

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



12 April 2021

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

Network licence Condition 17 (land disposal): Former railway works site, Lostock Gralam, Northwich

1. On 19 February 2021, Network Rail gave notice of its intention to dispose of land at Lostock Gralam, Northwich, Cheshire (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
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 left no relevant objection unresolved. In considering the proposed disposal, we note that:

- there is no evidence that current or future railway operations would be affected adversely; in particular
- Network Rail confirmed the proposed disposal would not impact the re-opening of the Northwich to Sandbach line; and
- the proposed disposal would facilitate new rail access rights for Network Rail, subject to the purchaser obtaining planning permission within the conditional three year option agreement.

4. 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.

5. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ and balanced our section 4 duties

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

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”.

6. 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

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Three Year Option Agreement and Freehold Sale.		
Rationale for disposal	<ol style="list-style-type: none"> 1. The site is considered surplus to the operational requirements of Network Rail and there has been no interest received from third parties to use the land. 2. The land adjacent registered to Organic Waste Management Limited is to be bought forward by Glade Developments Limited for industrial development or construction of an energy from waste centre. The owner of Glade Developments Limited is a major shareholder in Organic Waste Management Limited. This represents therefore a one -off opportunity to receive a significant capital sum for a site that is landlocked because of a neighbouring freight site and lack of access to the adopted highway. 		
2. Clearance	Type	Reference	Date
Clearance Details	CR/41105	Business Clearance	03/07/2019
	CR/41105	Technical Clearance	08/08/2019
3. Site			
Description of property for disposal	<p>Extending to approximately 18,402m² (4.55 acres), and triangular - the land is bounded to the North and South by the CDM2 (Altrincham to Mickle Trafford) line, and Northwich Down Yard & Sidings leased to DB Cargo (UK) Limited on a 125-year agreement since 1st April 1994. Immediately to the East is a section of vacant land owned by Organic Waste Management Limited. Further East is Solvay Speciality Chemicals Limited, Renescence Northwich, a site owned by Inovyn Chlorvinyls Limited and leased to Orsted as a waste to energy centre, and Lostock Works owned by TATA Chemicals Europe Limited. The land is largely flat, contains areas of hard standing, rubble shrubbery and trees. It is not accessible from the adopted highway. As such, the developer will need to negotiate with the neighbouring landowners Organic Waste Management Limited, Solvay Speciality Chemicals Limited and TATA Chemicals Europe Limited rights for vehicular access and to install services.</p>		

<p>Attached plans and photographs:</p> <p>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>Plan 6961922 B. The extent of the land proposed for disposal is shown shaded blue. The retained land of Network Rail is shown shaded green.</p> <p>Plan 6961922 C. The land edged blue highlights the extent of the Northwich Down Yard & Sidings to the North and South leased to DB Cargo (UK) Limited</p> <p>Appendix 1. Land Registry extract. The land of Network Rail proposed for disposal is shown edged blue and the different ownerships of Organic Waste Management Limited (CH549539), Inovyn Chlorvinyls Limited (CH514785), Solvay Speciality Chemicals Limited (CH358995) and TATA Chemicals Europe Limited (CH345679) provided for context.</p> <p>Appendix 2. PR1251-SK01. The aerial image shows the proposed layout of the industrial development and access route that would need to be negotiated by Glade Developments Limited. The route shown red would pass through land owned by Organic Waste Management Limited (CH549539), Solvay Speciality Chemicals Limited (CH358995) and TATA Chemicals Europe Limited (CH345679). The area shown edged blue highlights the creation of a new Network Rail access point with parking facilities.</p>
<p>Ordnance survey coordinates</p>	<p>E:367573 N:374092.</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>Glade Developments Limited.</p>
<p>Proposed use / scheme</p>	<p>Industrial development or construction of a new energy from waste centre. The grant of a time limited Option Agreement will give Glade Developments Limited a period to secure an implementable planning permission and access rights to the site.</p>
<p>Access arrangements to / from the disposal land</p>	<p>The land has no direct access. Access to the both the West and North East is controlled by DB Cargo (UK) Limited by virtue of its long lease and would incur a connection charge. To the South, Griffiths Road (A530) the nearest adopted highway is located approximately 750 metres away. Glade Development will need to negotiate access rights with neighbouring landowners via amendments to an existing Co-habitation Agreement.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>The proposal will have no impact on existing rail facilities.</p>

Anticipated rail benefits	<p>Network Rail would be provided with a new rail access point and parking facilities as per the area shown edged blue on plan PR1251-SK01. The developer will not be able to exercise the Option until access rights with and without vehicles for Network Rail through the adjacent land of Organic Waste Management Limited (CH549539), Solvay Speciality Chemicals Limited (CH358995) and TATA Chemicals Europe Limited (CH345679) has been secured and the existing Co-habitation Agreement amended.</p> <p>Development of the land could also see increased use of DB Cargo's existing adjacent rail sidings, subject to agreement with DB as leaseholder.</p>
Anticipated non-rail benefits	Disposal would see the reuse of land that has stood empty since 2012. Its development for industrial purposes would create new employment opportunities for the Lostock area and further afield. A new waste to energy centre meanwhile could generate a significant amount of electricity to serve the national grid.
5. Timescales	
Comments on timescales	It is proposed that the Option Agreement be completed by 31 st December 2021. Exercise of the Option Agreement will be conditional upon Glade Developments Limited obtaining an implementable planning permission and securing access/service connection rights via an amendment to an existing Co-habitation Agreement. Glade Developments Limited will have a three-year window in which to achieve this, trigger the Option and then complete a purchase of the land.
6. Railway Related Issues	
History of railway related use	<p>The land was acquired from John Pemberton Heywood by The Cheshire Lines Commission on 13th October 1875, under the Cheshire Lines Act 1875. The land later provided a sidings connection for Cheshire Lines to carry stone from nearby quarries, and was latterly operated by ICI until the 1990's.</p> <p>A licence to use the land for storage of railway infrastructure was granted to DB Cargo (UK) Limited on 29th August 2003 and terminated in 2012. The site has remained empty since and no further requests made for its use operationally or by third parties.</p>
When last used for railway related purposes	2012 – storage of third-party railway infrastructure. The site has no direct access either by rail or road, and no main services connected. These restrictions have meant that there have been no requests since regarding use of the site.

Any railway proposals affecting the site since that last relative use	None.
Impact on current railway related proposals	It is not anticipated that this proposal will impact any current related proposed schemes, including any long-term plans for the railway.
Potential for future railway related use	The System Operator has been consulted, and after reference to the Long Term Plan/Route Utilisation Strategy is satisfied the proposal will not impact future use of the railway.
Any closure or station change or network change related issues	There are no station or network change issues. The land is not allocated as a strategic freight site.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal could, dependent on use of the land require use of sidings held within the lease granted DB Cargo (UK) Limited which in turn connect to the operational network.
Position as regards safety / operational issues on severance of land from railway	The disposal includes arrangements under which DMBC will install new boundary fencing along parts of the railway boundary 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.
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	The land is allocated as Employment Land, and specifically referred to within the Cheshire West and Chester Local Plan. Glade Developments Limited would seek to obtain planning permission for an energy from waste plant or for industrial use once the Option Agreement has been granted.

Contamination / Environmental Issues (if applicable)	As former operational railway land it is likely to be contaminated, however the purchaser will absorb this liability upon completion of a transfer.
8. Internal Consultation	
Internal consultation	<p>The following site-specific conditions were attached to the Technical Clearance certificate, issued following internal consultation;</p> <ul style="list-style-type: none"> • Unrestricted access with and without vehicles at all times to be secured • A 5 metre stand off to the nearest running rail should be assured • The boundary shall be identified using a Network Rail standard 1.8 metre-high palisade fence • Any development will need to be reviewed by Network Rail Telecoms to ensure it does not interfere with the Global System for Mobile Telecommunications serving the railway. <p>These are to be included in the transfer and an asset protection agreement.</p> <p>The System Operator and Freight have been separately consulted. Their comments has been included within Section 6 of this application.</p>
9. Local Authorities	
Names & Email Addresses:	Chester West & Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE.
Local Transport Authorities:	Chester West & Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE.
Other Relevant Local Authorities:	None.

10. Internal approval to consult

<p>Recommendation:</p>	<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.
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11. External Consultation

<p>Summary of position as regards external consultations</p>	<p>Details are given in the accompanying consultation report, 26 stakeholders were consulted, and responses were received from 24 stakeholders. Replies were not received from Avanti Trains and Network Rail Media Relations. Avanti Trains are not a key consultee as the proposal does not impact any nearby Avanti Trains Managed stations and Avanti do not operate trains on this line. The proposed grant of the Option to dispose of the freehold interest at the site is not controversial, hence Network Rail Media Relations have not been actively engaged.</p> <p>DB Cargo raised a query around whether the proposed purchaser would be looking to connect the site to the rail network, as the site is surrounded by DB Cargo Sidings. Network Rail were able to confirm that the proposed purchaser has no intention to connect to the rail network, but they are aware that should they wish to do so in future they would need to negotiate with DB Cargo for rail access. DB Cargo confirmed they were happy with our response and had no objection to the proposal.</p> <p>Transport for the North raised issues around whether the disposal would impact on the proposed re-opening of the Northwich to Sandbach line, they also queried whether GB Railfreight had any interest in taking on the site. System Operator Team were able to give assurances that this disposal does not affect any of the Long-Term Plan proposals in the area, including the Northwich to Sandbach line. In addition, Network Rail’s Freight Team were able to confirm that GB Railfreight had already reviewed the site and had no issues with the proposed disposal. We responded to Transport for the North to this effect on 23rd September 2020 and asked that they confirm that our replies sufficiently addressed their concerns, however no response was received. An email was received from Transport for the North on 5th Jan 2021 confirming that they withdrew their objection.</p>
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	<p>Freightliner raised an objection to the proposal as they said that it was unclear as to whether the party taking the option would utilise the freight connection. They asserted that the land should be used for freight and that if the proposed party were not planning to use the site for freight then the land should be disposed of with a covenant to do so. As a result of the objection, Network Rail had various discussions with Freightliner and we explained that the site is landlocked and could not be used for freight without a further agreement with DB Cargo, and negotiation with several neighbouring land owners to secure access to the adopted highway. Freightliner did withdraw their objection but wished to comment that sidings which lead to third party land should be under Network Rail's control to avoid third party rail freight users not having free choice of which rail haulier to use. Network Rail acknowledged this comment, and confirmed to Freightliner that in this case the sidings surrounding the proposed site are already leased to DB Cargo, therefore Network Rail do not have control of the surrounding sidings at this site.</p> <p>A response was received from Cheshire West & Chester's Planning Department confirming the allocation of the site within the Local Plan, and making reference to relevant Highways and Planning Policies which would affect the future use of the site. This response was acknowledged and Network Rail confirmed that all these relevant matters would be considered as part of any planning permission which may be sought over the site in future.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>Not applicable as there are no unresolved objections.</p>

12. 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:	Senior Surveyor
Signed:	Date:	06/01/2021
Authorised by (name):	Authoriser's job title:	Property Services Manager
Signed:	Date:	06/01/2021



Legend

- Sale Area = 19684m²
- Freehold Ownership





Landinformation

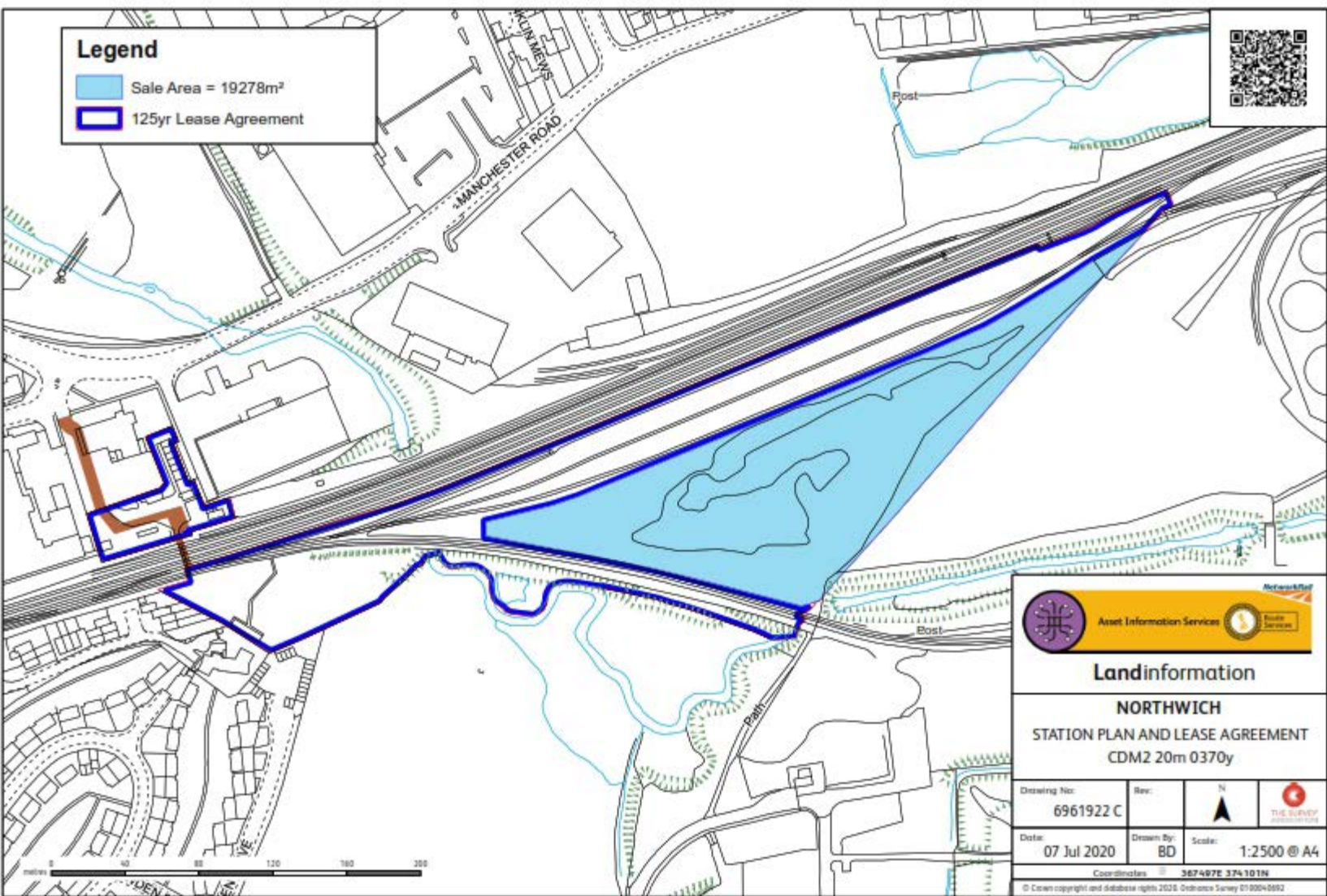
**NORTHWICH
SALE PLAN
CDM2 20M 0370Y**

Coordinates: 367560E 374004N

Date: 06 Jan 2021	Drawn By: BD	
Drawing No: 6961922 B	Rev: 1:1250 @ A3	

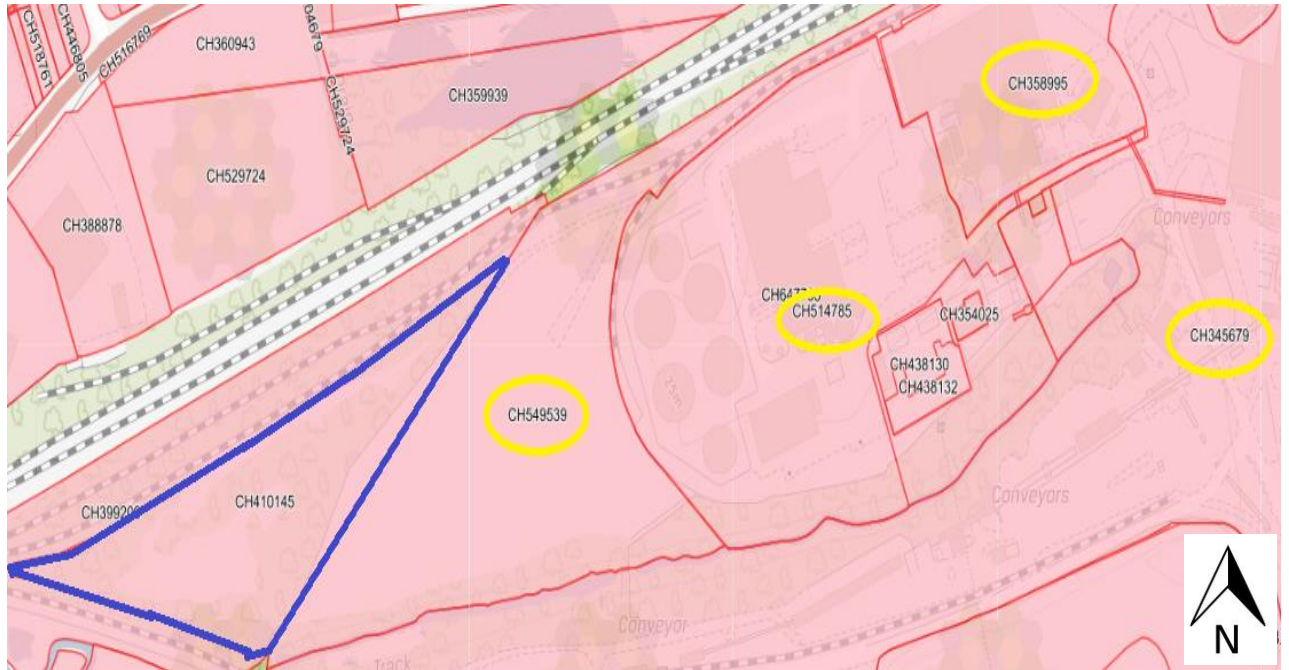
Legend

-  Sale Area = 19278m²
-  125yr Lease Agreement



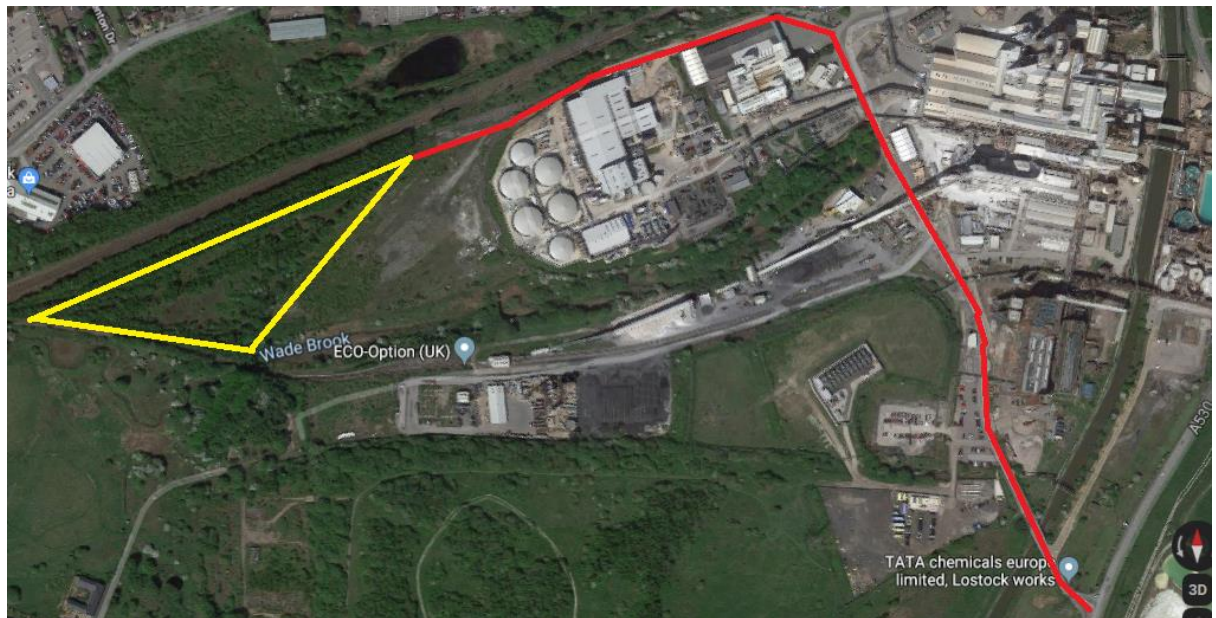
			
Landinformation			
NORTHWICH			
STATION PLAN AND LEASE AGREEMENT			
CDM2 20m 0370y			
Drawing No:	Rev:		
6961922 C			
Date:	Drawn By:	Scale:	
07 Jul 2020	BD	1:2500 @ A4	
Coordinates  387497E 374101N			
<small>© Crown copyright and database rights 2020. Ordnance Survey 0100040692</small>			

Appendix 1 – Land Registry extract



Appendix 2 - PR1251 SK01

Proposed access rights to be granted to NRIL through the adjacent Lostock Works site shown for illustrative purpose in red



Appendix 2 – Continued

Proposed access and parking rights to be reserved by NRIL in the Freehold Transfer shown shaded light orange and edged blue



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: Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF

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

Summary of position regarding responses: 26 stakeholders were consulted, and responses received from 24. Replies were not received from Avanti Trains and Network Rail Media Relations. Avanti Trains are not a key consultee as the proposal does not impact any Avanti Trains Managed stations and they do not operate on this line. The proposed grant of the Option to dispose of the freehold interest at the site is not controversial, hence Network Rail Media Relations have not been actively engaged.

DB Cargo raised a query around whether the proposed purchaser would be looking to connect the site to the rail network, as the site is surrounded by DB Cargo Sidings. Network Rail were able to confirm that the proposed purchaser has no intention to connect to the rail network, but they are aware that should they wish to do so in future they would need to negotiate with DB Cargo for rail access. DB Cargo confirmed they were happy with our response and had no objection to the proposal.

Transport for the North raised issues around whether the disposal would impact on the proposed re-opening of the Northwich to Sandbach line, they also queried whether GB Railfreight had any interest in taking on the site. System Operator Team were able to give assurances that this disposal does not affect any of the Long-Term Plan proposals in the area, including the Northwich to Sandbach line. In addition, Network Rail's Freight Team were able to confirm that GB Railfreight had already reviewed the site and had no issues with the proposed disposal. We responded to Transport for the North to this effect on 23rd September 2020 and asked that they confirm that our replies sufficiently addressed their concerns, however no response was received. An email was received from Transport for the North on 5th Jan 2021 confirming that they withdrew their objection.

Freightliner raised an objection to the proposal as they said that it was unclear as to whether the party taking the option would utilise the freight connection. They asserted that the land should be used for freight and that if the proposed party were not planning to use the site for freight then the land should be disposed of with a covenant to do so. As a result of the objection, Network Rail had various discussions with Freightliner and we explained that the site is landlocked and could not be used for freight without a further agreement with DB Cargo, and negotiation with several neighbouring land owners to secure access to the adopted highway. Freightliner did withdraw their objection, but wished to comment that sidings which lead to third party land should be under Network Rail's control to avoid third party rail freight users not having free choice of which rail haulier to use. Network Rail acknowledged this comment, and confirmed to Freightliner that in this case the sidings surrounding the proposed site are already leased to DB Cargo, therefore Network Rail do not have control of the surrounding sidings at this site.

A response was received from Cheshire West & Chester's Planning Department confirming the allocation of the site within the Local Plan, and making reference to relevant Highways and Planning Policies which would affect the future use of the site. This response was acknowledged and Network Rail confirmed that all these relevant matters would be considered as part of any planning permission which may be sought over the site in future.

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	18/09/2020	No Comment See Annex 1	
2	Transport for North		Y	20/08/2020	See comments in Annex 1	
3	Arriva Trains Cross Country		Y	24/08/2020	No Comments See Annex 1	
4	c2c Rail Limited		Y	20/08/2020	No Objection See Annex 1	
5	Chiltern Railway Company Limited		Y	18/09/2020	No Comments See Annex 1	

6	Eurostar International Limited		Y	20/08/2020	No Comment See Annex 1	
7	Great Western Railway		Y	17/09/2020	No Objection See Annex 1	
8	Grand Central Railway Company Limited		Y	24/09/2020	No Comment See Annex 1	.
9	London & South Eastern Railway Limited (Southeastern)		Y	20/08/2020	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited		Y	07/09/2020	No Objection See Annex 1	
11	Northern Rail Limited		Y	14/09/2020	No Objection See Annex 1	
12	Avanti Trains					Emails sent on:- 20/08/20, 07/07/20, 14/09/20, 17/09/20, 18/09/20 and 23/09/20. Sent consultation email to Georgia Ehrmann for comment on 29/09/20 as received no response from Sue Rhymes.

13	COLAS Rail Limited		Y	20/08/2020	No Comments See Annex 1	
14	Direct Rail Services Limited		Y	29/09/2020	No Comments See Annex 1	
15	DB Cargo UK Ltd. (Formerly DB Schenker)		Y	12/10/2020	No Objection See Annex 1	
16	Freight Transport Association		Y	17/09/2020	No Objection See Annex 1	
17	Freightliner Limited		Y	30/09/2020	No Objection but see comments in Annex 1	
18	GB Railfreight Limited		Y	27/08/2020	No Issues See Annex 1	
19	Rail Freight Group		Y	24/08/2020	See comments in Annex 1	
20	West Coast Railway Company		Y	07/09/2020	No Comments See Annex 1	
21	W. H. Malcolm		Y	20/08/2020	No Objections See Annex 1	

22	Association of Community Rail Partnerships		Y	23/08/2020	No Comment See Annex 1	
23	British Transport Police		Y	26/08/2020	No Objection See Annex 1	
24	Transport Focus (formerly Passenger Focus)		Y	25/08/2020	No Objection See Annex 1	
25	Network Rail Media Relations					Emails sent on:- 20/08/20, 07/07/20, 14/09/20, 17/09/20, 18/09/20 and 23/09/20.
26	Cheshire West and Chester		Y	15/09/2020	See comments in Annex 1	

Copies of responses are given in the annexes to this report, as indicated above. Annex 1

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

ANNEX 1

1 Department for Transport

From:

Sent: 18 September 2020 16:14

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Many Thanks for sharing.

As the land in question is not expected to influence any current/future rail schemes (inc. HS2) and has been deemed surplus to requirements by NR since 2012, it's a nil-return from the DfT Rail Infrastructure North team.

Kind Regards,

Planning and Investment Manager, Rail Infrastructure North, DfT Rail Group, Department for Transport
4/21 |

2 Transport for North

From:

Sent: 05 January 2021 17:16

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

I'm so sorry for not getting back to you, unfortunately I was off ill for a protracted period. Your responses satisfied our enquiries and I apologise for the additional work caused by our lack of response.

All the best.

Strategic Transport Planner

Transport for the North

Ground Floor, West Gate, Grace St, Leeds, LS1 2RP

www.transportfornorth.com





WINNER

Transport Planning

I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We're still working fully remotely in line with Government Coronavirus guidance for office workers and the use of public transport.

Hands. Face. Space.

From:

Sent: 23 November 2020 16:43

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Further to my earlier email, please can you confirm that you have no objections to the proposal? If I do not hear from you by the end of this week then I will presume that you have no issue with the disposal.

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:

Sent: 15 October 2020 14:40

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Please can you confirm that you are satisfied with the responses to the queries below and that TfN have no objections to the proposal?

Kind regards

Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 23 September 2020 14:18
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Thank you for your email regarding the proposed disposal at Lostock Works. Please find my comments below in red.

1. Can you please confirm whether the disposal might impact on the proposed reopening of the Northwich-Middlewich-Sandbach to passengers and on the new stations that would require? This is in TfN's Long Term Investment Plan and Economic Recovery Plan recently submitted to DfT as a scheme to accelerate development on and we wouldn't want any land disposal to hinder that scheme. **I have checked with System Operator Team and they have confirmed that they are satisfied that the proposed disposal would not have any impact on the Long Term Plans in the area.**
2. Rail Freight Group has been discussing freight terminals around the Manchester area both with TfN and Network Rail recently and this is a site which has been mentioned. We believe that they have reservations about the site's suitability as a freight terminal due to difficulties in accessing the motorway network but we think this should be explored with them fully before the land is disposed. **I have checked with our Freight Team and they**

have advised that they have discussed the disposal with Maggie Simpson at RfG and that they had no reservations.

I hope this answers your queries.

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:

Sent: 22 September 2020 15:15

To:

Subject: FW: Land Disposal Consultation - Former Lostock Works Site, Lostock Grlam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

See below comments from xxxx. Will you copy me in on your response please.

Regards

From:
Sent: 22 September 2020 15:12
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Apologies for my late response to this disposal, but I do have some comments which I hope can be taken into consideration.

We have 2 matters which we'd like to seek assurance are not affected by the disposal please.

1. Can you please confirm whether the disposal might impact on the proposed reopening of the Northwich-Middlewich-Sandbach to passengers and on the new stations that would require? This is in TfN's Long Term Investment Plan and Economic Recovery Plan recently submitted to DfT as a scheme to accelerate development on and we wouldn't want any land disposal to hinder that scheme.
2. Rail Freight Group has been discussing freight terminals around the Manchester area both with TfN and Network Rail recently and this is a site which has been mentioned. We believe that they have reservations about the site's suitability as a freight terminal due to difficulties in accessing the motorway network but we think this should be explored with them fully before the land is disposed.

Kind regards

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, Grace St, Leeds, LS1 2RP

www.transportfornorth.com



WINNER

Transport Planning

I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We're still working fully remotely and urge everyone to follow Government guidance related to the Coronavirus.

**Stay Alert. Control the virus.
Save Lives.**



From:
Sent: 20 August 2020 17:05
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Thanks

I asked because the disposal mentioned that no third parties had said they wanted it and I assumed that given the proximity to the freight site, they would be one of the third parties pre-consulted but I'm sure if they have any views they will express them!

Meantime, I will consult within TfN and let you know if we have any comments.

Regards

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, Grace St, Leeds, LS1 2RP
www.transportforthenorth.com



WINNER

Transport Planning

I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We're still working fully remotely and urge everyone to follow Government guidance related to the Coronavirus.

Stay Alert. Control the virus. Save Lives.



From:
Sent: 20 August 2020 16:56
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

DB Cargo are included in this consultation.

Regards



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

From:

Sent: 20 August 2020 13:26

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Can I check whether DB Cargo been fully consulted and confirmed they don't want to extend their site into this area?

Many thanks

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, Grace St, Leeds, LS1 2RP
www.transportfornorth.com



I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We're still working fully remotely and urge everyone to follow Government guidance related to the Coronavirus.

**Stay Alert. Control the virus.
Save Lives.**



3 Arriva Trains Cross Country

From:

Sent: 24 August 2020 11:11

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

I can advise that XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager, CrossCountry

Mobile:

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



4 c2c Rail Limited

From:

Sent: 20 August 2020 13:19

To:

Subject: Re: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Good afternoon

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



5 Chiltern Railway Company Limited

From:

Sent: 18 September 2020 10:31

To:

Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - TODAY Friday 18th September 2020

Hello,
Chiltern have no comments.

Thank you

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



Please consider the environment before printing this email

6 Eurostar International Limited

From:

Sent: 20 August 2020 13:55

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

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:

Sent: 17 September 2020 10:43

To:

Subject: Re: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hello

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.

8 Grand Central Railway Company Limited

From:

Sent: 24 September 2020 10:49

To:

Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Apologies for the delay, 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 | Twitter: [@gc_rail](https://twitter.com/gc_rail) | Facebook: facebook.com/grandcentralrail



Official Travel Partner



THE
HEPWORTH
WAKEFIELD

Official Travel Partner

9 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 20 August 2020 15:58

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Thanks for sending the below through – no comment from Southeastern on this proposed land disposal.

Kind regards,

Commercial and Compliance Manager

southeasternrailway.co.uk

southeastern

4 More London Riverside

London

SE1 2AU

10 Merseyrail Electrics 2002 Limited

From:

Sent: 07 September 2020 11:36

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

We have no objections thanks

11 Northern Rail Limited

From:

Sent: 14 September 2020 14:12

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Northern have no objection to the below proposal.

Thanks,

12 Virgin Trains

NO RESPONSE

13 COLAS Rail Limited

From:

Sent: 20 August 2020 20:49

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

– no comments.

KR,



Property Manager

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

14 Direct Rail Services Limited

From:

Sent: 29 September 2020 13:49

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

DRS have no comments.

Many thanks,

Procurement Assistant



Direct Rail Services, Regents Court,
Baron Way, Carlisle CA6 4SJ

15 DB Cargo UK Ltd. (Formerly DB Schenker)

From:

Sent: 12 October 2020 13:41

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

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

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:

From:
Sent: 29 September 2020 16:04
To:
Cc:
Subject: Lostock Works

OFFICIAL

Good afternoon

Further to our earlier conversation, I have contacted the proposed developer and they have confirmed that they have no plans for a rail connection at the Lostock Works site. Please note that the LC17 does confirm that DB Cargo own the adjacent sidings and that, should any rail connection be required in future, then this would be subject to negotiation with DB Cargo.

I hope that this answers your query, if so please can you respond confirming that you have no objection to the proposal?

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

16 Freight Transport Association

From:
Sent: 17 September 2020 14:00
To:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Dear

Logistics UK has no objection to this particular proposal.

Best wishes,



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17 Freightliner Limited

From:

Sent: 24 November 2020 10:49

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Thanks for this I appreciate your comment however in this case the sidings around the land are all subject to the DB lease.

please can you update the contact sheet accordingly?

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:

Sent: 24 November 2020 10:00

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

I will withdraw my objection but for the record comment that through disposals past and present Network Rail has allowed railway infrastructure which sole purpose is to connect third party land to be controlled by another FOC. The siding which leads to the third party land should be under Network Rail control as part of the network to avoid third party rail freight users or potential users not having a free choice in terms of which rail haulier they use.

Kind regards

From: Sent: 23 November 2020 16:41

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Please can you confirm that you have no objections to the proposed disposal? I have not had a response from you for several weeks and have tried to call you, if I do not hear back from you by the end of this week then I will presume that you have no objections to the scheme.

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 21 October 2020 12:58
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi
Please can you confirm if you still require further information on Lostock Works or if you are now satisfied with the proposal?

If you have no issues please can you confirm via email so that I can add this to the consultation pack for the LC17?

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 15 October 2020 14:18
To:
Cc:
Subject: FW: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Did you get all of the information you needed regarding the Lostock Works proposal, if so are you happy to send an email confirming that you have no objections to the proposal?

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:

Sent: 05 October 2020 15:33

To:

Cc:

Subject: FW: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Please find attached the comments letter from the Council which we received in response to the LC17 consultation.

Please also find below a plan showing our wider ownership in the area around Lostock Works. I can confirm that the sidings to the south of the site are not owned by NR beyond the DB lease area.

I have had a look on the Cheshire West and Chester planning site and the only application I can find relating to the adjacent land is one pertaining to fencing, traffic management and acid tanks. Do you have the application details for the wider TATA planning application which you referred to on the call so that I can review this?



Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 05 October 2020 10:54
To:
Cc:
Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Yes I can make that. My colleagues are unavailable so might need to revert post call.

Kind regards

From:
Sent: 02 October 2020 09:19
To:
Cc:
Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Thank you for your email, would you be free for a quick 15 minute chat at some point with myself and go through your concerns? Are you free on Monday at 1.30pm?

Kind regards

Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 01 October 2020 15:59
To:
Cc:
Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Freightliner objects to this proposed disposal of land at Lostock, Northwich. It is unclear whether or not the party taking the disposal will utilise the adjoining rail freight connection and:

1. If they are not, this is a missed opportunity as the site is a rare asset of national importance, in that it forms a large expanse of industrial land next to existing freight sidings which could be utilised to import fuel for the power station leading to modal shift and the associated sustainable benefits. The proposed use lends itself well to rail freight and to allow a disposal that does not do so would not be in the interests of the industry or indeed the country.
2. If they are, the land should be disposed of with a covenant to do so or Network Rail should consider if a long leasehold disposal with a defined user compelling the use of rail freight would be more appropriate in this case, and;
3. This should also be conditional upon Network Rail agreeing a surrender of the DB Cargo lease, or reserving rights over the DB Cargo lease to allow the acquiring party to freely tender their haulage contract to the wider FOC community instead of being held to ransom

by a single operator. By Network Rail giving up control of the land adjoining the DB Cargo sidings any prospect of rail freight rests in their hands.

We remain supportive of the proposed development and use.

Kind regards

Group Property Manager
Freightliner Group Limited

Web: www.gwrr.co.uk

Freightliner® is a registered trademark

Please consider the environment before printing this email

From:

Sent: 01 October 2020 12:40

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

I have consulted with our Freight Team and have been advised that the lease does not include compulsory alienation provisions.

I hope this answers your query, if you are happy with the responses please can you confirm to and myself via email that you have no objections to the proposal.

Kind regards



| Senior Surveyor

Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:
Sent: 30 September 2020 15:47
To:
Cc:
Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Thanks

Can you confirm what type of lease DB have (in particular does it include compulsory alienation provisions in favour of other FOCS?)

Kind regards

From:
Sent: 30 September 2020 15:44
To:
Cc:
Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

Please find answers to your questions below in blue:-

1. DB Cargo Lease area is referenced as being on a plan but is not outlined in any of the plans – please confirm boundary [Please find attached a plan which shows the boundary of the DB Cargo area](#)
2. Is the dispose intending to use rail freight to bring in the fuel for the plant – if not a missed opportunity. [Not intending to connect to rail network at this time but they have been made aware that if they wish to do so in future they would need to negotiate with DB Cargo as the rail network can only be accessed from the disposal site via DB's sidings](#)
3. It says the proposal will have no impact on existing rail facilities but it looks like there is a freight loop right next to the site so selling without a commit meant to do rail freight would preclude these sidings being used for freight in the future. [As above, the site could only ever be accessed from the rail network via DB Cargo's site so there is no impact on rail facilities here](#)

If you want to discuss this further please don't hesitate to contact me on the telephone number below.

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

From:

Sent: 30 September 2020 15:04

To:

Subject: FW: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

See below comments from

Regards

From:

Sent: 30 September 2020 14:05

To:

Subject: RE: URGENT - Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Really sorry about this.

I remember writing some questions but can't see I ever send them.

They included:

1. DB Cargo Lease area is referenced as being on a plan but is not outlined in any of the plans – please confirm boundary
2. Is the dispose intending to use rail freight to bring in the fuel for the plant – if not a missed opportunity.
3. It says the proposal will have no impact on existing rail facilities but it looks like there is a freight loop right next to the site so selling without a commit meant to do rail freight would preclude these sidings being used for freight in the future.

Kind regards

Group Property Manager
Freightliner Group Limited

Web: www.gwrr.co.uk

Freightliner® is a registered trademark

Please consider the environment before printing this email

18 GB Railfreight Limited

From:

Sent: 27 August 2020 13:02

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

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

GB Railfreight

19 Rail Freight Group

From:

Sent: 24 August 2020 10:43

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

[Name] has been consulted on this and I am still awaiting any comments from him.

Kind regards



Technical Support Assistant

Property

Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

www.networkrail.co.uk/property

From:
Sent: 24 August 2020 09:45
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Thanks for forwarding. It's not ringing alarm bells with me, but just waiting feedback from colleagues.

Best regards

Network Capacity Manager

DB Cargo (UK) Limited
Lakeside Business Park
Carolina Way
Doncaster
DN4 5PN

(w): www.uk.dbcargo.com



From:
Sent: 24 August 2020 09:16
To:
Cc:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

As long as DB Cargo are content, no comments from RFG

Director General



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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

20 West Coast Railway Company

From:
Sent: 07 September 2020 12:36
To:
Subject: Re: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

No comments

Best
WCR

21 W. H. Malcolm

From:
Sent: 20 August 2020 14:52
To:
Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam,
Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

22 Association of Community Rail Partnerships

From:

Sent: 23 August 2020 13:14

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

No comment

Head of support & development, and deputy chief executive



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

Website communityrail.org.uk/

Twitter: [@CommunityRail](https://twitter.com/CommunityRail)

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23 British Transport Police

From:

Sent: 26 August 2020 10:02

To:

Subject: RE: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020



Good Morning

I have no objections or comments to this proposed land disposal at Lostock Gralam.

Thanks

Designing Out Crime Officer
British Transport Police
Liverpool

24 Transport Focus (formerly Passenger Focus)

From:

Sent: 25 August 2020 10:15

To:

Subject: Re: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020 2008a21

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

the sale area covers 4.55 acres and lies on the south side of the railway between Northwich and Lostock Gralam stations;

it is to be sold through a three-year "option agreement" and freehold sale to Glade Developments Ltd.;

the area is triangular, has no access to a public road, and is bounded on two sides by railways and on the third by other businesses;

adjacent land will be developed for industry or used as the site of an energy from waste facility;

it is possible adjacent sidings would see more use, depending on the use made of the site;

Network Rail will reserve access rights, gaining a new rail access point;

proposed completion is by 31/12/20.

Transport Focus has no objection to the proposed disposal.

Regards,

25 Network Rail Media Relations

From:

Sent: 17 September 2020 10:34

To:

Subject: Delivered: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Your message has been delivered to the following recipients:

Subject: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

NO RESPONSE

26 Cheshire West and Chester

From:

Sent: 18 January 2021 17:33

To:

Cc:

Subject: FW: Land Disposal Consultation - Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

I hope you are well? I note it is some time since our discussion regarding the site at Lostock however I note that I did not send an email response to confirm our discussion.

I confirm that as per our discussions your letter was noted and we confirm that these aspects will be picked up at the detailed design and planning stage.

Kind regards



Senior Surveyor
Network Rail Property (NW&C)
Square One, 4 Travis St, Manchester M1 2NY

Cheshire West & Chester Council

Development Management

Planning Service
Cheshire West And Chester Council
4 Civic Way Ellesmere Port CH65 0BE Tel

Network Rail
Square One
1st Floor

our reference:

your reference: please ask for:

date:

20/03276/PREAPP

15 September 2020

Dear

Application Number: 20/03276/PREAPP
Proposed Land disposal by Network Rail at Former Lostock Works Site,
Lostock Gralam, Northwich, CW9 7DF

Thank you for your e-mail and draft application details for the disposal of land at the former Lostock Works site, which were received on 20 August 2020. In response to this, I have made the following points in conjunction with our Highways and Local Plan Policy Officers.

Local Plan Allocation

The plot lies outside, but next to land allocated under Cheshire West and Chester Local Plan (Part One) (LPP1) Strategic Policies: Policy ENV8 – Managing Waste: Lostock Works and does therefore not fall within an allocated ‘employment area’ as stated within the submitted document.

It is noted that the development intension for the plot of land is for industrial development or the construction of a new energy from waste centre. Under Cheshire West and Chester Local Plan (Part Two) (LPP2) (LPP2) Land Allocations and Detailed Policies: Policy DM54 - Waste Management Facilities, large scale waste management facilities would not be suitable on the site (as they should be on safeguarded sites such as Lostock Works), but a smaller scale waste management facility may be acceptable as they must, wherever possible, be located on or close to existing operational or permitted waste management sites.

Other relevant local pan policies for an industrial / energy from waste use would be LPP1 STRAT5, ENV7, ENV8, ECON1 and LPP2 N1, DM 53 or DM 54. However, further details of the proposal and nature of uses would assist in providing a full pre-application planning response

Highway access

Access to the plot and the provision of a parking facility and new rail access point for Network Rail would need to be assessed as part of a planning application in conjunction with any other proposal for the total plot. Without knowing specifically what is propose, it is difficult to assess what impact the proposal would have upon the highway network, particularly HGV's. This is particularly relevant as HGV movements along Griffiths Road and within the area, is a concern for local residents, and where possible other forms of transport are being encouraged, such as rail, in this case. Should the proposal add to existing HGV movements from Lostock Works this would be a concern for Planning Committee Members.

Planning History

It is noted that plot lies next to Organic Waste Management Ltd which already has planning permission, Application Number: 17/01678/S73 for an Energy from Waste Plant. This development was implemented in 2011, but not built out in full following the liquidation of the technology provider 'Bedminster International'. In 2017 an amended application was approved (17/01678/S73), but again this hasn't been built out.

Lostock Works is a waste development allocation and has been developed in compliance with Local Plan Policy. To date, three Energy from Waste Facility (EfW) planning permissions have been approved at Lostock Works and as such local residents and Committee Members would be sensitive to another EfW facility.

Should you require any further information, please come back to me on the number below. In the meantime, please can you keep me informed of the outcome to dispose of the plot.

Yours sincerely

Planning Officer

From:
Sent: 16 September 2020 12:34
To:
Subject: FW: Land Disposal Consultation - Former Lostock Works Site, Lostock Grlam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

OFFICIAL

Hi

I believe [name] was going to ring you yesterday to go through this with you but see attached.

Regards

From:
Sent: 15 September 2020 15:10
To:
Subject: Land Disposal Consultation - Former Lostock Works Site, Lostock Grlam, Northwich, Cheshire CW9 7DF - Closing Date - Friday 18th September 2020

Hi

Application Number: 20/03276/PREAPP
Proposed Land disposal by Network Rail at Former Lostock Works Site, Lostock Grlam, Northwich, CW9 7DF

Further to the above and your e-mail below, please find attached our consultation response.

Regards

Principal Planning Officer

Cheshire West and Chester Council

Office Base: Nicholas House, 1, Black Friars, Chester, CH1 2NU **Postal Address:** Council Offices,
4, Civic Way, Ellesmere Port, CH65 0BE

Visit: www.cheshirewestandchester.gov.uk

Please note my working days are Tuesday, Wednesday & Thursday

Cheshire West & Chester Council

Development Management

Planning Service

Cheshire West And Chester Council

4 Civic Way Ellesmere Port CH65 0BE

Tel:

Network Rail
Square One

20/03276/PREAPP

15 September 2020

Dear

Application Number: 20/03276/PREAPP
Proposed Land disposal by Network Rail at Former Lostock Works Site,
Lostock Gralam, Northwich, CW9 7DF

Thank you for your e-mail and draft application details for the disposal of land at the former Lostock Works site, which were received on 20 August 2020. In response to this, I have made the following points in conjunction with our Highways and Local Plan Policy Officers.

Highway access

Access to the plot and the provision of a parking facility and new rail access point for Network Rail would need to be assessed as part of a planning application in conjunction with any other proposal for the total plot. Without knowing specifically what is propose, it is difficult to assess what impact the proposal would have upon the highway network, particularly HGV's. This is particularly relevant as HGV movements along Griffiths Road and within the area, is a concern for local residents, and where possible other forms of transport are being encouraged, such as rail, in this case. Should the proposal add to existing HGV movements from Lostock Works this would be a concern for Planning Committee Members.

Planning History

It is noted that plot lies next to Organic Waste Management Ltd which already has planning permission, Application Number: 17/01678/S73 for an Energy from Waste Plant. This development was implemented in 2011, but not built out in full following the liquidation of the technology provider 'Bedminster International'. In 2017 an amended application was approved (17/01678/S73), but again this hasn't been built out.

Lostock Works is a waste development allocation and has been developed in compliance with Local Plan Policy. To date, three Energy from Waste Facility (EfW) planning permissions have been approved at Lostock Works and as such local residents and Committee Members would be sensitive to another EfW facility.

Should you require any further information, please come back to me on the number below. In the meantime, please can you keep me informed of the outcome to dispose of the plot.

Yours sincerely

Planning Officer

ANNEX 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at the **Former Lostock Works Site, Lostock Gralam, Northwich, Cheshire CW9 7DF** by way of three year option agreement and freehold sale.

We attach a draft application form which together with the related plans, explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **FRIDAY 18TH SEPTEMBER 2020**.

If a formal application to ORR is made, we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me on the below details. If future consultations of the nature should be directed elsewhere within your organisation, please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully