



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

Date: 27 August 2024

Dear Sir/Madam,

Strategic Development to the East of Abergavenny Station

Thank you for consulting Network Rail on the allocation of Abergavenny East and the active travel proposals to connect the development to / across Abergavenny train station and over Network Rail land.

As a statutory undertaker Network Rail is responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy plays a crucial role in protecting and enhancing this infrastructure.

Network Rail has no principle objections to the proposals based on the benefits and opportunities presented within the Stakeholder Consultation report and will engage and support on the scheme where appropriate. However, should the proposals not align with our standards and expectations, we reserve the right to object to the scheme.

The details we have been provided with have not yet fully considered the impacts upon the station's current and future operation and therefore in order to fully support the proposals further discussion is recommended at the earliest opportunity with Network Rail.

Network Rail's Wales Investment Team have noted the impact this scale of development is likely to have upon factors including passenger footfall / entries and exits at Abergavenny station, the future operational and maintenance model of the station, the station configuration, and station assets and structures including Caederwen footbridge to the north of the station (which connects to Firs Road).

In order to evaluate this further with the Council, Network Rail will need to understand who will develop, design and deliver any works affecting our land and assets. Upon understanding this, the Council will need to either enter into a (Basic) Asset Protection Agreement (if Council led) or a Basic / Development Services Agreement (if Network Rail led) to enable Network Rail to engage with internal technical expertise in respect of buildings and asset infrastructure, drainage, signalling, property, town planning, and sponsorship.

Given the impact a development of this scale will have on Network Rail land and assets, Network Rail will be seeking developer contributions secured through a S106 agreement to facilitate any improvements required at Abergavenny Station, or other affected assets, in response to this proposal. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development.

Network Rail will continue to engage with Monmouthshire Council on the strategic allocation with reasonable prospect that the proposals can be delivered. It should be noted that whilst Network Rail cannot provide any information on the financial implications of any agreement and/or delivery of the AfA footbridge works at Abergavenny, we look to work positively with the Local Planning Authority on the candidate site and their aspirations.

Furthermore, Network Rail's strategy planning team will continue to support MCC's long-term aspirations and work with the team to understand how future proposals align with Network Rail's own strategy for the line serving Abergavenny. NR's Senior Strategic Planner has submitted the proposal to the Wales Strategic Planning Review Group for review in September to confirm wider internal strategic fit.

We look forward to ongoing collaboration with MCC and the developer on the scheme and are committed to working together to support both the aspirations and objectives of MCC whilst delivering for passengers.

Yours Sincerely,



Town Planning Technician (Wales and Western)