



## Delivering solutions to complex problems

The actual or desired presence of rail on a site can create complex development considerations, affecting both the viability and deliverability of a scheme. We offer solutions in all cases.

### WHERE RAIL IS A CONSTRAINT

The presence of rail adjacent to or within a development site can be a costly constraint, for example

- Where access is prevented or impeded to the site via a perceived ransom
- If rail crossings require upgrading to provide adequate infrastructure to the site
- Where new pedestrian or vehicle crossings are required to service a scheme
- Where network or station change is an issue for the train operating companies

Baker Rose is very experienced in successfully handling these aspects and negotiating agreements to enable development schemes to be delivered at least cost and time. We find where possible operational drivers which would benefit the rail industry, to help unlock constraints and to motivate them to treat reasonably.

### WHERE RAIL IS AN ASSET

We advise on major rail connected schemes involving both intermodal freight facilities and dedicated rail connected distribution buildings, as well as passenger station developments.

At the initial stages we assess the true rail viability of a proposed scheme in terms of its ability to access the required network and its relative commercial value, bearing in mind the cost of delivering the necessary infrastructure.

Our experience enables us also to help on siting and layout of rail, whether dedicated or intermodal, during the masterplanning phase, to create the best use of land and a high quality workable product for end users.