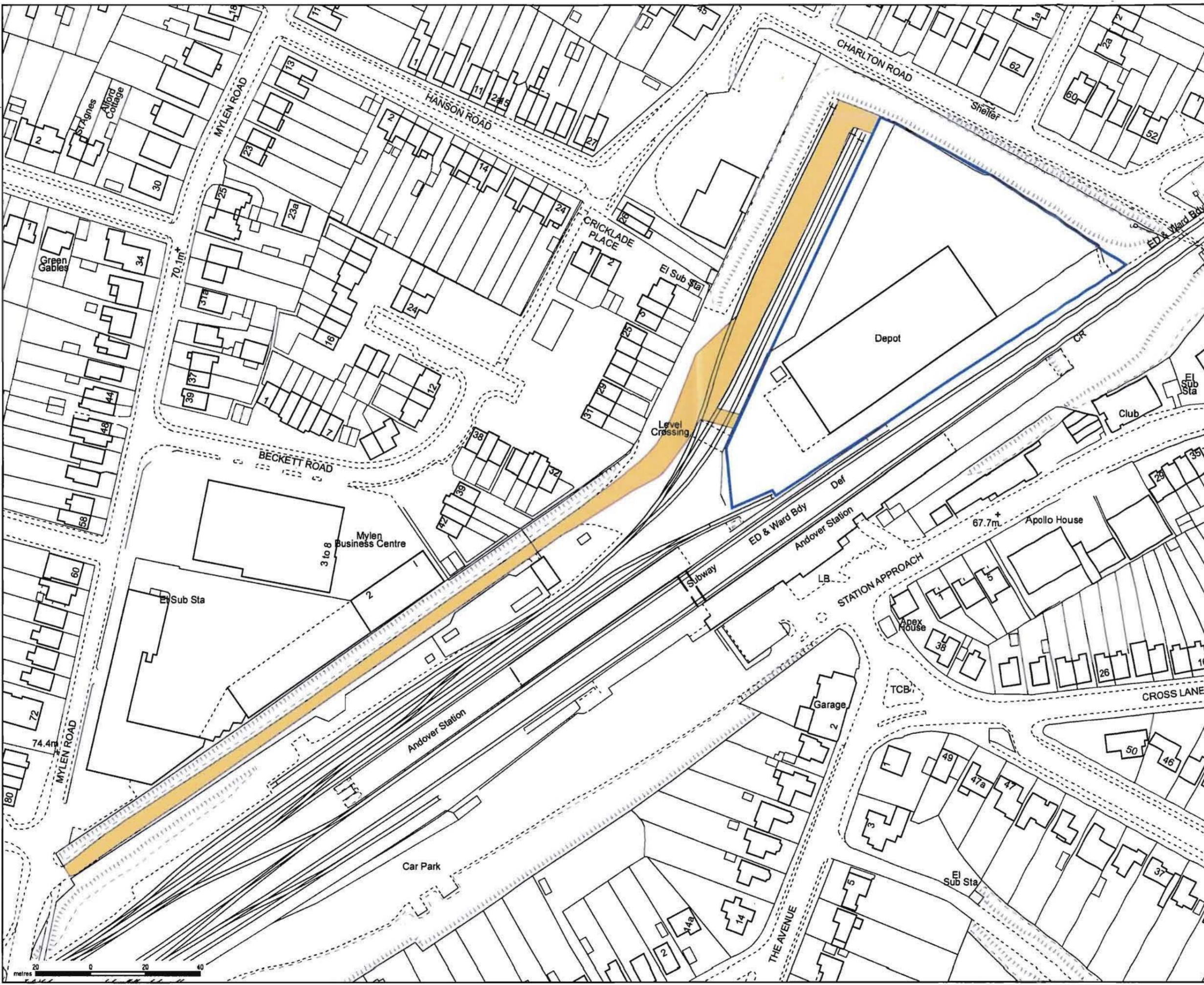
Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk)



**Andover  
Full Site Plan**

Scale	1 : 2,500
Plot Date	13/08/18 12:26
Printed By	

*Copy*



**ANDOVER**  
FREIGHT TERMINAL, MYLEN ROAD  
HAMPSHIRE

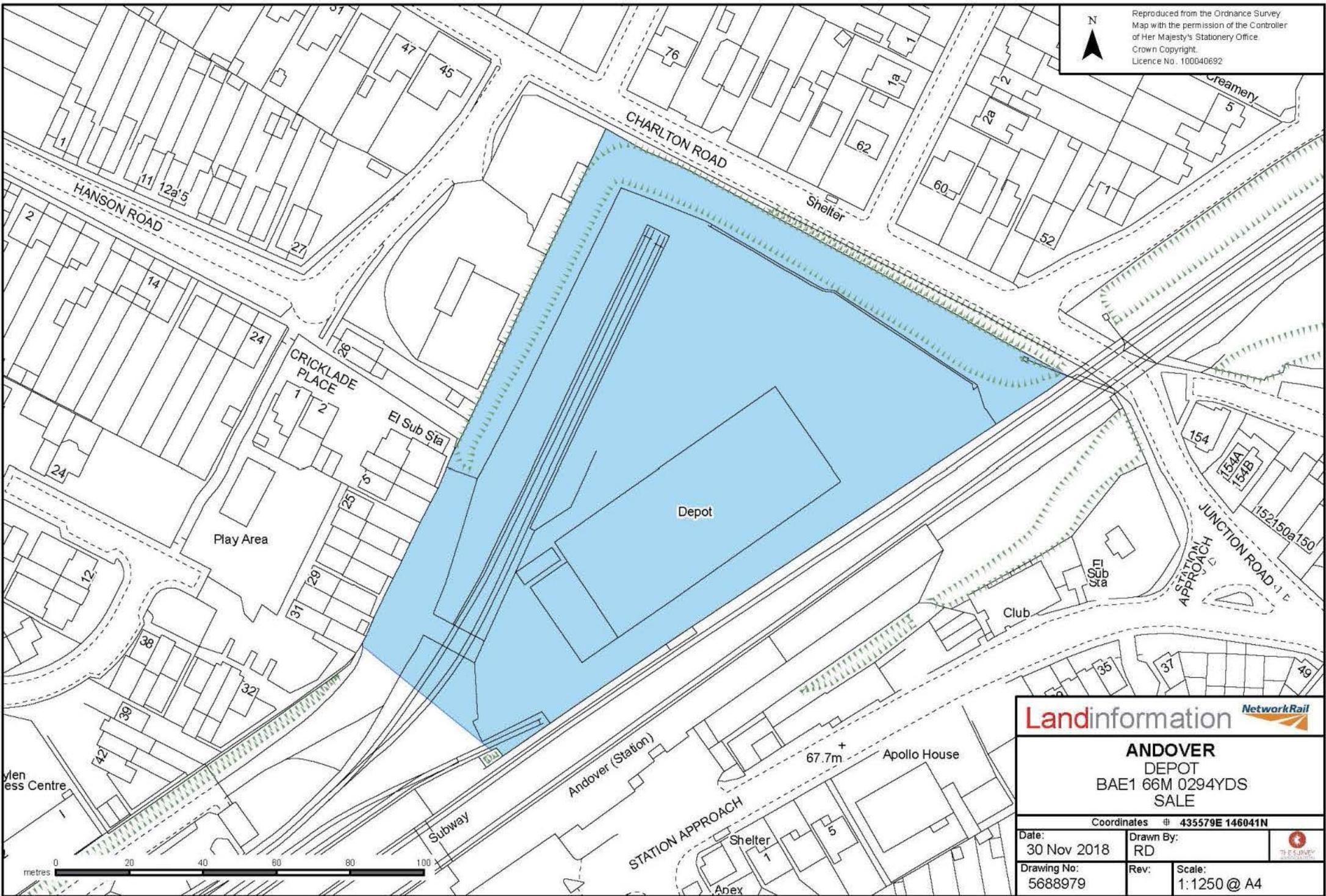
Coordinates	435484, 145968
Scale @ A3	1:1250
Sheet No.	1 of 1
Date	06 Jun 2012
Prepared By	lprus
Plan No.	54175

Mapping & Surveying Services  
Property  
5th Floor  
1 Eversholt Street  
LONDON NW1 2DN  
DX 141520 Euston 7  
mapping&surveying@networkrail.co.uk





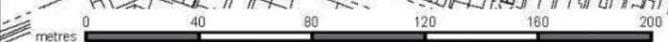
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<b>Landinformation</b> 	
<b>ANDOVER DEPOT BAE1 66M 0294YDS SALE</b>	
Coordinates $\#$ 435579E 146041N	
Date: 30 Nov 2018	Drawn By: RD
Drawing No: 5688979	Rev: Scale: 1:1250 @ A4



-  SSFS
-  Additional area included in SSFS
-  SSFS Unchanged
-  SSFS removed
-  SSFS to revert to NR network



Landinformation		NetworkRail	
<b>ANDOVER</b> SUPPLEMENTAL STRATEGIC FREIGHT SITE			
Coordinates # 435353E 145861N			
Date: 29 Jan 2019	Drawn By: JD		
Drawing No: 6646906	Rev:		

# CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL FOR RESIDENTIAL DEVELOPMENT, FREIGHT IMPROVEMENTS, AND A NEW STATION ACCESS POINT AT ANDOVER

This report is provided as a supplement to our forms for the proposed land disposal for residential development, freight improvements, and a new station access point at:

Site location and description: Andover Station Yard

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

Summary of position regarding responses:

No objection from all consultees. Overall, consultees supportive of the scheme. No relevant responses impacting the purpose of this LC7.

Detailed conversations were had with the following consultees;

Swrailway, DB Cargo UK Ltd, Freight Transport Association, Rail Freight Group, British Transport Police, Transport Focus (formerly Passenger Focus), Test Valley Council, Andover Town Council, Hants County Council



The full list of external consultees is set out below:

<b>No.</b>	<b>External party (name)</b>	<b>Contact name, email address and telephone</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
1	Department of Transport		Y	14/12/2018	No Comment See Annex 1	
2	Arriva Trains Cross Country		Y	06/12/2018	No Comment See Annex 1	
3	c2c Rail Ltd		Y	06/12/2018	No Objection See Annex 1	
4	Chiltern Railway Company Ltd		Y	14/01/2019	No Comment See Annex 1	
5	Eurostar International Ltd		Y	07/12/2018	No Comment See Annex 1	

## CONSULTATION REPORT

V 1.1

6	Great Western Railway		Y	14/01/2019	No Objection See Annex 1	
7	First Group MTR South Western Railway (take over Wessex franchise on 20/08/17)		Y	11/01/2019	No Objection but see comments in Annex 1	
8	Grand Central Railway Company Ltd		Y	06/12/2018	No Comment See Annex 1	
9	London & South Eastern Railway Limited (southeastern)		Y	11/12/2018	No Comments See Annex 1	
10	Merseyrail Electrics 2002 Ltd		Y	06/12/2018	No Objection See Annex 1	
11	Northern Rail Ltd		Y	06/12/2018	No Objection See Annex 1	

## CONSULTATION REPORT

V 1.1

12	COLAS Rail Limited		Y	14/12/2018	No Comment See Annex 1	
13	Direct Rail Services Limited		Y	17/12/2018	No Comments See Annex 1	
14	DB Cargo UK Ltd		Y	08/01/2019	No Objection but see Comments in Annex 1	
15	Freight Transport Association		Y	07/01/2019	See comments in Annex 1	
16	Freightliner Limited		Y	04/01/2019	No Comment See Annex 1	
17	GB Railfreight Limited		Y	18/12/2018	Ok to go ahead See Annex 1	

## CONSULTATION REPORT

V 1.1

18	Rail Freight Group		Y	09/12/2018	Ok with RFG but see comments in Annex 1	
19	West Coast Railway Company		Y	04/01/2019	No Comment See Annex 1	
20	W.H. Malcolm		Y	06/12/2018	No Objection See Annex 1	
21	Association of Community Rail Partnerships		Y	09/12/2018	No Comment See Annex 1	
22	British Transport Police		Y	10/12/2018	No Object but see additional comments in Annex 1	
23	Transport Focus (formerly Passenger Focus)		Y	10/12/2018	No Objection See Annex 1	
24	Test Valley Council		Y	18/12/2018	See comments in Annex 1	
25	Andover Town Council		Y	10/01/2019	See comments in Annex 1	

## CONSULTATION REPORT

V 1.1

26	Hants County Council		Y	10/01/2019	See comments in Annex 1	
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Copies of responses are given in the annexes to this report, as indicated above.

Copies of the full consultee responses are given in Annex 1.

A copy of the consultation request is given in Annex 2.

## Annex 1

### 1 Department of Transport

**From:** Sent: 14 December 2018 16:43

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

With respect to this consultation DfT Network Services has no comment to make.

Thanks,

**Briefing and Correspondence Manager, Network Services - West, Department for Transport**  
4/27

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### 2 Arriva Trains Cross Country

**From:**

**Sent:** 06 December 2018 15:48

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

Buy train tickets online at [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



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### 3 c2c Rail Ltd

**From:**

**Sent:** 06 December 2018 15:30

**To:**

**Subject:** Re: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good afternoon

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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



W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)



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## 4 Chiltern Railway Company Ltd

**From:**

**Sent:** 14 January 2019 10:31

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hi

Chiltern have no comments.

Regulatory Contracts Manager  
Chiltern Railways

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

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

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Please consider the environment before printing this email

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## 5 Eurostar International Ltd

**From:**

**Sent:** 07 December 2018 16:07

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

No comment from EIL,  
Thanks

PA to Chairman and to Company Secretary

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

[eurostar.com](http://eurostar.com)

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## 6 Great Western Railway

**From:**

**Sent:** 14 January 2019 09:51

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

We have no objection 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.

---

## 7 First Group MTR South Western Railway (take over Wessex franchise on 20/08/17)

**From:**

**Sent:** 11 January 2019 12:49

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

With reference to the above proposed Land Disposal at Andover Station Yard, on behalf of First/MTR South Western Trains Ltd there is no objection in principle to this proposed disposal however this is on the understanding that all concerns regarding any future Development at this site will be fully consulted on and addressed as part of the associated Station Change Process?

Senior Procurement Manager



The journey starts here

**From:**  
**Sent:** 21 January 2019 10:31  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

Thank you for your response. Yes, any matters requiring station change will be discussed with SWR as per process. I have been invited to a meeting set up this week with SWR with my colleagues and where there will be opportunity to understand the requirements of SWR and integrate them into Network Rail's plans.

Thanks,

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

---

## 8 Grand Central Railway Company Ltd

**From:**

**Sent:** 06 December 2018 16:29

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Dear

Thank you for your email.

GC has no comment.

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](http://grandcentralrail.com) | **Twitter:** [@gc\\_rail](https://twitter.com/gc_rail) | **Facebook:** [facebook.com/grandcentralrail](https://facebook.com/grandcentralrail)

---



## 9 London & South Eastern Railway Limited (southeastern)

**From:**

**Sent:** 11 December 2018 08:54

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

Thank you for the opportunity to review the below/attached.

Southeastern have no comments on this proposal.

Kind regards,

Commercial Manager

[southeasternrailway.co.uk](http://southeasternrailway.co.uk)

**southeastern**

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ

---

## 10 Merseyrail Electrics 2002 Ltd

**From:**

**Sent:** 06 December 2018 15:26

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

We have no objections

---

thanks

**Legal & Contract Assistant  
Merseyrail**

Tel	
Mob	
Email	<a href="mailto:@merseyrail.org">@merseyrail.org</a>
Web	<a href="http://www.merseyrail.org">www.merseyrail.org</a>

---

## 11 Northern Rail Ltd

**From:**

**Sent:** 06 December 2018 16:16

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hi

Northern have no objection to the below land disposal.

Thanks

---

## 12 COLAS Rail Limited

**From:**

**Sent:** 14 December 2018 15:30

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

– no comments. Many

thanks,



Property Manager

---

**COLAS RAIL LTD**

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

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

---

## 13 Direct Rail Services Limited

**From:**

**Sent:** 17 December 2018 09:08

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hi

DRS have no comments.

Best Regards,

---



**Procurement Apprentice**

**Direct Rail Services Ltd**

Regents Court  
Baron Way  
Carlisle  
CA6 4SJ

E: **DRS is the multi-award winning rail logistics solution...**



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Year 2018  
for Class 88



**WINNER** Business of the Year Award 2018

**WINNER** Customer Care Award

**RUNNER UP** Community & Environmental Responsibility

Protect our environment - print only when you need to.

---

**14 DB Cargo UK Ltd**

**From:**  
**Sent:** 21 January 2019 11:01  
**To:**  
**Cc:**  
**Subject:** Andover SSFS

Morning

Hope you are well?

---

I understand that you raised a comment on the SSFS alterations (in italic below):

*In relation to the documentation, what has been supplied is limited to the indication of those parts of the proposed replacement sidings which lie on the Supplementary Strategic Freight Site itself. I would like to ask for greater clarification of the entire Andover residual freight layout and its relationship to the SSFS and the Exeter Main Line so as to ensure that run-round arrangements and connections to the Ludgershall branch are separate from the SSFS and in no way dependent on access to it.*

The boundary change of the SSFS in its current form would once let result in run-rounds taking place in let sidings as you have stated.

I have therefore requested that [name] further alters the boundary and re-distributes for comment to ensure that run-round moves can be accommodated on network infrastructure outside of the SSFS demarcation. This will ensure that access to the Ludgershall branch from the mainline is not dependent on the SSFS.

Many thanks for highlighting this

**Business Development Manager**

Network Rail | Freight

Baskerville House | Centenary Square

Broad Street | Birmingham | B1 2ND

---

**From:**

**Sent:** 08 January 2019 16:18

**To:**

**Subject:** Re: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Subject to the comments below, I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

In relation to the documentation, what has been supplied is limited to the indication of those parts of the proposed replacement sidings which lie on the Supplementary Strategic Freight Site itself. I would like to ask for greater clarification of the entire Andover residual freight layout and its relationship to the SSFS and the Exeter Main Line so as to ensure that run-round arrangements and connections to the Ludgershall branch are separate from the SSFS and in no way dependent on access to it.

Yours,

Rail Network Manager  
DB Cargo (UK) Limited  
310 Goswell Road  
London EC1V 7LW

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:

---

## 15 Freight Transport Association

**From:**

**Sent:** 04 March 2019 12:12

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hello

Yes, I have consulted our members and they are content with the new proposals.

With regards

---

**Director of UK Policy**  
**Freight Transport Association**  
[www.fta.co.uk](http://www.fta.co.uk)

**From:** **Sent:** 04 March 2019 10:50

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

I have just left you a voicemail and as discussed, I am writing to you as well.

I am hoping to get an updated response from yourself, representative of the Freight Transport Association as I need to finalise the land disposal consultation. If I am unable to get in touch with you by the 11<sup>th</sup> March, I would have been waiting 2 months for your updated response since the consultation ended, and must therefore, proceed without your full comments.

I hope to hear back from you soon,

Thanks,

Surveyor | MSc | Property | Development

---

---

1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**

**Sent:** 11 February 2019 15:42

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good afternoon

Would you mind providing an updated response following receipt of the plans?

Thanks,

Surveyor | MSc | Property | Development

1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**

**Sent:** 30 January 2019 14:32

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Of course, please find attached.

Thanks,

Surveyor | MSc | Property | Development

1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**

**Sent:** 30 January 2019 13:43

**To:**

**Cc:**

---

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Please can you re-send the proposal image to me?  
With thanks

---

**Director of UK Policy**  
**Freight Transport Association**

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

**From:**  
**Sent:** 21 January 2019 10:50  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

The plan that was sent with the LC7 demonstrates the proposal state.

I have attached an existing state plan so that you can review the differences between the two in terms of the freight improvements.

Thanks,

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 09 January 2019 09:53  
**To:**  
**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hi

---

Please see below from [name]. Are you able to send the attachment and copy me in for information.

Thanks

**From:**  
**Sent:** 07 January 2019 11:08  
**To:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Before we reply formally, please can you send me a copy of the revised track plans?  
With thanks

---

**Director of UK Policy**  
**Freight Transport Association**

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

---

## **16 Freightliner Limited**

**From:**  
**Sent:** 04 January 2019 14:00  
**To:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Hi

Sorry for the delay.

No comment from me.

Kind regards

---

---

## 17 GB Railfreight Limited

**From:**

**Sent:** 18 December 2018 17:33

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

GB Railfreight is aware of these proposed changes and is content for them to go ahead.

Regards,

Head of Capacity Planning,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.

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

---

## 18 Rail Freight Group

**From:**

**Sent:** 09 December 2018 20:57

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

OK with RFG.

As the planned disposal is to create residential units alongside a SSFS then it will be important that the residential development is suitably protected for noise to ensure that the SSFS is not blighted.

Thanks

Director General

---





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Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK  
Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439

---

## 19 West Coast Railway Company

**From:**  
**Sent:** 04 January 2019 11:59  
**To:**  
**Subject:** Re: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

no comments

WCR

---

## 20 W.H. Malcolm

**From:**

**Sent:** 06 December 2018 16:24

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

No objections.

Regards

**Business & Estate Manager | W H Malcolm Ltd**

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

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

---

## 21 Association of Community Rail Partnerships

**From:**

**Sent:** 09 December 2018 13:33

**To:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

No comment

Senior Operations Manager



**Mobile**

**Web:** [acorp.uk.com](http://acorp.uk.com)

---

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



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---

## 22 British Transport Police

**From:**

**Sent:** 10 December 2018 16:47

**To:**

**Cc:**

**Subject:** RE: Land Disposal - Andover Station Yard - CRU 2018 - 2191

Dear

Having considered the consultation documents, I have no objections to the Land Disposal as the plan for FENCING and a further ACCESS POINT to Andover Station will hopefully improve on the lack of safety and security measures that currently exists on the North Side of the Station.

It should be noted however that Andover Railway Station suffers from various crime including Anti-Social Behaviour, Cycle Theft and more worryingly - Trespass & Fare Evasion; much of which sees offenders making their 'escape' via the North side of the Station (end of Platform 1). It is encouraging to read therefore, that Fencing and a Pedestrian Access Point will be included in the scheme. However, in order to improve the future 'safety and security' for all concerned, it is important that appropriate fencing and access controls are put in place - particularly as 'families' will presumably be taking up residence on the development scheme.

Therefore, I respectfully request the following is considered:

- Trackage Fencing at 2.1m high rising to 2.4m with anti-climb hostile topping. Note: A similar project at Basingstoke has seen a trackage perimeter fence enhanced with an adjoining wooden (acoustic?) fence of equal height on the residential side - which
-

---

presumably doubles up as a noise barrier and/or additional measure to ensure children are not attracted to the fence line and train movement beyond

- That the planned North Side pedestrian Access Point includes Control measures e.g. CCTV/Lighting, Gating/Barriers as appropriate
- Platform 1 London End Platform mitigation i.e. Barrier/Gate, Anti-Tread Guards, Security/Safety/Danger signage. Note: This is where offenders make escape (leading to the Land Disposal Site and beyond)

Whilst I accept you can never provide total security for the railway, much can be done to minimise the threat/vulnerability and in that light I would be happy to advise further on security matters at this location with whomever as appropriate.

Kind Regards.

**Designing out Crime Officer (DOCO)**  
**SW London, Wessex & West Sussex**  
**B Division - Designing out Crime Unit (DOCU)**

**From:**  
**Sent:** 06 December 2018 15:42  
**To:**  
**Subject:** FW: Land Disposal - Andover Station Yard - Closing Date - 11/01/19

CRU-2018-2191

Kind regards,

Designing out Crime Coordinator

**Designing out Crime Unit**  
British Transport Police

25 Camden Road  
NW1 9LN  
DX151960 CAMDEN 4  
Email: Web: [www.btp.police.uk](http://www.btp.police.uk)

**From:**  
**Sent:** 21 January 2019 10:58  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal - Andover Station Yard - CRU 2018 - 2191

Good morning

Thank you for your insightful response. I am pleased to hear that you are pleased with the fencing and new pedestrian access point. Your list is also useful in ensuring I have costed up appropriately regarding security measures. Further security details will be discussed with South West Trains this week.

Please allow me to get in touch if I require any further information upon the points you have raised.

Thanks,

---

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

---

## 23 Transport Focus (formerly Passenger Focus)

**From:**

**Sent:** 10 December 2018 14:35

**To:**

**Subject:** Re: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019  
0512f19

Thank you for sending Transport Focus details of the proposed disposal of land at Andover station. They note that:

the land is the eastern part of the former goods yard, which is on the up side of the railway; it covers 5.19 acres (2.1 hectares) and is currently let to Switch International Trailers; the disposal requires changes to the Supplemental Strategic Freight Site, requiring a Network Change:

there are some seldom used sidings on it which will be re-provided further west, access to the sidings will continue to be from Mylen Road;  
the land is to be sold, freehold or long-leasehold, for housing;  
Test Valley Borough Council's (Feb. 2018) *Strategic Housing & Economic Land Availability Assessment* identifies the site as one for 84 dwellings;  
access to the site will be from Charlton Road;  
no other railway use for the site has been identified;  
as part of the development a new pedestrian access will be provided to the upside platform, number 1;

---

it is proposed that disposal will be complete in 2019/20, with the development finished by 2024/25.

Transport Focus believes passengers will welcome the new access, and has no objection to the proposed disposal.

Regards,

---

## 24 Test Valley Council

**From:**

**Sent:** 10 April 2019 08:26

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Dear

Thank you for your email and apologies for the fact that we have not responded to you. I can confirm that the Council has no objection to disposal of the land.

Kind regards

---

Head of Planning and Building  
Test Valley Borough Council

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)



Think of the environment...please don't print this e-mail *unless you really need to*

**From:**  
**Sent:** 09 April 2019 16:04  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good afternoon

I have since arranged to meet with regarding the scheme – thank you.

However, I am outstanding confirmation of Test Valley Council's response to the land disposal consultation. This process requires a response for to confirm whether the Council has any comment to make regarding the disposal of the site from Network Rail in accordance with the Land Disposal Condition of the Network Licence.

The original closing date for response was **11<sup>th</sup> January 2019**, therefore, I find it sufficient to provide you a final deadline for response by 11<sup>th</sup> April 2019 at 12:00pm. If I do not hear from you then I will record within the consultation database that Test Valley Council has no comment to make. However, I would be grateful for a response from you to confirm this if possible.

Thank you,

---



Surveyor | MSc | Property | Development  
Network Rail  
1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 11 February 2019 15:52  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Afternoon

We are happy to discuss options with you about funding etc. and the best person to talk to is Development Manager for the area.

Just so there is no confusion Councillor Ecclestone is not one of our Councillors but is a Town Councillor. I can only recommend our advice to you via the pre-application process.

Hope this helps

Head of Planning and Building  
Test Valley Borough Council

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)



Think of the environment...please don't print this e-mail *unless you really need to*

**From:**

**Sent:** 11 February 2019 12:32

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Thanks, I will let you know when the site goes to market as I think this scheme can make a significant impact to the town of Andover based on its central location.

and, may I bring your attention to this proposed scheme? I am looking to speak to the appropriate person regarding treating the new access as S106 in kind to contribute towards the scheme funding. The scheme is currently at a loss and therefore not viable to proceed to sell for development due to high enabling costs. I am looking to pull together third-party funding to progress the scheme for its benefits to the local community and the operations of the railway, and would like to explore whether this could be a contributing option?

In addition, as part of this LC7 consultation, one of your Councillors [name] has responded with planning perspectives that somewhat differ from the existing pre-app advice in 2017. The advice indicates that a lower density scheme is appropriate whilst Cllr [name] discusses a high-density development. I would be grateful to understand whether the Council has another perspective that could be discussed in an informal meeting prior to my preparation for the second-pre-app?

Thanks,

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN

---

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 09 January 2019 14:09  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good afternoon

Further to my previous response I only picked this one up due to the potential development opportunity from a property Estates point of view.

My colleague the Council's Head of Planning may be best placed to respond to your questions however I note you have received preplanning advice from his Service?

From a Highways view point my colleague may be best placed to answer your questions?

Perhaps you can let me know if the land comes to the market.

Kind regards

Valuer

Bsc. Est. Man. MRICS

RICS Registered Valuer

Estates and Economic Development Service

Test Valley Borough Council

HPSN Site Location Code: 991 8305

---

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**From:**  
**Sent:** 09 January 2019 10:58  
**To:**  
**Cc:**  
**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

Yes, the Council was an intended consultee as part of this LC7, and I thank you for your interest in the scheme. As per the LC7 consultation, do you have any objections to the sale of this land?

Regarding your request, we are indeed looking to sell the land for development, however, at this stage, we do not have particulars of sale. This is because we are still working through approval processes such as this LC7, and the constrained feasibility of the site - as the scheme needs to provide the freight improvements, a new station entrance, and the excavation of a new road access off Charlton Rd with an 8% gradient (some of which may be contaminated) all on the back of the housing receipt.

I am therefore keen to request to understand more about how Test Valley Council would like to be involved in this scheme. The only other information I can share in addition to that within the LC7 is that the scheme is looking to progress a housing scheme (rather than flatted), following the recent pre-application meeting in order to address height concerns and recent valuation appraisals demonstrating improved viability for houses. You may already know that this scheme has been ongoing for several years, of which, Test Valley has been in conversations with NR previously regarding treating the new access as a S106 in kind, and providing funding towards the freight improvements, however, no formal agreements have been finalised due to the length of time it took to delist part of the Supplemental Strategic Freight Site (SSFS). Is this a conversation you can assist me in reviving?

---

Thank you, I look forward to hearing from you,

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 18 December 2018 08:40  
**To:**  
**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good morning

I have been passed your consultation from our customer services reception regarding the above.

I am not sure if the Council was an intended consultee, but we may be interested in acquiring the land, subject to contract.

If you prepare some particulars of sale perhaps you can send me a copy, we may be interested in considering this matter further?

Kind regards

Valuer

Bsc. Est. Man. MRICS

---

RICS Registered Valuer  
Estates and Economic Development Service  
Test Valley Borough Council

HPSN Site Location Code: 991 8305

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**From:**  
**Sent:** 14 December 2018 14:34  
**To:**  
**Cc:**  
**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Afternoon

You may remember I sent you an email from our customer services inbox re the above – We have received another, please could you respond?

Many thanks,

---

**From:**  
**Sent:** 14 December 2018 14:24  
**To:**  
**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

**From:**  
**Sent:** 14 December 2018 14:19  
**To:**  
**Subject:** Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Dear Consultee,

Further to my previous email dated **6<sup>th</sup> December 2018** I do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **11<sup>th</sup> January 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **11<sup>th</sup> January 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **3<sup>rd</sup> December 2018** and having made reasonable endeavors to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

---



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

---

## 25 Andover Town Council

**From:**

**Sent:** 15 February 2019 12:19

**To:**

**Cc:**

**Subject:** FW: Land Disposal Consultation - Andover Station Yard - Closing date - 11th January 2019

Dear

Thank you so much for your email, please would you to keep us (The Town Council) informed direct with regard to any developments as we have elections coming and those standing on the Council may change.

Many thanks

**Deputy Clerk**

***Andover Town Council***

68B High Street, Andover. SP10 1NG

[www.andover-tc.gov.uk](http://www.andover-tc.gov.uk)

*The Town Council Offices are open to the Public on Tuesdays, Thursdays and Fridays 10am to 1pm.*

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*If you wish to meet with the Officers outside these hours, please make an appointment.*

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*Please note: Under the new GDPR (General Data Protection Regulations) your email and the information contained within, will only be retained on our records for as long as is necessary for our business needs, after which it will be destroyed.*

**From:**  
**Sent:** 11 February 2019 12:18  
**To:**  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing date - 11th January 2019

Good afternoon

Thank you for your response to the LC7 consultation.

I am pleased to understand that the Council welcome the disposal of the site, considering the potential broader development context. Your response will be treated as no objection on behalf of the Council.

Regarding the other matters, I thank you for the time you have taken in providing a detailed statement, however, the primary purpose of LC7 consultations is to consult for competing and reasonably foreseeable transport uses for the land.

As you are already aware, there are already long-term planning considerations regarding re-instating the passenger service at Ludgershall. However, these considerations are clearly in no significant detail demonstrating the long-term nature of these plans. The infrastructure, as it stands, is not up to standard for passengers use so track, station/ platform and signalling infrastructure would also need to be upgraded to enable passenger operation.

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Our Senior Strategic Planner has stated that;

“As long as the shuttle service does not adversely impact on West of England Line services to and from London Waterloo then I do not have any concerns in terms of interference with service growth on the West of England Line. We in System Operator would be happy to engage further with stakeholders to understand the requirements of the proposal. I would suggest that obtaining DfT and Train Operator buy-in to the proposal would be key to progressing this any further.”

I therefore recommend that you speak with this appropriate team and you may contact

Returning to the LC7 disposal, the proposal does not impede on the existing ability to reinstate those services, rather the upgrade to the sidings will improve its ability. The new freight scheme layout will better provide for efficient operation of the longstanding MoD traffic to/from Ludgershall depot which Network Rail considers as a national significance.

I will, however, respond to your positive planning points as a separate matter to the consultation as it is relevant to my wider role as a surveyor in the Development team. Many of your points such as high density and the principle of residential use rather than industrial employment are supportive of the scheme. I also note your support in regards the new station access point. However, this new access alongside the construction of the new route from Charlton Road, and the improvements to the sidings as a prerequisite to unlocking the development site, all have significant costs. Thus, the recent interest from the Council (Estates and Economic Development Service) to consider purchasing the site is positive and Network Rail would be pleased to cooperate with the Council whether as a consultee, as the planning authority or as the purchaser.

I am currently engaging with Head of Planning and Highways to gain more information about aspirations following the relatively brief response from the pre- app consultation in 2017. Therefore, I welcome your involvement in these conversations which will guide our planned second pre-app later this year.

I hope this has alleviated any concerns you may have had, and besides requesting that you confirm your acceptance of my proposal to treat your response as no objection to the LC7, I would like to request the opportunity to get back in touch with you at a later stage of the planning process if I require any further information about the points you have made.

---

Thanks,

Surveyor | MSc | Property | Development  
1 Eversholt Street | London | NW1 2DN

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 11 January 2019 11:29  
**To:**  
**Cc:**  
**Subject:** Land Disposal Consultation - Andover Station Yard - Closing date - 11th January 2019

Dear

Please find attached my comments on the Consultation. I also attach a document on the branch line proposal prepared for the Wiltshire LEP.

I am happy to answer any follow up questions you may have on this.

Regards,

Andover Town  
Council

**From:**  
**Sent:** 10 January 2019 14:08  
**To:**

---

**Cc:**

**Subject:** RE: Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Good afternoon

Thank you for your email and please accept our apologies for the delay in a response.

I can confirm we are currently awaiting responses from the Councilors. We will respond officially once we have heard back from them and before the deadline of 11 January 2019.

Kind regards

**Committee & GDPR Officer**

**Andover Town Council**

68B High Street  
Andover  
Hampshire  
SP10 1NG

Office Telephone Number: GDPR  
enquiries:  
Committee Business:  
Website: [www.andover-tc.gov.uk](http://www.andover-tc.gov.uk)

***The Town Council Offices are open to the Public on Tuesdays, Thursdays and Fridays 10am to 1pm.***

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## **26 Hants County Council**

**From:**

**Sent:** 14 March 2019 10:22

**To:**

**Subject:** Hampshire Highways, Andover Station Yard ref 7050879

Dear

Thank you for contacting Hampshire Highways regarding Andover Station Yard.

Our principal engineer has advised that we have “no comment” to make regarding the proposal.

I trust that this information is of assistance.

Yours sincerely,

**Highway Support Assistant**

Hampshire Highways

Hampshire County Council

Trafalgar House North

Trafalgar Street

Winchester, Hampshire, SO23 9DH

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Web: [www.hants.gov.uk/roads](http://www.hants.gov.uk/roads)

 [@Hantshighways](https://twitter.com/Hantshighways)



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From:

Sent: 10 January 2019 11:42

To:

Subject: Enquiry Raised - Enquiry 7050879

Enquiry Reference: 7050879

Enquiry Type: Other Hway Mgt

Location: STATION APPROACH

Thank you for your enquiry.

We will assess your enquiry as soon as possible. We receive around 70,000 enquiries each year which we priorities according to the nature of the issue.

In most cases our staff will need to visit the site to make an assessment, which we aim to complete within two weeks, subject to availability.

For information, adopted roads in Hampshire are routinely inspected at regular intervals. Defects are identified and monitored and any future maintenance requirements identified as part of this process. Further information on our routine inspection policy can be found by clicking on the link below:

<https://www.hants.gov.uk/transport/roadmaintenance/highwaysassets>

This email has been automatically generated so please do not reply to this message. If you need to contact us, please visit our website [www.hants.gov.uk/roads](http://www.hants.gov.uk/roads) or call us on 0300 555 1388 and quote the above reference number in any correspondence relating to this issue.

**ANNEX 2**

**From:**

**Sent:** 06 December 2018 15:24

**To:**

**Subject:** Land Disposal Consultation - Andover Station Yard - Closing Date - 11th January 2019

Dear Consultee,

**Property: Andover Station Yard**

We seek to consult you as regards your views on our proposed disposal by way of sale of long leasehold/freehold interest (see evaluation form attached for further detail).

We attach a draft application form to the Office of Rail and Road which, with the related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network license land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments, please, by **11<sup>th</sup> January 2019** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **11<sup>th</sup> January 2019** and having made reasonable endeavors to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavors to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to Jayne Dyson, details below. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

---





Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

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Ordnance Survey 0100040692.



Sale Area = 15208m<sup>2</sup>



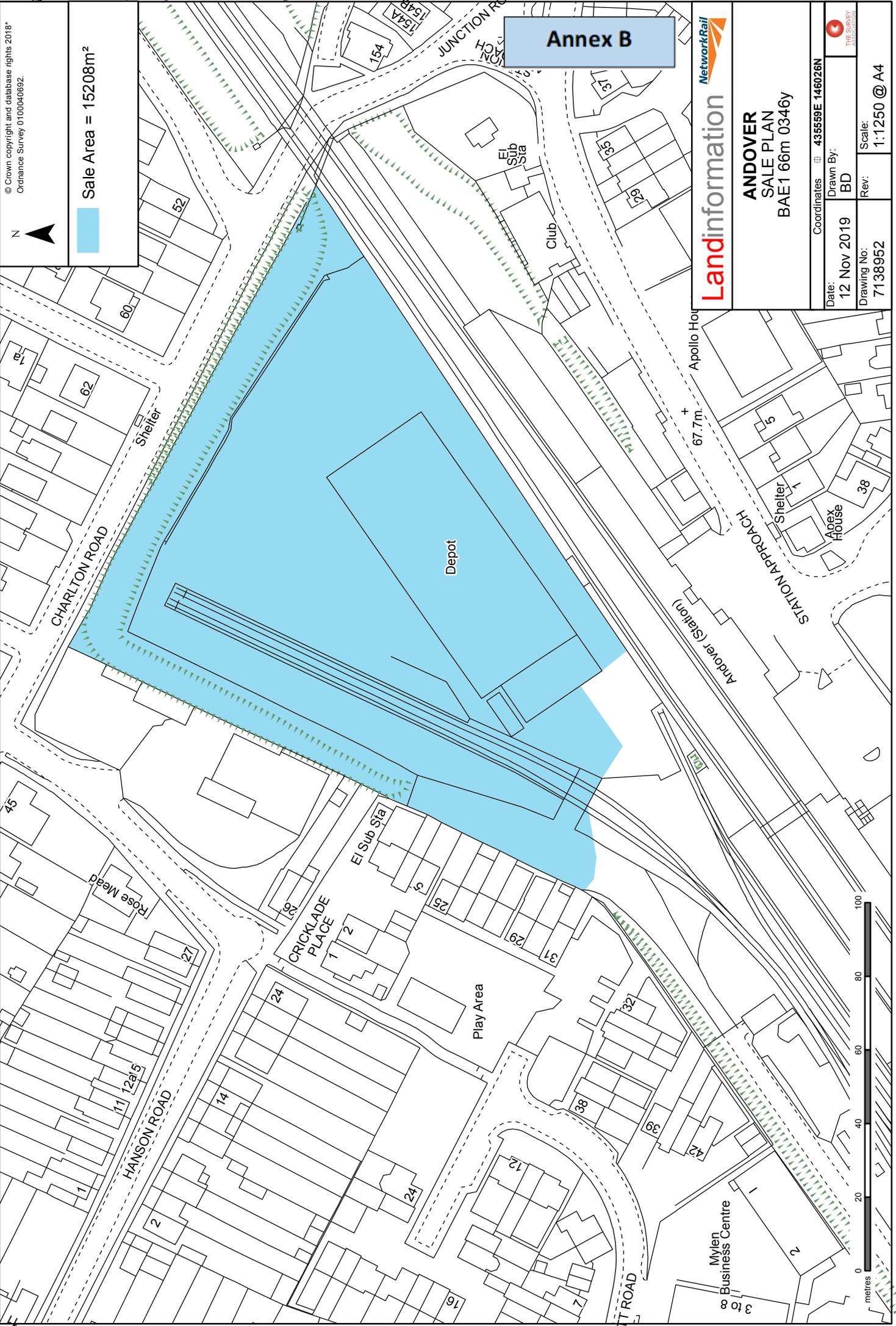
# Annex B

**Landinformation**



**ANDOVER**  
SALE PLAN  
BAE1 66m 0346y

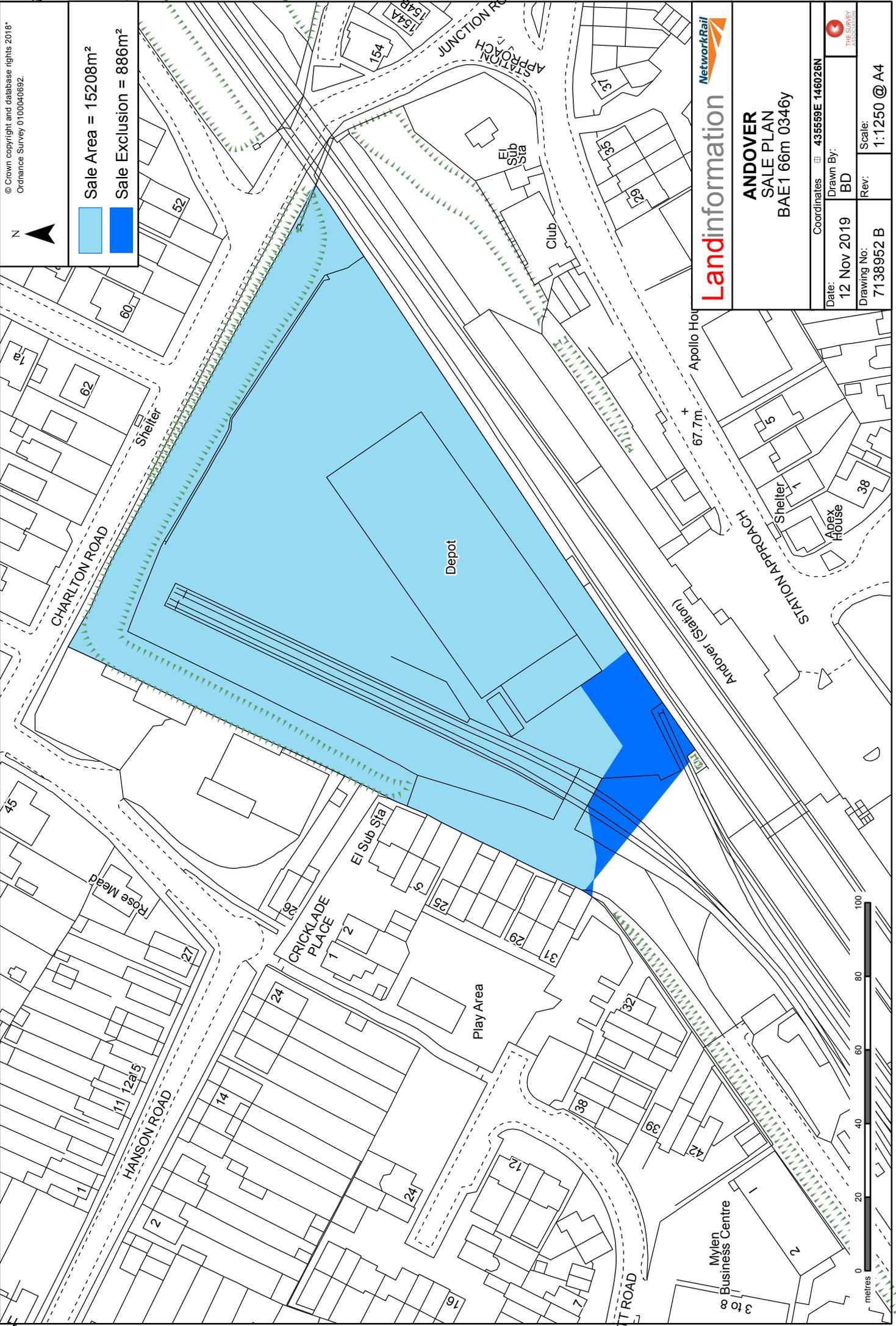
Coordinates	435559E 146026N
Date:	12 Nov 2019
Drawn By:	BD
Drawing No.:	7138952
Rev.:	Scale: 1:1250 @ A4



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Ordnance Survey 0100040692.



Sale Area = 15208m<sup>2</sup>  
Sale Exclusion = 886m<sup>2</sup>



NetworkRail  
**Landinformation**

**ANDOVER**  
SALE PLAN  
BAE1 66m 0346y

Coordinates	435559E 146026N
Date:	12 Nov 2019
Drawn By:	BD
Drawing No.:	7138952 B
Rev.:	Scale: 1:1250 @ A4

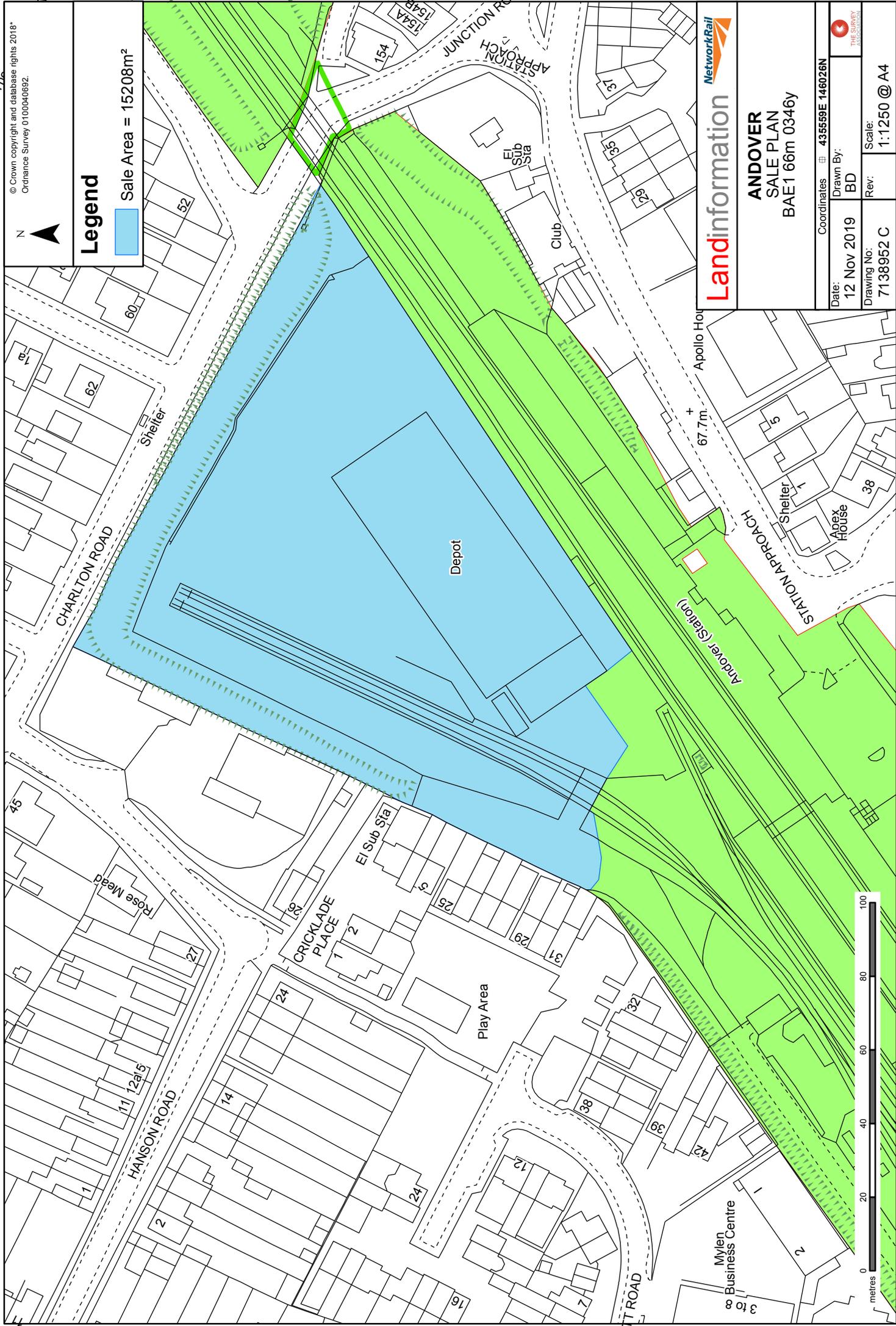
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### Legend



Sale Area = 15208m<sup>2</sup>



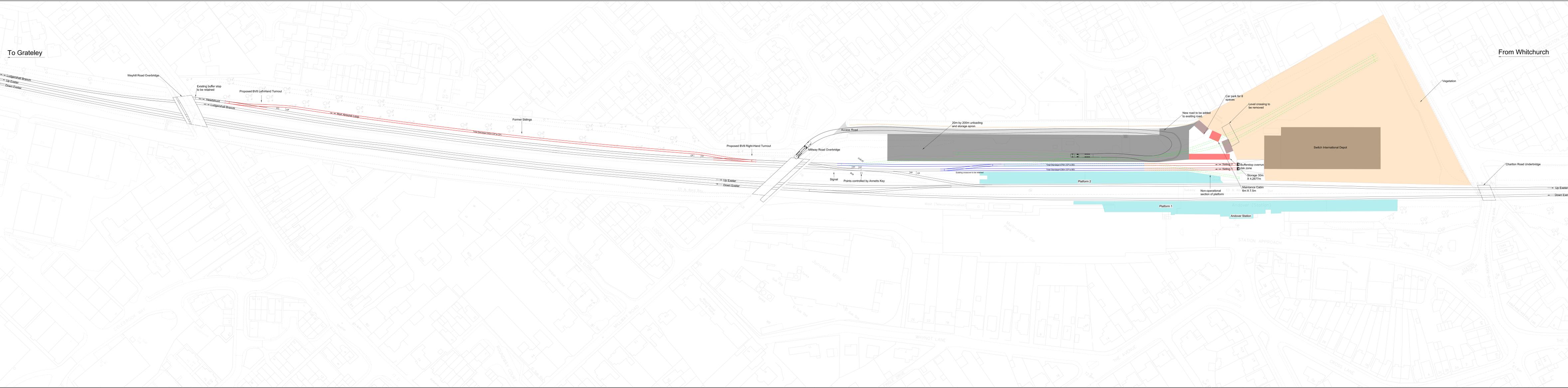
**Landinformation**



**ANDOVER**  
SALE PLAN  
BAE1 66m 0346y

Coordinates	435559E 146026N		
Date:	12 Nov 2019	Drawn By:	BD
Drawing No.:	7138952 C	Rev.:	Scale: 1:1250 @ A4





- 1. All dimensions in meters unless stated otherwise.
- 2. Track to be servicable CEN56 rails and concrete sleepers on 200mm of track ballast.

**Legend**

- Existing Track
- Proposed Track
- Removed Track
- Modified Track
- Proposed Fence Line
- Existing Platform
- Existing Road
- Proposed Road
- Existing Building
- Proposed Building
- Proposed Car Park
- Proposed Housing



No.	Date	Revision Description	On	Off	App
1					

**Status**

Drawn: SC



**ARUP**

63 St Thomas Street  
 Bristol BS1 6UZ  
 Tel: +44 117 978 5432 Fax: +44 117 978 5433  
 www.arup.com

Project: **Freight Site Enhancements 161401**

Drawing Title: **Andover Proposed Site Plan**

Designed	Designed Name	Signed	Date
Drawn	Drawn Name	Signed	Date
Checked	Checked Name	Signed	Date
Approved	Approved Name	Signed	Date

Scale: 1:500  
 Alternative Ref: 161401-ARP-DRG-EMF-010002  
 Sheet Size: A1+ (841 x 594) mm  
 Scale: ELR miles chs  
 Sheet: 1 of 1  
 Revision: P0.1