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21 January 2025

Dear Wokingham Borough Council,

NOTIFICATION FOR PROPOSED DEMOLITION OF REDUNDANT SIGNAL BOX AND OPERATIONAL EQUIPMENT BUILDING, BARKHAM ROAD, WOKINGHAM, BERKSHIRE

Notice of intention to demolish redundant railway signal box located to the south side of Barkham Road, Wokingham, Berkshire (X:480601 Y:168594) known as 'Wokingham Signal Box', as well as the operational equipment building situated behind (X:480605 Y:168581).

As set out above, I am writing to notify you of Network Rail Infrastructure Limited's (Network Rail) intention to undertake works to demolish a redundant signal box at the above location. The adjacent operational equipment building will also be removed as part of the demolition works and the area of ground will be cleared and made safe afterwards. Both buildings are shown edged in red on the photograph included in Figure 1 below.

The signal box and adjacent building are situated alongside the railway line and south-west of the Level Crossing on Barkham Road, as denoted with a red outline on the Site Location Plan enclosed within this letter. The demolition is required as both buildings are now redundant as they are no longer operational following the conclusion of the Feltham re-signalling programme.

The footbridge immediately south of Wokingham Station, on the opposite side of the Level Crossing and Barkham Road, is Grade II listed, however the signal box and adjacent building do not fall within its curtilage. The site is also not located within a Conservation Area.



Figure 1 - Photograph of signal box and operational equipment building from Barkham Road (buildings to be demolished edged in red) (Google, 2025)

Network Rail intends to utilise Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. In this instance, this does not trigger the requirement for the Local Planning Authority's prior approval. Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, permits 'any building operation consisting of the demolition of a building'.

Part 11, Class B.2 (b)(i) details circumstances where an application to the local planning authority for a determination as to whether prior approval will not be required, as to the method of demolition and any proposed restoration of the site. This includes 'excluded demolition', which Part 11, Class B.3 (d) defines as '[demolition] required or permitted to be carried out by or under any other enactment'.

This section of railway was originally authorised under the 'Reading, Guildford and Reigate Railway Act 1846'. Section 1 of the 'Reading, Guildford and Reigate Railway Act 1846' incorporates the 'Railway Clauses (Consolidation) Act 1845' which within Section 16 permits the original railway company and its successors in title (now Network Rail) to undertake future works, not limited to the construction of the railway, but including powers to 'alter, repair, or discontinue' works, and to 'do all other acts necessary for making, maintaining, altering, or repairing, and using the railway'. Section 16 of the Railway Clauses (Consolidation) Act 1845 is enclosed within this letter for your information.

These Acts constitute the 'other enactment' Network Rail is reliant upon for the purposes of demonstrating the demolition works proposed constitute 'excluded demolition', as the demolition works represent the discontinuation of existing infrastructure, necessary for maintaining, altering, or repairing, and using the railway.

For your information, the signal box and adjacent building are scheduled to be demolished and removed between March and August 2025. The delivery timeline is indicative at this stage however, all other necessary consents and/or permits will be obtained prior to starting works.

The purpose of this notification letter is to keep you up to date with operational railway works within your authority. If you have any comments on the proposed demolition, it would be appreciated if you could let me know within 14 days of the date of this letter.

If you do require any additional information or would like to discuss this matter further, please do not hesitate to contact me.

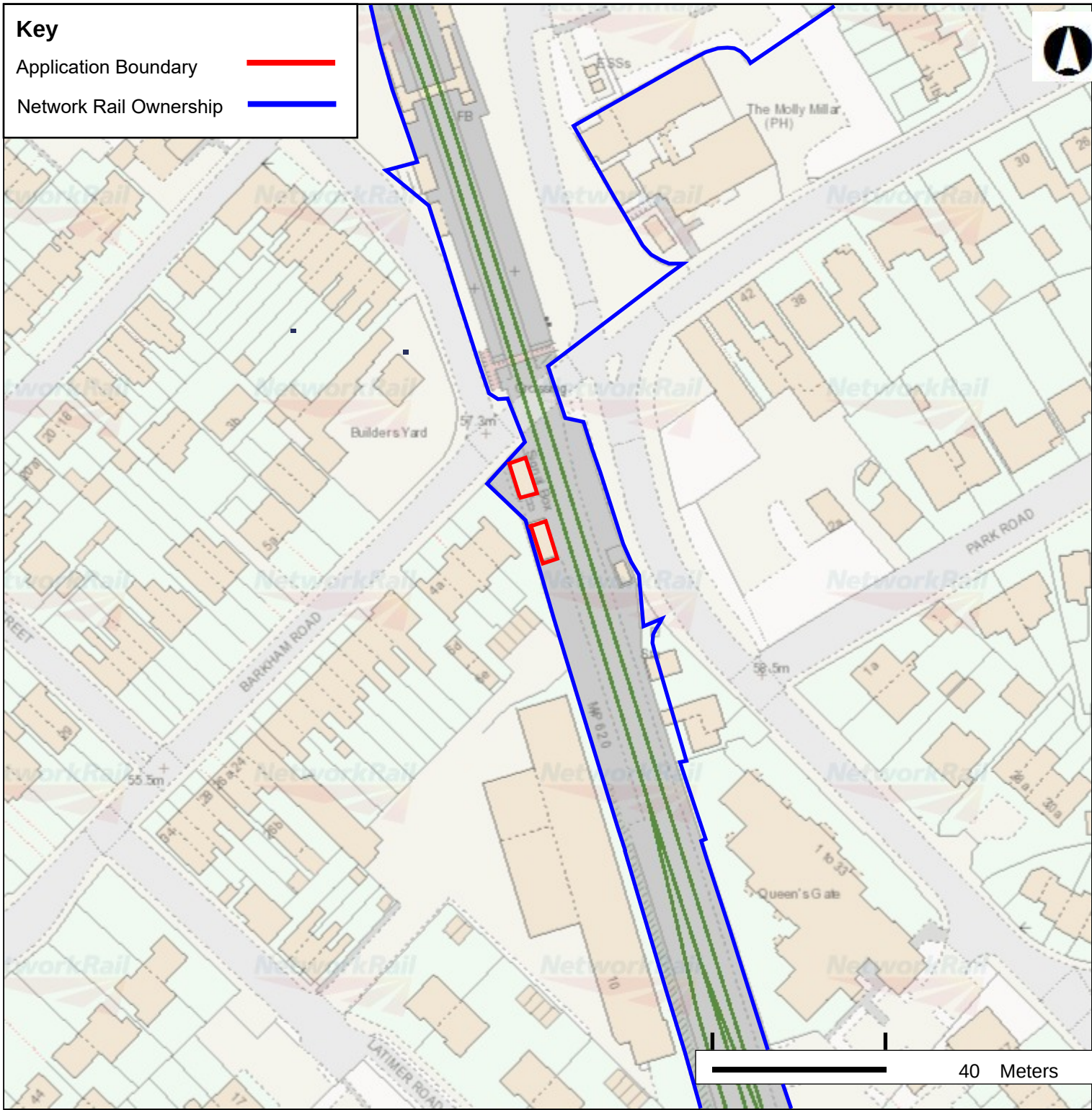
Yours faithfully,

Nicola Perry

Town Planner | Property (Southern)

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Site Location Plan - TP001 Wokingham Signal Box and Operational Equipment Building	
Scale	1 : 1,250
Plot Date	16/01/25 09:10
Printed By	NP



Railways Clauses Consolidation Act 1845

1845 CHAPTER 20 8 and 9 Vict

Construction of railway

16 Works to be executed.

Subject to the provisions and restrictions in this and the special Act, and any Act incorporated therewith, it shall be lawful for the company, for the purpose of constructing the railway, or the accommodation works connected therewith, hereinafter mentioned, to execute any of the following works; (that is to say,)

They may make or construct in, upon, across, under, or over any lands, or any streets, hills, valleys, roads, railroads, or tramroads, rivers, canals, brooks, streams, or other waters, within the lands described in the said plans, or mentioned in the said books of reference or any correction thereof, such temporary or permanent inclined planes, tunnels, embankments, aqueducts, bridges, roads, ways, passages, conduits, drains, piers, arches, cuttings, and fences, as they think proper;

They may alter the course of any rivers not navigable, brooks, streams, or watercourses, and of any branches of navigable rivers, such branches not being themselves navigable, within such lands, for the purpose of constructing and maintaining tunnels, bridges, passages, or other works over or under the same, and divert or alter, as well temporarily as permanently, the course of any such rivers or streams of water, roads, streets, or ways, or raise or sink the level of any such rivers or streams, roads, streets, or ways, in order the more conveniently to carry the same over or under or by the side of the railway, as they may think proper;

They may make drains or conduits into, through, or under any lands adjoining the railway, for the purpose of conveying water from or to the railway;

They may erect and construct such houses, warehouses, offices, and other buildings, yards, stations, wharfs, engines, machinery, apparatus, and other works and conveniences, as they think proper;

They may from time to time alter, repair, or discontinue the before-mentioned works or any of them, and substitute others in their stead; and

They may do all other acts necessary for making, maintaining, altering, or repairing, and using the railway:

Provided always, that in the exercise of the powers by this or the special Act granted the company shall do as little damage as can be, and shall make full satisfaction, in manner herein and in the special Act, and any Act incorporated therewith, provided, to all parties interested, for all damage by them sustained by reason of the exercise of such powers.