

Les Waters

Senior Manager, Licensing
Railway Markets and Economics
Email les.waters@orr.gov.uk



24 May 2019

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

Network licence Condition 17 (land disposal): Coventry station, West Midlands**Decision**

1. On 29 March 2019, Network Rail gave notice of its intention to dispose of land at Coventry station, West Midlands (the land), in accordance with Condition 7¹ of its network licence. The land is described in more detail in the notice (copy attached) and with further information provided to us at Annex A.
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved.
4. In considering the proposed disposal, we note that:
 - there is no evidence that current railway operations would be affected adversely;
 - the disposal is to Coventry City Council to facilitate its Master Plan at Coventry station;
 - the disposal would facilitate the construction of a multi-storey car park creating an additional 152 station car parking spaces as part of the Master Plan; and
 - Network Rail has considered the potential for future railway development in the area and has confirmed to us that the release of the land proposed for disposal would not impact any existing strategy.
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.

¹ From 1 April 2019, Condition 7 became Condition 17 in Network Rail's network licence.



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, December 2013*,² 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

² Available from www.rail-reg.gov.uk/server/show/nav.150. In that publication, references to the Condition 7 licence requirements should be read as if they were references to the equivalent Condition 17 licence requirements.

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	Land at Coventry Station, Warwick Road, Coventry, as shown on attached plan no. SLC-CCC-02 – Existing Station Lease
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>NR Freehold Ownership Plan – Shows extent of Network Rail freehold ownership at Coventry Station shaded green.</p> <p>SLC-CCC-02 Existing Station Lease – shows the existing station lease plan at Coventry Station edged in blue, also shows the proposed location for the Bus Interchange to the West of Warwick Road shaded in pink. The former Rocket Public House is shown shaded purple, this land is owned by Network Rail and will form part of the new Multi-Storey Car Park and Station Building site. It is currently let to Coventry City Council on a short-term lease for use in connection with the Masterplan scheme.</p> <p>SLC-CCC-02 Proposed Station Lease – Shows the proposed layout of Coventry Station with the Multi-Storey Car Park (MSCP) shaded blue, new footbridges shaded pink and the Bus Interchange building shaded green.</p> <p>Plan no. 6274827 – Shows the location of the proposed new Bus Interchange. Network Rail's leasehold interest (Land to the West of Warwick Road) is shown edged blue; the proposed area for the new Bus Interchange lease is shown edged in red.</p> <p>Former Goods Yard, Warwick Road – Shows the location of the access point at the land at Warwick Rd (between points A-B and C-D) which is to be maintained.</p>
Clearance Ref:	<p>CR/36315 – MSCP, dated 29th May 2018 (Business Clearance)</p> <p>CR/36315 – MSCP, dated 23rd July 2018 (Technical Clearance)</p> <p>CR/37972 – Bus Interchange, dated 1st November 2018 (Business Clearance)</p> <p>CR/37972 – Bus Interchange, dated 4^h December 2018 (Technical Clearance)</p>
Project No.	Project no. 144764

Ordnance survey coordinates	E:432983 N:278270
Details of attached photographs (as required)	n/a
2. Proposal	
Type of disposal	Leasehold disposal (MSCP) Consent to assignment (Land to the West of Warwick Rd) Leasehold disposal (Bus Interchange Site)
Proposed party taking disposal	Coventry City Council (CCC)

Proposed use / scheme	<p>CCC is promoting and investing in a major project at Coventry Railway Station, which includes construction of a new station building with a 633 space multi-storey car park (MSCP) above the existing station, and construction of a new Bus Interchange on Network Rail land to the west of Warwick Road.</p> <p>MSCP:-</p> <ul style="list-style-type: none"> • CCC will construct the new station building and MSCP which will then be transferred to Network Rail. • The Station Elements on the ground floor will be leased as part of the station to the Station Facility Owner. It is proposed that the 7 floors of car parking above the station will then be leased back to CCC for 70 years at a peppercorn; this lease will be managed as part of the Network Rail Retained Estate Portfolio. • CCC will retain all income from the car park, as per terms which were agreed and approved by the DfT. There will be 484 spaces made available for rail passenger use, of which 332 spaces will replace those lost as part of the overall Coventry Master Plan Scheme. There will be a further 150 non-rail spaces which will be used by CCC for commercial purposes. • Network Rail is to insure the whole building, however the cost of insuring the demised premises will be recharged to CCC. CCC will be responsible for the internal and external repair of the demise, however it is agreed between the parties that Network Rail will maintain the external part of the demise on behalf of the lessee and will recharge maintenance costs accordingly. The Network Rail Buildings Asset Manager has agreed that they are willing to maintain the fabric of the building once it has been gifted to Network Rail. <p>Bus Interchange Site:-</p> <ul style="list-style-type: none"> • The bus interchange will provide 6 bays, including provision of 2 bays for rail replacement coaches, which will be directly connected to the station building via the new pedestrian access tunnel under Warwick Road. • The freehold of the land is held by Network Rail, there is then a 150 year lease in place to Standard Life, beneath which sits an under-lease back to Network Rail for 150 years less one day. • It is proposed that, in order to construct the new Interchange, CCC will take an assignment of Standard Life's 150 year lease (extent of demise is shown edged in blue on the attached plan no. 6274827). • CCC will then surrender part of this lease back to Network Rail (the area shown edged red on plan no. 6274827). As NR are the freehold owner, once the intermediary lease ceases to exist then the sub-lease which NR hold over the land will fall away. • As such, NR as freehold owner will then have full control over the land edged red and will be in a position to grant CCC a new lease over the area to facilitate the construction of the bus interchange. • The land is currently held by the SFO as part of the station lease and is used as a car park. The Station Portfolio Surveyor will progress the necessary approvals (including any required regulatory approvals) to remove the area from the station lease prior to the surrender. • Network Rail have agreed in principle to the grant of the lease to CCC on condition that the use is restricted to "public transport use only", and should the site cease to be employed for public transport use then it will be returned back to Network Rail.
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Access arrangements to / from the disposal land	<p>MSCP Lease – Access to the car park levels through the station is to be granted as part of the proposed commercial lease.</p> <p>Bus Interchange – Access is to be taken from Warwick Road via Central Six Retail Park access road</p>
Replacement rail facilities (if appropriate)	<p>In relation to the Bus Interchange site (which is currently used as a car park) provision is being made for replacement rail car parking spaces in the new Multi-Storey Car Park which is being constructed above the station building.</p>
Anticipated rail benefits	<ul style="list-style-type: none"> • £11m is to be invested in the new station building, providing a second entrance into the station from Warwick Road and improving access to the train station. Coventry Station has experienced significant passenger growth over the last ten years and the proposed improvements will increase the station's capacity, will improve the station environment for passengers and will provide additional revenue through new retail offerings and increased ticket numbers. • £13.4m is to be invested in a new 633 space Multi-Storey Car Park (MSCP), creating an additional 152 car parking spaces for rail growth, providing better parking provision for rail users. • £4.7m is to be invested in a new 6 bay bus interchange to the west of Warwick Road, including provision of 2 bays for rail replacement coaches connected directly to the new station building via the new pedestrian access tunnel under Warwick Road. This will provide improved cross connectivity in the City. • Coventry Station Masterplan – Network Rail/Industry Benefits document (produced by SLC Rail, the consultants who act on behalf of CCC, dated 20th Nov 2017) contains a model which illustrates the cashflow benefit to the rail industry. This ranges from £63m over a 30 year period to £101m over a 60 year period calculated on a discounted cashflow basis. • The project delivers an additional station footfall rising from 110,000 in 2023 to 580,000 in 2030 and 1.1m in 2037 as a result of the improved capacity avoiding suppressed demand.

<p>Anticipated non-rail benefits</p>	<ul style="list-style-type: none"> • The Coventry Station Masterplan (CSMP) scheme is the largest component of ‘Coventry City Centre First’, a package of transport improvements which will improve connectivity to UK Central and HS2, boosting jobs and growth in the city centre. • The improved station and new bus interchange will provide better cross city connectivity, in turn improving access to employment opportunities for those who live outside the city centre. This will help to address the current productivity gap in the West Midlands. • The new infrastructure will unlock the western extent of the Friargate Masterplan, creating the opportunity to bring forward up to 433 new homes, offices and a hotel, therefore this element of the scheme is known locally as ‘Friargate West’. The Masterplan will increase employment within the city centre and consequently boost spending power across the city, particularly because of the scheme’s potential to attract new employers to Coventry that bring high-skilled jobs with higher pay. • The scheme will provide better multi-modal access to the railway station – including bus, cycle, walk and car, and improved pedestrian connectivity between the railway station, Friargate development and the city centre. • The scheme will also provide improvements to the road network capacity around Warwick Road, a key arterial gateway into the city. • The improvements will provide increased capacity at the station to meet the demand of Coventry’s growing population.
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3. Timescales

<p>Comments on timescales</p>	<p>Assignment of the Standard Life lease to Coventry CC is expected to take place in Summer 2019.</p> <p>Grant of lease of the Bus Interchange to Coventry CC is expected to take place Autumn 2019.</p> <p>Grant of lease of the new Multi-Storey Car Park to Coventry CC is expected to take place Autumn 2019.</p>
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4. Railway Related Issues

<p>History of railway related use</p>	<p>The proposed Multi-Storey Car Park is to be constructed on land which is currently used as Coventry Station Car Park. There has previously been a decked car park on part of the site however it is now surface car parking only.</p> <p>The proposed Bus Interchange Site at Warwick Road was once used as a Goods Shed. In 1997 the site was leased to Boots Development Company (now Standard Life) on a 150 year lease and was simultaneously leased back to Railtrack on a 150 year less one day lease for use as a car park.</p>
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<p>When last used for railway related purposes</p>	<p>The site which we are proposing to lease to CCC for the Bus Interchange is currently part of the Coventry Station Car Park therefore is still used for rail related purposes. The site of the new MSCP and station building is also currently used for station car parking, therefore is still used for railway related purposes.</p> <p>The Station Portfolio Surveyor is currently progressing Minor Modification and Station Change in relation to this scheme.</p>
<p>Any railway proposals affecting the site since that last relative use</p>	<p>N/A</p>
<p>Impact on current railway related proposals</p>	<p>Senior Strategic Planner, has confirmed that the Strategic Operations Team are fully aware of this scheme and that strategic rail plans for Coventry have all been undertaken with the on-going developments as a baseline.</p>
<p>Potential for future railway related use</p>	<p>Senior Strategic Planner, has advised that any future planning which may be undertaken in relation to Coventry will take account of all these existing developments.</p>
<p>Any closure or station change or network change related issues</p>	<p>The proposals will be subject to Station Change and Minor Modification</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>There is an access point which is accessed via the Land to the West of Warwick Rd, as shown on the attached plan "Former Goods Yard, Warwick Rd, Coventry" between points A – B and C-D.</p> <p>However, this area is not within the proposed lease area to CCC therefore the new lease will not affect the operational access needs in this location.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include a requirement for new fencing of the railway boundary, as sufficient fencing already exists.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Coventry City Council will be responsible for obtaining planning permission for the overall scheme of which the subject land forms part.</p> <p>Planning permission for the new station building was submitted 21st June 2018 and was approved on 15th November 2018. Listed Building Consent for the Station Building was approved on 24th August 2018.</p> <p>Planning permission for the Bus Interchange was approved on 12th September 2018.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Coventry City Council will be responsible for any contamination and environmental issues affecting the property and for any contamination and environmental issues that may arise.</p>

6. Local Authorities

<p>Names & Email Addresses:</p>	<p>Coventry City Council @coventry.gov.uk</p>
<p>Local Transport Authorities:</p>	<p>Transport for West Midlands westmidlandsrail.com</p>

Other Relevant Local Authorities:	N/A
7. 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.
8. Consultations	
Internal consultation	<p>Senior Strategic Planner, has confirmed that the Strategic Operations Team are fully aware of this scheme and that strategic rail plans for Coventry have all been undertaken with the on-going developments as a baseline. Any further planning which may be undertaken in future in relation to Coventry will take account of all these existing developments.</p> <p>Network Rail internal clearance (both business and technical) has been secured for both aspects of the scheme (CR/36315 and CR/37972)</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p>
Summary of position as regards external consultations	<p>30 stakeholders were consulted and 30 responses were received.</p> <p>Two initial objections were received to the proposal, these were from Virgin West Coast Trains and DB Cargo UK Ltd. Both parties subsequently removed their objections following further dialogue with Network Rail (see details within the Consultation Report).</p>

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections to the proposal.
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9. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal
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Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
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Proposer's name:	Proposer's job title: Senior Surveyor
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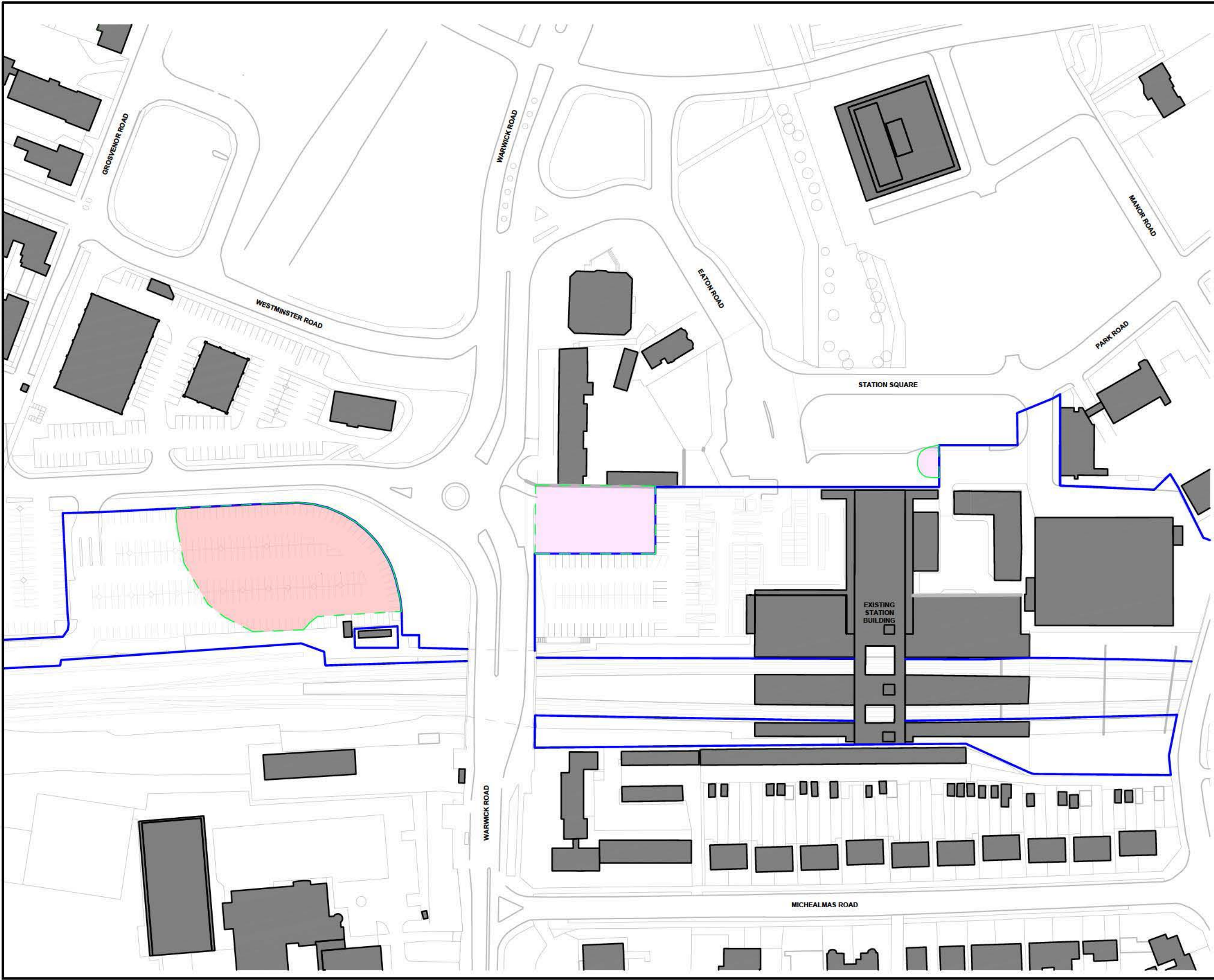
Signed.....	Date.....
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Authorised by (name):	Authoriser's job title:
-----------------------	-------------------------

Signed.....	Date.....
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COVENTRY NR OWNERSHIP	
Coordinates # 433065E 278224N	
Date: 10 May 2019	Drawn By: CH
Drawing No: 6826043	Scale: 1:2500 @ A4



Notes / Key

Blank area for notes and key.

Drawing Revisions

REV	DATE	DESCRIPTION	DR	CHK	APVD
S1	--	First Revision	-	-	-



Suite 203, Guildhall Buildings,
12 Navigation Street,
Birmingham, B2 4BT
Call: 0121 285 2622
enquiries@slcraill.com

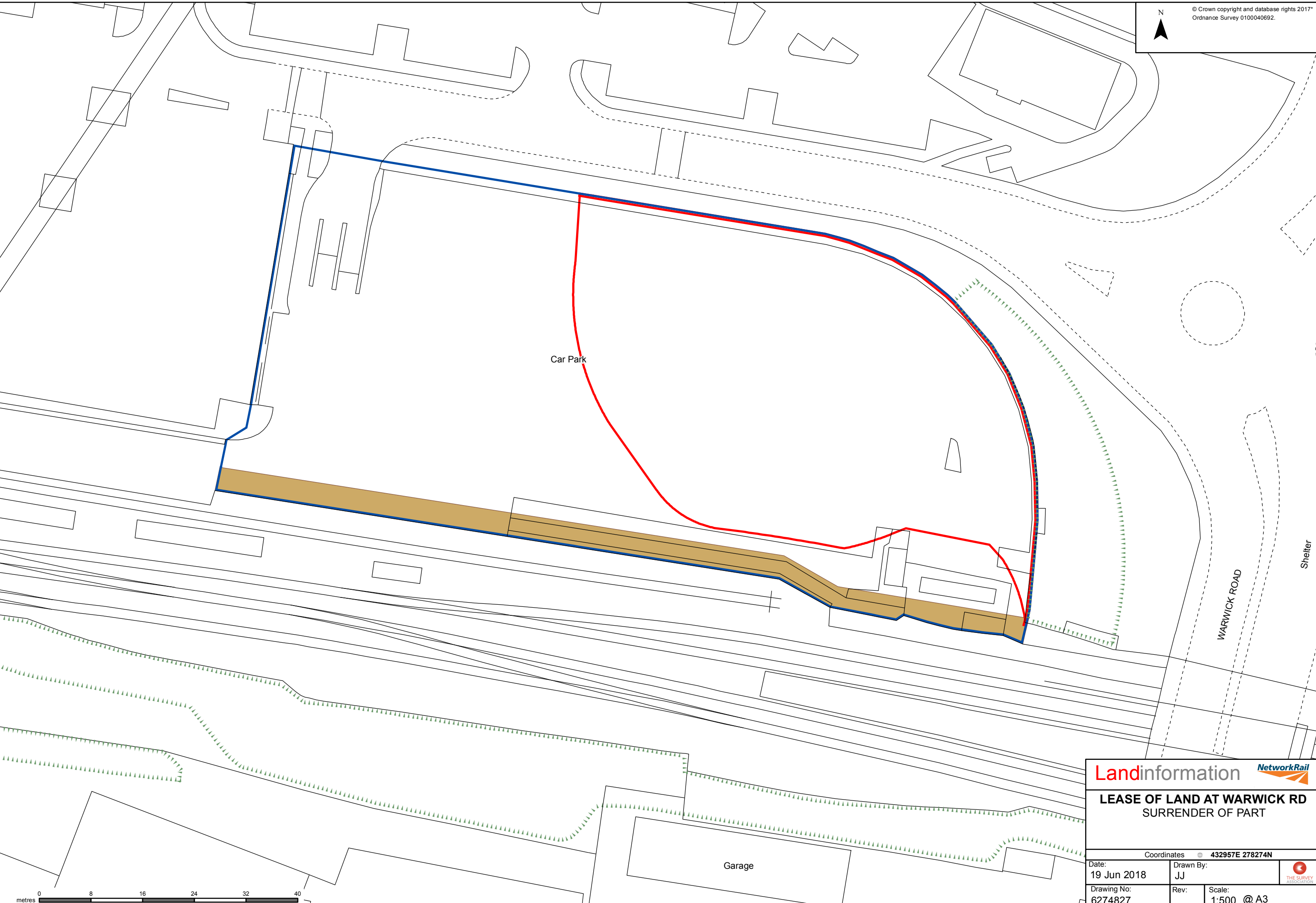
Client:

Project Title:
CSMP

Drawing Title:
Existing Station Lease plan


Sheet Size: A3 | Scale: 1:1250 | Date: 03/07/18

Drawing Number:
SLC-CCC-02-



Landinformation 

**LEASE OF LAND AT WARWICK RD
SURRENDER OF PART**

Coordinates \square 432957E 278274N		
Date: 19 Jun 2018	Drawn By: JJ	
Drawing No: 6274827	Rev:	

COVENTRY



Former Goodsyards, Warwick Road, Coventry

Conveyance Plan

Scale 1:1000

*Richard
Spencer*

RAILTRACK PROPERTY
DRAWING OFFICE AND LAND RECORDS
BIRMINGHAM
Plan No. 6468XB Date 14.3.96
Negative No. — Initials SP
Land Record No. 125 Scale 1:1000

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Coventry ELR LSC2 8 m 1238 yds, National Grid ref: 433071,278219 – Land at Coventry Station for Construction of Multi-Storey Car Park, New Station Building and Bus Interchange

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

Summary of position regarding responses:

Land disposal consultation report

V 1.1

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	09/01/2019	No Comment See Annex 1	
2	Transport for West Midlands		Y	28/01/2019	Support the Proposed Land Disposal See Annex 1	
3	Arriva Trains Cross Country		Y	16/01/2019	No Objection See Annex 1	
4	c2c Rail Limited		Y	14/12/2018	No Objection See Annex 1	
5	Chiltern Railway Company Limited		Y	09/01/2018	No Comment See Annex 1	

Land disposal consultation report

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6	Eurostar International Limited		Y	16/12/2018	No Comment See Annex 1	
7	Great Western Railway		Y	18/01/2019	No Objection See Annex 1	
8	Grand Central Railway Company Limited		Y	16/01/2019	No Comment See Annex 1	
9	London & South Eastern Railway Limited (Southeastern)		Y	17/12/2018	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited		Y	17/12/2018	No Objection See Annex 1	
11	Northern Rail Limited		Y	09/01/2018	No Objection See Annex 1	
12	Virgin West Coast Trains Limited		Y	10/01/2019	See comments in Annex 1	
13	West Midlands Trains Limited (formerly London Midland Limited)		Y	16/01/2019	No Objection See Annex 1	
14	Abellio		Y	18/01/2019	No Comment See Annex 1	
15	COLAS Rail Limited		Y	16/01/2019	No Comment See Annex 1	
16	Direct Rail Services Limited		Y	21/12/2018	No Comments See Annex 1	

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17	DB Cargo UK Ltd. (Formerly DB Schenker)		Y	18/01/2019	No Objection but See comments in Annex 1	
18	Freight Transport Association		Y	30/12/2018	FTA Does not have a view on this Proposal See Annex 1	
19	Freightliner Limited		Y	18/01/2019	No Comment See Annex 1	
20	GB Railfreight Limited		Y	14/12/2018	No Issue See Annex 1	
21	High Speed Two (HS2) Ltd.		Y	03/01/2018	No Issues See Annex 1	
22	Rail Freight Group		Y	16/12/2018	Ok with RFG See Annex 1	
23	West Coast Railway Company		Y	18/01/2019	No Comments See Annex 1	
24	W. H. Malcolm		Y	17/12/2018	No Objection See Annex 1	
25	Association of Community Rail Partnerships		Y	16/12/2018	No Comment See Annex 1	
26	British Transport Police		Y	19/12/2018	No Comment but see additional comments in Annex 1	
27	East West Railway Company		Y	17/12/2018	No Objection See Annex 1	
28	Transport Focus (formerly Passenger		Y	24/12/2018	No Objection but see comments in Annex	

Land disposal consultation report**V 1.1**

	Focus)				1	
29	Network Rail Media Relations					Emails sent on:- 14/12/2018, 09/01/2019, 16/01/2019 and 18/01/2019.
30	Coventry City Council		Y	17/12/2018	No Objection See comments in Annex 1	

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

[A copy of the consultation request (before customisation for any individuals) is given in Annex [2].]

Annex 1

1 Department for Transport

From: @dft.gov.uk

Sent: 09 January 2019 14:47

To: @networkrail.co.uk

Cc: @dft.gov.uk; dft.gov.uk; @dft.gov.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

DfT has no comment on this land disposal.

With kind regards,

Project Management Assistant, Network Services, InterCity, Department for Transport
2/21

2 Transport for West Midlands

From: @wmre.org.uk

Sent: 28 January 2019 15:22

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Apologies for the delay.

WMRE support the proposed Land Disposal to Coventry City Council.

Best regards,

Strategic Lead, Rail Policy

Direct Dial:

Mobile:

Email:

Website: wmreexecutive.org.uk

16 Summer Lane, Birmingham, B19 3SD



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Please consider the environment before printing this email

3 Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 16 January 2019 15:27

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

I can confirm that XC Trains Ltd has no objection to this proposed disposal.

Please accept my apologies for the unavoidable delay in responding.

Kind regards

Land disposal consultation report

Station Contracts Manager CrossCountry

V 1.1

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

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



4 c2c Rail Limited

From: @c2crail.net

Sent: 14 December 2018 14:36

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Good afternoon

No objection from c2c on the below proposal.

Regards

Reactive Works Manager

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

The logo for c2c Rail Limited, consisting of the letters 'c2c' in a stylized, lowercase font.

W: www.c2c-online.co.uk



5 Chiltern Railway Company Limited

From: @chilternrailways.co.uk

Sent: 09 January 2019 11:48

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Chiltern have no comments.

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



Please consider the environment before printing this email

6 Eurostar International Limited

From: @eurostar.com

Sent: 16 December 2018 19:45

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th 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



7 Great Western Railway

From: @gwr.com

Sent: 18 January 2019 12:49

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hello again

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](mailto:GWR.com)

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

8 Grand Central Railway Company Limited

From: @grandcentralrail.com

Sent: 16 January 2019 15:36

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Dear

Thank you for your email. GC has no comment.

Regards

Chief Operating Officer

Grand Central Railway

Mobile :

9 London & South Eastern Railway Limited (Southeastern)

From: @southeasternrailway.co.uk

Sent: 17 December 2018 08:58

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Good morning

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

Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ

10 Merseyrail Electrics 2002 Limited

From: @merseyrail.org

Sent: 17 December 2018 09:10

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

We have no objections thanks

Legal & Contract Assistant

Tel	
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org



11 Northern Rail Limited

From: @northernrailway.co.uk

Sent: 09 January 2019 11:48

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Northern have no objection to the below proposal.

Thanks,

12 Virgin West Coast Trains Limited

From:

Sent: 31 January 2019 09:34

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

As discussed please find below an email from Rhian confirming that Virgin have no objection to the LC7.

Please can you add this to the consultation report? We are still awaiting a reply from DB, I'll send you some related emails separately.

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



From: @virgintrains.co.uk

Sent: 30 January 2019 20:49

To: @networkrail.co.uk

Cc: @networkrail.co.uk; @virgintrains.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Land disposal consultation report

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We have no objections to the Proposal.

Thanks



Rhian Taylor, Station Access and Contracts Manager

West Coast Trains Ltd, Victoria Square House, Victoria Square, BIRMINGHAM B2 4DN

e: @virgintrains.co.uk

From: @networkrail.co.uk

Sent: 30 January 2019 17:01

To: @virgintrains.co.uk

Cc: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Thanks for this, much appreciated. Just to be really clear for the LC7 can you confirm that you have no objection to the proposals in the LC7?

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



Land disposal consultation report

V 1.1

From: @virgintrains.co.uk

Sent: 30 January 2019 14:44

To: @networkrail.co.uk

Cc: @networkrail.co.uk; @virgintrains.co.uk; @virgintrains.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Yes, I have requested feedback and we are happy with your responses and await the outcome of the maintenance agreement to see the defined areas.

Thanks



Rhian Taylor, Station Access and Contracts Manager

West Coast Trains Ltd, Victoria Square House, Victoria Square, BIRMINGHAM B2 4DN

m: e: @virgintrains.co.uk

From: @networkrail.co.uk

Sent: 29 January 2019 13:25

To: @virgintrains.co.uk

Cc: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Hope you're well? Have you had a chance to consider the responses that we have provided to your query below?

Please let me know if you wish to discuss this further, or alternatively if Virgin are happy with our responses then please can you confirm that you have no objection to the LC7?

Kind regards

Land disposal consultation report

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk

V 1.1



From:

Sent: 15 January 2019 12:07

To: @virgintrains.co.uk

Cc: @networkrail.co.uk; @networkrail.co.uk; @networkrail.co.uk; @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Good afternoon

Further to your queries which were raised in respect of the LC7 Consultation for the proposed redevelopment at Coventry Station, please find answers to your queries below in blue. Please be assured that the dates in the consultation are indicative only.

If you have any further queries please let me know, if you are happy with the responses then I would be grateful if you could confirm that you have no objections to the proposed scheme.

If you wish to discuss the matter further, please do not hesitate to contact me on the telephone number below.

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



From: @virgintrains.co.uk

Sent: 10 January 2019 13:18

To: @networkrail.co.uk

Cc: @virgintrains.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Please see the below comments from Virgin Trains, can you please provide a response on these areas:

The Station Elements on the ground floor will be leased as part of the station to the Station Facility Owner **Does this not include the first floor as well – access to the over bridge?** Yes there are areas of the first floor which will form part of the station lease

Network Rail is to insure the whole building, however the cost of insuring the demised premises **what does this mean?** Demised premises is the floors/areas which will be leased to CCC only (note NR will insure the whole building – the station building element will be off costed to the SFO as part of the normal insurance arrangement for station leases)

will be recharged to CCC. CCC will be responsible for the internal and external repair of the demise, however it is agreed between the parties that Network Rail will maintain the external part of the demise on behalf of the lessee **Need to define what the area is and will recharge maintenance costs accordingly.** We are currently working with CCC and SLC to finalise lease plans and will also be putting in place a Maintenance Agreement, note that the SFO will have the usual maintenance and repair responsibilities under the SACs for the station building element

The Network Rail Buildings Asset Manager has agreed that they are willing to maintain the fabric of the building once it has been gifted to Network Rail. **Again we are currently finalising lease plans and will produce a Maintenance Agreement which will clearly set up responsibilities.** Note that NR will be responsible for the whole building but the station element will be captured under LTC charges

Plan no. 6274827 – Shows the location of the proposed new Bus Interchange. Network Rail's leasehold interest (Land to the West of Warwick Road) is shown edged blue; the proposed area for the new Bus Interchange lease is shown edged in red.

Land disposal consultation report

V 1.1

Former Goods Yard, Warwick Road – Shows the location of the access point at the land at Warwick Rd (between points A-B and C-D) which is to be maintained. **We NR/TOC still have space on Warwick Road as a Car park? Yes**

MSCP Commercial, **this mentions the 100% revenue for this car park. As we previously mentioned a mechanism needs to be put in place for Season Ticket Holders and also potential Staff parking as VT's current amount is reduced. This may sit outside of this land disposal, however just wanted to mention it. NR/SFO will have no control over the commercial element of the MSCP i.e. the 150 spaces – the other 484 spaces for railway use will need to be captured under the car park management agreement (i.e. an appendix document to be drawn up in conjunction with Virgin) as per the terms in the Agreement for Lease**

The Bus Area, **if this comes out of the Lease area it would need to be clear who maintains all areas including winterisation. And need to determine an area for 'stacking' replacement buses.** It is our understanding that the bus interchange will be the full responsibility of the Council including maintenance, repair, winterisation

Dates for a number of items commence Autumn 19, we would need to ensure this is flexible if project dates move. We may still be using parts of this area (Warwick Road Car Park)

Thanks



Rhian Taylor, Station Access and Contracts Manager

West Coast Trains Ltd, Victoria Square House, Victoria Square, BIRMINGHAM B2 4DN
@virgintrains.co.uk

From: @virgintrains.co.uk

Sent: 10 January 2019 13:18

To: @networkrail.co.uk

Cc: @virgintrains.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Please see the below comments from Virgin Trains, can you please provide a response on these areas:

Land disposal consultation report

V 1.1

The Station Elements on the ground floor will be leased as part of the station to the Station Facility Owner **Does this not include the first floor as well – access to the over bridge?**

Network Rail is to insure the whole building, however the cost of insuring the [REDACTED] will be recharged to CCC. CCC will be responsible for the internal and external repair of the demise, however it is agreed between the parties that Network Rail will maintain the external part of the demise on behalf of the lessee **Need to define what the area is and will recharge maintenance costs accordingly.**

The Network Rail Buildings Asset Manager has agreed that they are willing to maintain the fabric of the building once it has been gifted to Network Rail. **Again, which part of it?**

Plan no. 6274827 – Shows the location of the proposed new Bus Interchange. Network Rail's leasehold interest (Land to the West of Warwick Road) is shown edged blue; the proposed area for the new Bus Interchange lease is shown edged in red.

Former Goods Yard, Warwick Road – Shows the location of the access point at the land at Warwick Rd (between points A-B and C-D) which is to be maintained. **We NR/TOC still have space on Warwick Road as a Car park?**

MSCP Commercial, **this mentions the 100% revenue for this car park. As we previously mentioned a mechanism needs to be put in place for Season Ticket Holders and also potential Staff parking as VT's current amount is reduced. This may sit outside of this land disposal, however just wanted to mention it.**

The Bus Area, **if this comes out of the Lease area it would need to be clear who maintains all areas including winterisation. And need to determine an area for 'stacking' replacement buses.**

Dates for a number of items commence Autumn 19, we would need to ensure this is flexible if project dates move. We may still be using parts of this area (Warwick Road Car Park)

Thanks



Rhian Taylor, Station Access and Contracts Manager

West Coast Trains Ltd, Victoria Square House, Victoria Square, BIRMINGHAM B2 4DN

13 West Midlands Trains Limited (formerly London Midland Limited)

From: @wmtrains.co.uk

Sent: 16 January 2019 19:54

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Thanks for the reminder. I can confirm that WMT has no objections to 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

14 Abellio

From: @abellio.com

Sent: 18 January 2019 14:15

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - TODAY 18th January 2019

No comment from us.

Land disposal consultation report

V 1.1

Thanks

Head of Infrastructure, Access Management & Strategy
Abellio UK



15 COLAS Rail Limited

From: @colasrail.com

Sent: 16 January 2019 19:08

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

– no comment.

Many thanks,



Property Manager

COLAS RAIL LTD

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

www.colasrail.co.uk

16 Direct Rail Services Limited

From: @drsl.co.uk

Sent: 21 December 2018 10:39

To: @networkrail.co.uk

Cc: @drsl.co.uk; @drsl.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi J

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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WINNER Customer Care Award

RUNNER UP Community & Environmental Responsibility

Protect our environment - print only when you need to.

17 DB Cargo UK Ltd. (Formerly DB Schenker)

From: @deutschebahn.com

Sent: 07 March 2019 12:56

To: @deutschebahn.com

Cc: @networkrail.co.uk; @deutschebahn.com

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Having had sight of the proposed freight run-round arrangements which have now been separated from the new bay platform approaches, I can confirm that DB Cargo no longer objects to any aspect of this proposal as presented.

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

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

Network Change and other consultations, e.g. land disposals, should be e-mailed to: [xxxx](#)

From:

Sent: 20 February 2019 11:40

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

From:

Sent: 20 February 2019 10:56

To:

Land disposal consultation report

V 1.1

Cc: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Further to the email below and the presentation given at RIRG last week relating to the NUCKLE project are you now in a position to remove this objection against the Coventry Masterplan project as the concern detailed below relates to NUCKLE rather than the new station?

Regards

From:

Sent: 31 January 2019 09:35

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

As discussed, please find Simon's response to DB below. As yet DB have not replied to this.

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



From:

Sent: 30 January 2019 10:33

To: @dbschenker.com

Cc: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Land disposal consultation report

V 1.1

Good morning

Thank you for the response to LC7 consultation, I am currently sponsoring both the Coventry Masterplan project and the NUCKLE 1.2 project.

I would welcome the opportunity to sit down with you, the promoter (CCC) and their delivery agent (SLC) to discuss the plan for NUCKLE 1.2. The points raised in your email are useful for the project to consider and provide a detailed response, however the points raised relate to the scope of works for the NUCKLE project and not this Coventry Station masterplan. The new station does not have any impact on the infrastructure and would therefore not adversely impact any operational requirements you hold at present or could utilise in the future.

Could I request that this comment/objection to the LC7 is removed and sent to me formally for discussion with the wider NUCKLE team?

I will in the meantime arrange a meeting with you, CCC and SLC to review this in more detail, if you could provide me with some dates you have available over the coming weeks I can then formalise the meeting and issue the agenda.

If you would like to discuss this further, then please don't hesitate to contact me on

Regards

From: @deutschebahn.com

Sent: 18 January 2019 16:26

To: @networkrail.co.uk

Cc: @networkrail.co.uk; @networkrail.co.uk; @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Unfortunately, it was the history of earlier land sales in the area adjoining Coventry Yard and the current car parking that created the problem around the freight activities and the bay platform, so you route planners need to be engaged (and possibly Coventry City Council) to confirm that the proposal for a bay platform has now permanently fallen away.

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

Land disposal consultation report

London EC1V 7LW

V 1.1

From:

Sent: 18 January 2019 16:19

To: @deutschebahn.com

Cc: @networkrail.co.uk; @networkrail.co.uk; @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Good afternoon

Thank you for your email which has been passed on to me through. The LC7 Consultation which was circulated relates only to the proposed lease to Coventry CC for the new multi storey car park and also to the proposed disposal of land to Coventry CC for the construction of a bus interchange. This consultation is purely in respect of these two land transactions and is not related to the running of services on this line.

However, I fully understand your concerns regarding changes to services in this area and would advise that if any changes are proposed then these would have to be approved via the network change process, under which you would be consulted and would then have a chance to raise any objections.

I hope that this answers your query and as such I would be grateful if you could confirm that you have no objection to the proposed land transactions detailed in the LC7 document.

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



Land disposal consultation report

V 1.1

From:

Sent: 18 January 2019 16:04

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

See below comments from

Regards

From: @deutschebahn.com

Sent: 18 January 2019 15:54

To: @networkrail.co.uk

Cc: @deutschebahn.com

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

I am concerned that this proposal may interfere with any future freight traffic using Coventry Yard to the North-West.. Previous iterations of the plan to run a 30-minute interval passenger service to/from Nuneaton foundered on the conflict between the need to run-round freight servicers and the establishment of a new Bay platform just south of the proposed sale site. Currently both nearby freight sites are dormant, but this may no be so in the future and DB cargo (and probably other FOCs) need to understand whether the future passenger service on this axis can always run to and from Leamington, thus avoiding the need to create a new bay platform as previously proposed. Provided a satisfactory long-term plan for handling all traffic at Coventry station without undue interference with freight is developed, DB Cargo would have no objection.

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

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

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

18 Freight Transport Association

From: @fta.co.uk

Sent: 30 December 2018 19:08

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Dear

FTA does not have a view on this proposal

With regards

Director of UK Policy
Freight Transport Association

www.fta.co.uk

19 Freightliner Limited

From: @freightliner.co.uk

Sent: 18 January 2019 14:17

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

No comment.

Sorry for the delay.

20 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 14 December 2018 14:25

Land disposal consultation report

V 1.1

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

No issues from GBRf.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
E-mail: @gbrailfreight.com.

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

21 High Speed Two (HS2) Ltd.

From: @hs2.org.uk

Sent: 03 January 2019 10:46

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Dear

Thanks for consulting HS2 Ltd on this matter, following internal consultation with colleagues I confirm we have no issues with this from a Rolling Stock or depots perspective.

Yours sincerely,

Safeguarding Planning Manager, Infrastructure Directorate | HS2 Ltd

[@hs2.org.uk](https://www.hs2.org.uk) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

22 Rail Freight Group

From: @rfg.org.uk

Sent: 16 December 2018 21:01

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Ok with RFG

Director General



Land disposal consultation report

V 1.1

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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 West Coast Railway Company

From: @aol.com
Sent: 18 January 2019 14:40
To: @networkrail.co.uk
Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - TODAY 18th January 2019

no comments

WCR

E @aol.com

24 W. H. Malcolm

From: @whm.co.uk
Sent: 17 December 2018 14:08
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Land disposal consultation report

V 1.1

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

25 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 16 December 2018 15:38

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

No comment

Senior Operations Manager



Web: acorp.uk.com

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



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26 British Transport Police

From: @btp.pnn.police.uk

Sent: 19 December 2018 07:54

To: @networkrail.co.uk

Cc: @btp.pnn.police.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Thank you for forwarding the attached for perusal.

I am aware of the development having been involved for the last 4-5 years from its inception from a designing out crime at the planning stage view.

I note that the evaluation form is really to do with leasehold disposal for the MSCP and Bus Interchange with consent to assignment for the remainder of the Warwick Road car park.

From the documentation I understand that the leaseholder will be for Coventry City Council to undertake the MSCP and Bus Station for a set period. This will thus pass jurisdiction to West Midlands Police for those areas, while BTP will police the new concourse/station building.

With that in mind I have forwarded the attachment to my colleague who is head of the Designing Out Crime unit in West Midlands Police for their information.

Land disposal consultation report

V 1.1

The Car park is to be to ParkMark™ standard, the bus station to the secure bus station award, while the new station buildings will be such that the current Secure Station Scheme award will continue.

On the attached I have “No Comment”

Season’s Greetings and all the best for 2019

Designing Out Crime Officer

Designing Out Crime Unit

British Transport Police,
Midlands Division,
Axis,
10 Holliday Street,
Birmingham
B1 1UP
email @btp.pnn.police.uk
www.btp.police.uk

27 East West Railway Company

From: @eastwestrail.co.uk

Sent: 17 December 2018 08:39

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

East West Railway Company has no objection to this disposal as it is outside of our geographic area of interest.

Regards,

Engineering Director

E: @eastwestrail.co.uk



28 Transport Focus (formerly Passenger Focus)

From: @transportfocus.org.uk

Sent: 24 December 2018 14:33

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019 1212h19

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

it is part of the Coventry Masterplan, and will facilitate its wider aims;
two areas of land will be disposed of, leasehold, to Coventry City Council (Coventry):
one on which a multi-storey car park will be built,
the other on which a bus interchange will be built;
planning permission has been granted.

1. the MSCP

Coventry will build the MSCP, which will be transferred to Network Rail, who will lease the ground floor to the SFO as part of the station;
the seven floors of parking above the station will be leased for 70 years back to Coventry at a peppercorn rent;
484 spaces will be available for the use of rail passengers use, 152 more than currently;
this lease is expected to be in place in the Autumn of 2019;

2. the bus interchange

two of the six bays will be available for rail replacement services;
it will be linked to the station by a new tunnel under Warwick Road;
the land is currently used for car parking and is part of the station lease area;
the freehold is NR's, but leased to Standard Life, with an under-lease back to NR;
as part of the measures required to construct the new Interchange, Standard Life's lease will be assigned to Coventry;
the final lease is also expected to be in place in the Autumn of 2019.

Transport Focus also notes that:

the two sites are both currently used for station car parking;
station change and minor modification are in progress.

The masterplan promises much improved facilities and accessibility for rail passengers at Coventry. Transport Focus has no objection to the proposed disposal.

Regards,

29 Network Rail Media Relations

NO RESPONSE

30 Coventry City Council

From: @coventry.gov.uk

Sent: 10 January 2019 10:48

To: @networkrail.co.uk; @coventry.gov.uk

Cc: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Dear

Land disposal consultation report

V 1.1

This is to confirm that CCC have no objection to the proposal.

Thanks,

Senior Programme Manager
(Coventry Station Masterplan and Very Light Rail)
Transport & Infrastructure
Place Directorate
Coventry City Council
Floor 10, One Friargate
Coventry, CV1 2GN

Email: @coventry.gov.uk
www.coventry.gov.uk/yourcity

From: @coventry.gov.uk

Sent: 10 January 2019 10:10

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Thanks for your email below I will forward the initial consultation and your email below on to Nicola Small the project lead for her to respond.

Thanks and kind regards,

Property Lawyer,
Corporate & Commercial Team.
Legal Services, Place Directorate,
Coventry City Council,
PO Box 15

Land disposal consultation report

V 1.1

Council House
Coventry
CV1 5RR

DX 18868 Coventry 2

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From:

Sent: 09 January 2019 12:15

To: @coventry.gov.uk

Cc: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

You have received the LC7 Consultation as Coventry City Council are listed as a consultee, I know this is strange as it is a CCC scheme but in order to fulfil the LC7 criteria a copy of the consultation has to go to you. As such please can you confirm to that you have no objections to the proposal so that we can log this on the consultation report?

Kind regards,

Senior Surveyor, Property Services
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E @networkrail.co.uk



Property

Land disposal consultation report

V 1.1

From:

Sent: 09 January 2019 11:04

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Are you able to go back to to confirm why they have received the Consultation.

Regards

From: @coventry.gov.uk

Sent: 17 December 2018 10:57

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Hi

Further to your emails below, I am unsure as to why I have reviewed this can you please explain?

Thanks and kind regards,

Property Lawyer,
Corporate & Commercial Team.
Legal Services, Place Directorate,
Coventry City Council,
PO Box 15
Council House
Coventry
CV1 5RR

DX 18868 Coventry 2

Land disposal consultation report

V 1.1



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Annex 2

From:

Sent: 14 December 2018 14:13

To: @dft.gsi.gov.uk; @westmidlandsrail.com; @crosscountrytrains.co.uk; @c2craill.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @grandcentralrail.com; @southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @virgintrains.co.uk; @virgintrains.co.uk; @wmtrains.co.uk; @abellio.com; @abellio.com; @colasrail.co.uk; @drsl.co.uk; @deutschebahn.com; @fta.co.uk; @fta.co.uk; @freightliner.co.uk; @gbrailfreight.com; @hs2.org.uk; @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @eastwest-railway.co.uk; @transportfocus.org.uk; @networkrail.co.uk; @coventry.co.uk

Subject: Land Disposal Consultation - Land at Coventry Station, Warwick Road, Coventry - Closing Date - 18th January 2019

Dear Consultee,

Property: Land at Coventry Station, Warwick Road, Coventry

We seek to consult you as regards your views, please, on our proposed disposal of part of the new Multi-Storey Car Park (yet to be constructed) at Coventry Station by way of long leasehold. We also seek to consult on the proposed consent to an assignment and disposal of land to the West of Warwick Road, Coventry in order to facilitate construction of a new Bus Interchange. Both of these proposals form part of the wider Coventry Masterplan Scheme.

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 licence 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.

We request your comments please, by close of business on **18th January 2019** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **18th January 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR on the basis that there is no objection.

Land disposal consultation report

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We will make reasonable endeavours 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 (details set out 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,



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Office of Rail and Road
One Kemble Street
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WC2B 4AN

Baskerville House
Broad Street
Centenary Square
Birmingham
B1 2ND

15th May 2019

Dear Okiemute,

Coventry Station Area Strategic View

I am writing to you regarding the release of land as part of the proposals for the new Coventry Station building and interchange, primarily relating to the future strategy of the network around this area.

The most recent established strategy that captures this part of the network is the West Midlands & Chilterns Route Study, undertaken by the rail industry and published in August 2017. This document sets out a long-term strategy and associated options to meet growth forecasts to 2023 and 2043 respectively, as established by the Market Studies in 2013.

Coventry can be considered in relation to several key points within the strategy. The first is the service changes that are presented by the released capacity train service specification for the Coventry corridor post-2026. Associated with this service provision is the associated choice for funders that would see the second Cross Country service each hour routed via Coventry and Birmingham post-2026 rather than via the Solihull corridor. Neither the service post-2026 nor the scheme for the re-routing of the second Cross Country would see the need for additional infrastructure around Coventry Station.

The Route Study also captures within the strategy the output from the NUCKLE 1.2 project of an additional train per hour between Coventry and Nuneaton, which is the driver behind the provision of an additional platform at Coventry Station. Platform 5 and associated other infrastructure works deliver the ability to move to a 30 minute service pattern on the line between these locations.

The final component within the strategy is that of the longer-term view towards 2043. An option that was identified to satisfy forecast demand was that of four-tracking the Coventry corridor. The extent of the four-tracking captured within this option would be from Stechford to Birmingham International.

As outlined above, there is currently no established strategy that would be impacted by the release of the land for the enhancements at Coventry Station. Indeed, the West Midlands and Chilterns Route Study not only acknowledged but also referenced the project to deliver these new facilities noting the passenger capacity uplift this would provide.

Yours sincerely

Christopher Cole

Lead Strategic Planner (Acting), System Operator



Landinformation 

COVENTRY
LAND TRANSFER PLAN
STATION ALTERATION

Coordinates = 433045E 278250N

Date: 15 May 2019	Drawn By: AO	
Drawing No: 6274827-1-B	Rev: Scale: 1:1250 @ A3	