

**Les Waters**  
**Head of Licensing**  
Email: les.waters@orr.gov.uk



18 August 2023

Company Secretary  
Network Rail Infrastructure Limited  
Waterloo General Office  
London  
SE1 8SW

## **Network licence Condition 17 (land disposal): Stanton-by-Dale, Ilkeston, Derbyshire**

### **Decision**

1. On 10 July 2023, Network Rail gave notice of its intention to dispose of land forming a track bed at Stanton-by-Dale, Ilkeston, Derbyshire (“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 no objections were left unresolved.
4. In considering the proposed disposal, there was no evidence that current railway operations would be affected adversely. We note Network Rail’s clarification and confirmation to us, on 17 August 2023, that the Network Change details given in its notice of 10 July 2023, were incorrect and that the Network Change procedure (as required under Part G of the Network Code) associated with the land was completed on 24 October 2022.
5. At our behest, Network Rail consulted Transport for East Midlands (“TfEM”) and elicited a response from Derbyshire County Council (“DCC”). TfEM had no concerns but DCC, although supportive, wished to see the land protected for railway use. Network Rail has added those two responses to its consultation report (attached). We note that Freightliner Limited had also given support in principle, but on the basis that the land would be protected so that it continues to be available for railway related purposes in the future.
6. Network Rail has stated in its consultation report that it will include a restrictive covenant in its sale documentation that ensures such protection. We note Network

Rail's statement and, on that basis, we do not consider it necessary to attach a condition to this consent to achieve the protection required.

7. 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.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,<sup>1</sup> 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".

9. 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.

X 

---

Les Waters

Head of Licensing

**Duly authorised by the Office of Rail and Road**

---

<sup>1</sup> Available from [https://orr.gov.uk/\\_data/assets/pdf\\_file/0007/1996/land-disposal-regulatory-arrangements.pdf](https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf).

# 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	Freehold sale		
Rationale for disposal	Verdant are developing a new rail-served industrial scheme on the former Stanton Iron Works site. They wish to acquire this section of track-bed to enable it to be incorporated into their private siding infrastructure. They can then own and re-model the track layout to provide effective rail connections into a proposed container terminal. Therefore, the proposed disposal supports a Rail Freight customer aspiration for the location.		
2. Clearance	Type	Reference	Date
Clearance Details	Business	CR/51434	23/12/2021
	Technical	CR/51434	23/03/2022
3. Site			
Description of property for disposal	<p>The site is a c300 metre section of track-bed to the west of the Erewash Canal. It is in an area approximately 10km west of Nottingham and close to the M1 motorway.</p> <p>The track-bed is the last c300m of the former West Hallam branch that runs from Stanton Gate sidings into the former steel works industrial site. The existing rail track runs from the proposed disposal site and onto the adjoining industrial site. The existing section on the industrial site is a private siding.</p> <p>The disposal site excludes the bridge over the adjoining canal. A gate to separate the private siding from the Network line will be provided on the land boundary at X.</p>		
Attached plans and photographs:  (all site plans should be in JPEG format, numbered and should clearly show the	<p>Plan No 0115532-1b shows the land by blue colour with Network Rail's retained land coloured green.</p> <p>Attached image of proposed rail terminal.</p>		

sites location approximate to the railway)	
Ordnance survey coordinates	E: 448070    N: 338562
<b>4. Proposal</b>	
Proposed party taking disposal	The proposed disposal is to a local adjoining landowner.
Proposed use / scheme	Part of private siding network in proposed private rail terminal. See attached image of proposed scheme. The canal bridge in the image is the reference point with the disposal plan.
Access arrangements to / from the disposal land	Access to the track bed, will be from purchaser's existing land.
Replacement rail facilities (if appropriate)	There are no replacement rail facilities required. The purchaser will re-align the track to suit its rail terminal development.
Anticipated rail benefits	More efficient use of a Private rail-freight facility.
Anticipated non-rail benefits	Supports local economic regeneration.
<b>5. Timescales</b>	
Comments on timescales	Subject to the outcome of the LC17 consultation, we are aiming to complete the proposed disposal in early 2023.
<b>6. Railway Related Issues</b>	
History of railway related use	Track-bed as part of a former branch-line. As the branch-line has reduced in length the track-bed has become the siding serving the adjoining industrial site.
When last used for railway related purposes	Still in use for railway related purposes.

Any railway proposals affecting the site since that last relative use	The railway infrastructure on the site will be re-modelled to suit the particular site owner requirements.
Impact on current railway related proposals	No current railway proposals affected. The land does not affect any rail schemes on the Midland Main-line as it is remote from this infrastructure.
Potential for future railway related use	Sale is maximising its future rail related use by incorporating the land into a new rail terminal.
Any closure or station change or network change related issues	Network Change to take the track-bed out of the National Rail Network is in consultation. NC/G1/2021/EAST/028.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Freight Operating Companies will have rail access over the proposed disposal site over the extension of the private siding network being created. Therefore, access will be similar post sale. The Connection Point with the Network will be altered and moved c300m to the east.
Position as regards safety / operational issues on severance of land from railway	The disposal includes arrangements under which the other party will install new boundary fencing and gates along 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.
<b>7. Planning History and Land Contamination</b>	
Planning permissions / Local Plan allocation (if applicable)	Planning Application currently in process for the proposed development and rail terminal.

Contamination / Environmental Issues (if applicable)	The site is existing rail siding and hence the usual level of railway land contamination is applicable
<b>8. Internal Consultation</b>	
Internal consultation	<p>Clearance has been obtained through the Network Rail internal consultation process. This includes consultation with Network Rail's Strategic Planners who have raised no objection through clearance to disposal. The Strategic Planners (former System Operator) have confirmed separately that in relation to the proposed disposal</p> <p>"I'm happy with this, no objection from Strategic Network Planning."</p> <p>The site is not mentioned in the 2017 Freight Network Study. The disposal is being promoted by Network Rail's Freight team to support the railfreight customer.</p>
<b>9. Local Authorities</b>	
Names & Email Addresses:	
Local Transport Authorities:	Derbyshire County Council
Other Relevant Local Authorities:	None
<b>10. Internal approval to consult</b>	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> <li>recommending that Network Rail consults on the terms of disposal</li> <li>confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</li> <li>confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</li> </ul>

11. External Consultation	
Summary of position as regards external consultations	<p>Of the 28 consultees, 24 responses were received of support, no comment or no objection.</p> <p>Of the positive comments the response from Freightliner was conditional on the disposal being completed with a covenant in place to restrict use of the disposal site to just railfreight purposes. A similar request was received from Derbyshire County Council.</p> <p>Of the remaining 4 consultees, no responses were received despite chasing emails. Given the location of the site in Derbyshire, the lack of response from 2 is not considered material as they are not geographically aligned to the site (TfN and West Coast). Colas Rail and DB Cargo rarely, if ever, respond.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>No unresolved objections.</p> <p>The one comment from Freightliner will be dealt with by including a suitable covenant in the proposed transfer restricting use of the land to railfreight purposes.</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: Principal Development Manager (Eastern)
Signed.....	Date.....
Authorised by (name):	Authoriser's job title: Property Services Manager Eastern (Anglia and Major Projects)
Signed.....	Date.....

Stanton: image of proposed rail terminal



Track-bed within proposed disposal site runs from canal bridge centre bottom in the image and then towards the line of orange rail wagons.

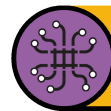
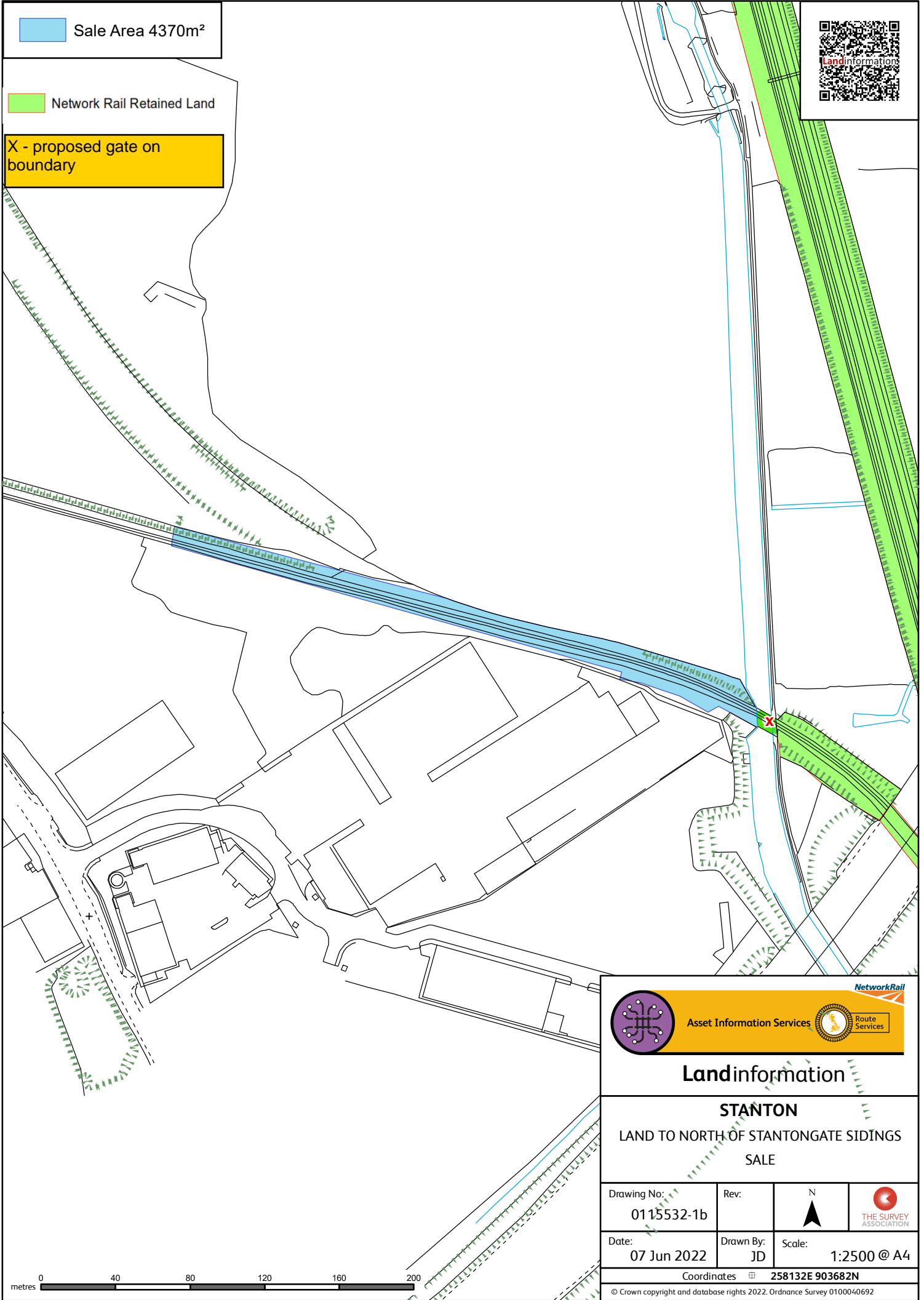
This shows how the track-bed gets absorbed into the proposed rail terminal.



Sale Area 4370m<sup>2</sup>

Network Rail Retained Land

X - proposed gate on boundary



Asset Information Services



Landinformation

**STANTON**  
LAND TO NORTH OF STANTONGATE SIDINGS  
SALE

Drawing No:  
0115532-1b

Rev:

N



Date:  
07 Jun 2022

Drawn By:  
JD

Scale:  
1:2500 @ A4

Coordinates 258132E 903682N

© Crown copyright and database rights 2022. Ordnance Survey 0100040692



# 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: Stanton (East Midlands), 300m of trackbed adjoining former Iron Works site

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

#### Summary of position regarding responses:

Of the 28 consultees, 24 responses were received of support, no comment or no objection.

Of the positive comments the response from Freightliner was conditional on the disposal being completed with a covenant in place to restrict use of the disposal site to just railfreight purposes. A similar request was received from Derbyshire County Council.

Of the remaining 4 consultees, no responses were received despite chasing emails. Given the location of the site in Derbyshire, the lack of response from 2 is not considered material as they are not geographically aligned to the site (TfN and West Coast). Colas Rail and DB Cargo rarely, if ever, respond.

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	08/11/2022	No objection	
2	Transport For North		N		No response	Emails sent 23/03/23 and 04/04/23
3	Arriva Trains Cross Country		Y	19/10/2022	No comment	
4	C2C Rail Limited		Y	18/10/2022	No objection	
5	Chiltern Railway Company Limited		Y	23/03/2023	No objection	
6	East Midlands Trains		Y	08/12/2022	No objection	
7	Eurostar International Limited		Y	18/10/2022	No comment	
8	Great Western Railway		Y	18/10/2022	No objection	
9	Grand Central Railway Company Limited		Y	24/03/2023	No objections	
10	London & South Eastern Railway Limited (Southeastern)		Y	19/10/2022	No comments	

11	Merseyrail Electrics 2002 Limited		Y	18/10/2022	No objections	
12	Northern Rail Limited		Y	18/10/2022	No objection	
13	Avanti Trains		Y	08/12/2022		
14	Colas Rail				No response	Emails sent 23/03/23 and 04/04/23
15	Nuclear Transport Solutions		Y	27/10/2022	No comments	
16	Logistics UK		Y	05/01/2023	No objections	
17	Freightliner Limited		Y	17/02/2023	Happy with that wording – see comments.	
18	GB Rail Freight Limited		Y	10/11/2022	No issues	
19	Rail Freight Group		Y	18/10/2022	Ok with RFG	
20	DB Cargo UK Ltd		M		No response	Emails sent 23/03/23 and 04/04/23
21	W. H. Malcolm		Y	18/10/2022	No comments	
22	West Coast Rail Company		N		No response	Emails sent 23/03/23 and 04/04/23
23	Association of Community Rail Partnerships		Y	22/10/2022	No comment	
24	High Speed Two (HS2) Ltd		Y	04/11/2022		
25	British Transport Police		Y	04/01/2023	I don't think that BTP has any comment to make on this one	

26	Transport Focus		Y	21/10/2022	No comment	
27	Derbyshire County Council		Y	28/07/2022	No objection	
28	Transport for East Midlands		Y	26/07/2023	Nil response	

Copies of responses are listed below.

A copy of the consultation request (before customisation for any individuals) is given below Annex 2

**1 DEPARTMENT FOR TRANSPORT**

**From:**

**Sent:** 08 November 2022 14:40

**To:**

**Cc:**

**Subject:** RE: Advice/FYI: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Final Clearance from DfT – No objections. Thank you for the extra information.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport  
Second Floor**

**Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

**From:**

**Sent:** 08 November 2022 08:28

**To:**

**Cc:**

**Subject:** RE: Advice/FYI: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Thanks

I will get back to you once colleagues have had a chance to consider.

Many thanks.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport  
Second Floor**

**Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

**From:****Sent:** 08 November 2022 08:20**To:****Cc: Subject:** RE: Advice/FYI: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Does the attached give you the assurance you require? HS2 have confirmed no objection to disposal.

Regards

Principal Development Manager (Eastern), Network Rail

**From:****Sent:** 07 November 2022 18:32**To:****Cc:****Subject:** RE: Advice/FYI: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

I have been asked to find out the following (below) before a final dfT decision can be given on this land disposal:

*Subject to the land not appearing on the HS2 safeguarding land for the old eastern leg then HS2 to Leeds are happy with the below. However if this is on the land then we need an answer to the question "will disposing of this land compromise us in the event that we do re-instate the full eastern leg".*

Many thanks in advance.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport  
Second Floor**

**Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

**From:**  
**Sent:** 01 November 2022 17:15  
**To:**  
**Cc:**  
**Subject:** Advice/FYI: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Quick update we are not yet in a position to give you feedback on this one as further discussions taking place with HS2 colleagues. We will get back to you as soon as we can.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport  
Second Floor  
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

**From:**  
**Sent:** 27 October 2022 15:41  
**To:**  
**Cc:**  
**Subject:** RE: Advice Please: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

I can confirm that the track is to be incorporated into the new rail facility.

Regards

Principal Development Manager (Eastern), Network Rail

**From:**  
**Sent:** 27 October 2022 15:33  
**To:**  
**Cc:**  
**Subject:** FW: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site



Hello

If you have replied to in RIG correspondence hub, that is great and I may not have been copied in. Just to close this down now from a DfT MML East Mids team perspective.

– any issues with the proposed land disposal from HS2 routes to Toton and Leeds perspective you have fed or want to feed into Please copy me in.

And – let's ask in NR if the track is to be incorporated into the new rail facility. I have included. If it is not incorporated into the new rail facility for some reason please explain what the problem may be.

– is this track is to be incorporated into the new rail freight facility? has asked.

Thank you.

**Assistant Rail Planning & Investment Manager, Midland Mainline (East Midlands), Rail Infrastructure Central, Department for Transport**

**From:**

**Sent:** 25 October 2022 15:32

**To:**

**Cc:**

**Subject:** RE: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Do I read this correctly that this track is to be incorporated into the new rail freight facility? If so, no objections from a freight strategy point of view.

Many thanks

Programme Development Manager | System Operator

**From:****Sent:** 19 October 2022 09:40**To:****Cc:****Subject:** FW: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Morning

Here are the attachments from Network Rail. I found the location putting Stanton Gate sidings into Google Maps. I am going to ask if NR can include a postcode of the proposed land disposals going forward to save everyone time.

If you could reply to [redacted] and the RIB Briefing and Correspondence Hub even if nil return. Please do also copy me and in so we can keep a record as the MML East Mids Team have some regional coverage of wider MML corridor even if not impacting the MML electrification programme.

If you could get back to and RIG hub please perhaps over the next week as we need to clear these applications which have been coming in a lot recently.

Thank you.

**Assistant Rail Planning & Investment Manager, Midland Mainline (East Midlands), Rail Infrastructure Central, Department for Transport****From:****Sent:** 19 October 2022 08:48**To:****Cc:****Subject:** Re: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Thanks

could you please send across the plans/aerial image of the land.

Thanks

**From:****Sent:** Tuesday, October 18, 2022 4:15:08 PM**To:****Cc:****Subject:** RE: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

I think this site is on the Erewash Valley Line, it has no implications for the MML electrification, but may have some interaction with HS2 options around Toton and possible routes to Leeds, I have copied and who may wish to review.

Programme Director, MML and East Midlands, Department for Transport

2/6-10

Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

**From:****Sent:** 18 October 2022 16:05**To:****Cc:****Subject:** FW: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Unfortunately not an area I am familiar with – please can you advise if there are any concerns we should be flagging.

Thanks,

Senior Planning and Investment Manager, East Coast, West Mids and Freight Division | Rail Infrastructure Midlands, North and Integration (RIMNI) Directorate, Department for Transport

2/12

**From:****Sent:** 18 October 2022 15:56**To:****Cc:****Subject:** FW: Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hello

They are coming in thick and fast. Another property disposal consent consultation comment request this time for disposal of the last c300m section of track bed of the former West Hallam branch that runs from Stanton Gate sidings into the formal steel works site. It is to the west of Nottingham near DB cargo in Toton west of Nottingham. Anticipated benefit of more efficient use of a private rail freight facility and supports economic regeneration. No current railway proposals affected and remote from MML infrastructure.

It is freight related and in MML East Mids area so please could send any comments and I presume the RIG correspondence hub then do a consolidated response or nil return to NR.

- any comments please for on the freight angle and should I be sending this anywhere else on the freight side in DfT?

– any comments on the MML/ regional side at all for? Could this apply to RYR, if so I will send to?

Thank you.

**Assistant Rail Planning & Investment Manager, Midland Mainline (East Midlands), Rail Infrastructure Central, Department for Transport**

**From:**

**Sent:** 18 October 2022 14:33

**To:**

**Cc:**

**Subject:** Advice Please: : Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Is this land disposal one for you to consider please?

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport  
Second Floor  
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

---

**2 TRANSPORT FOR NORTH - No response**

---

**3 ARRIVA TRAINS CROSS COUNTRY**

**From:**

**Sent:** 19 October 2022 09:43

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Mobile:

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



**4 C2C RAIL LIMITED**

**From:**

**Sent:** 18 October 2022 14:19

**To:**

**Subject:** Re: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Good afternoon

No objection from c2c for this proposal.

**Regards**

**Facilities Management Manager**

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

**c2c**

W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)



## 5 CHILTERN RAILWAY

**From:**

**Sent:** 23 March 2023 17:24

**To:**

**Subject:** Re: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

No objection from Chiltern

Kind Regards,

Client Relations & Strategic Delivery Manager

Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

The logo for Chiltern Railways, featuring the word "Chilternrailways" in a blue, sans-serif font. The "C" is larger and more prominent, and the "r" is lowercase.

Please consider the environment before printing this email

**6.EAST MIDLANDS TRAINS****From:****Sent:** 08 December 2022 16:05**To:**

Hi

I have been sent the attached documents from previous Head of Procurement.

Please could you address these types of Property Land Disposal in the future to

I can confirm that Abellio East Midlands Ltd (East Midlands Railway) has no objection to the disposal of land at Stanton.

Many thanks.

Kind regards

**Regulatory Contracts and Access Manager**

Tel:

Email:

Locomotive House,

Locomotive Way,



Pride Park,

Derby,

DE24 8PU

[www.eastmidlandsrailway.co.uk](http://www.eastmidlandsrailway.co.uk)



**From:**

**Sent:** 05 December 2022 12:21

**To:**

**Subject:** Fw: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

These consultations still come through to me (I am not sure if verity gets them also) It would be worth them coming to you as you will have a better understanding if EMR would have any objections. I have typically asked and if they had any concerns and invariably it is no objection from EMR.

Kind Regards

Head of Train Presentation

E:



Locomotive House, Locomotive way, Pride Park, Derby, DE24 8PU

[www.eastmidlandsrailway.co.uk](http://www.eastmidlandsrailway.co.uk)

---

**7 EUROSTAR INTERNATIONAL LIMITED**

**From:**

**Sent:** 18 October 2022 16:19

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

No comment from EIL,

Thanks

PA to Chairman, Strategy  
Director & People Director



---

**8 GREAT WESTERN RAILWAY****From:****Sent:** 19 October 2022 07:32**To:****Subject:** Re: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

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.

---

**9 GRAND CENTRAL RAILWAY CO****From:****Sent:** 24 March 2023 14:02**To:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Apologies for the delay GC has no objections to this proposal.

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](http://grandcentralrail.com) | Twitter: [@gc\\_rail](https://twitter.com/gc_rail) | Facebook: [facebook.com/grandcentralrail](https://facebook.com/grandcentralrail)

---



**From:**

**Sent:** 19 October 2022 14:45

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

No comments on the proposed land disposal.

Please note I will be leaving Southeastern next Friday so please direct any further communications to – copied in to this email.

Kind regards

[Major Contracts Commercial Manager](#)

[southeasternrailway.co.uk](mailto:southeasternrailway.co.uk)

**southeastern**

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

---

---

**11 MERSEYRAIL ELECTRICS LIMITED**

**From:**

**Sent:** 18 October 2022 14:15

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

We have no objections

Thanks

Legal & Compliance Officer



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

**From:****Sent:** 18 October 2022 16:18**To:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Good afternoon,

Northern has no objections.

Thank you

---

**13 AVANTI TRAINS****From:****Sent:** 08 December 2022 10:08**To:****Cc:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

I am happy to confirm that we have no objections to this land disposal.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Can I also ask that I am added to the distribution list for future land disposals as this one seems to have slipped through the net.

Many thanks

---

**14 COLAS RAIL – No response**

## 15 NUCLEAR TRANSPORT SOLUTIONS

**From:**

**Sent:** 27 October 2022 19:31

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Good Evening,

DRS have no comments.

Kind regards,

Procurement Manager

Nuclear Transport Solutions



[www.nucleartransportsolutions.com](http://www.nucleartransportsolutions.com)

[www.directrailservices.com](http://www.directrailservices.com)

---

## 16 LOGISTICS UK



**From:**

**Sent:** 05 January 2023 16:40

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Dear

Apologies I am not sure if I replied to this email.

As this supports rail freight, Logistics UK has no objections.

Please can you add and (copied) to the mailing list for Logistics UK for all future mailings and remove my email address as I will be on maternity leave from the end of January.

Many thanks and kind regards,

**Senior Policy Manager  
Logistics UK**

[www.logistics.org.uk](http://www.logistics.org.uk)

**LOGISTICS UK**

---

---

**17 FREIGHTLINER LIMITED**

**From:**

**Sent:** 17 February 2023 09:35

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Yes happy with that wording. Thank you.

Kind regards

Group Property Manager  
Freightliner Group Limited

Tel:

Mobile:

Email:

Web: [www.gwrr.co.uk](http://www.gwrr.co.uk)

Freightliner® is a registered trademark

*Please consider the environment before printing this email*

**From:**

**Sent:** 16 February 2023 08:56

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

I would be grateful for a reply from you on this one.

Thanks

Principal Development Manager (Eastern), Network Rail

**From:****Sent:** 08 February 2023 07:56**To:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

We're looking at the text below for a restrictive covenant on use of the land. I can't make the sale conditional on delivery of a rail terminal. Can you confirm this is all acceptable? Thanks

*"to only use the property as part of a railway siding or railfreight terminal for the provision or operation of services for the carriage of goods by railway (but not restricted to trains operated by the Site Owner) and such other services or activities which do not form part of this definition but commonly form part of the services provided or activities carried on at a freight terminal or on a railway siding".*

Principal Development Manager (Eastern), Network Rail

**From:****Sent:** 05 December 2022 14:10**To:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Freightliner fully supports the principle of a disposal here to facilitate private sector investment into a rail freight facility in a strategic location for deep sea and domestic intermodal.

There is no mention of any conditionality to the transaction however, and we would like to see Network Rail seek to protect the intended purpose here either by making the sale conditional upon delivery of the terminal and/or a restrictive covenant on the land such that it is no to be used for any other purpose.

Kind regards

Group Property Manager  
Freightliner Group Limited

Tel:  
Mobile:  
Email:  
Web: [www.gwrr.co.uk](http://www.gwrr.co.uk)  
Freightliner® is a registered trademark

*Please consider the environment before printing this email*

---

## 18 GB RAIL FREIGHT LIMITED

**From:**

**Sent:** 10 November 2022 14:10

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

No issues from GBRf.

Regards,

Head of Strategic Access Planning,  
GB Railfreight Ltd.,

3<sup>rd</sup> Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel:  
Mobile:  
E-mail:

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

## GB Railfreight



### 19 RAIL FREIGHT GROUP

**From:**

**Sent:** 18 October 2022 16:50

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Ok with RFG

Director General

Rail Freight Group

Mobile

Please note I do not work on Fridays.



*This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.*

*Rail Freight Group*

*7 Bury Place*

*London*

*WC1A 2LA*

*[www.rfg.org.uk](http://www.rfg.org.uk)*

*Twitter @railfreightUK*

*Rail Freight (Users and Suppliers) Group*

*Registered No. 332 4439*

---

---

**20 DB CARGO UK LTD – No response**

---

**21 W. H. MALCOLM**

**From:**

**Sent:** 18 October 2022 15:02

**To:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

No comments.

Regards

**Business & Estate Manager | W H Malcolm Ltd**

Malcolm Group, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, Lanarkshire ML1 5RY

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

---

**22 WEST COAST RAIL COMPANY - No response**

---

---

### 23 ASSOCIATION of COMMUNITY RAIL PARTNERSHIPS

**From:****Sent:** 22 October 2022 12:30**To:****Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

No comment

Head of support &amp; development, and deputy chief executive

**Mobile:****Web:** [communityrail.org.uk](http://communityrail.org.uk)

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



Community Rail Network supports a growing movement of **70 community rail partnerships** and **1,000 volunteer groups** across Britain: engaging local people with their railways and stations, enabling sustainable and inclusive mobility, and bringing rail into the heart of communities.

A green button with a white border and rounded corners, containing the text "find out more" in white lowercase letters.

find  
out  
more





Note: This E-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail. The sender does not accept liability for any errors or omissions

---

## 24 HIGH SPEED TWO (HS2) Ltd

**From:****Sent:** 04 November 2022 15:05**To:****Subject:** CRO proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Our ref: HS2-DCC-PE-003

Dear

Thank you for consulting HS2 Ltd on the above consultation.

I can confirm that HS2 Ltd have no specific comments to make on this land disposal.

Kind regards

**Town Planning Advisor – Phase Two** | Infrastructure Directorate | **HS2 Ltd**

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snow Hill, Queensway, Birmingham B4 6GA | [www.gov.uk/hs2](http://www.gov.uk/hs2)

---

**25 BRITISH TRANSPORT POLICE****From:****Sent:** 04 January 2023 08:54**To:****Subject:** Stanton land sale.

Morning Having reviewed the planned land sale, and use in planned private freight terminal and no issue with operational railway and route crime issues. We have no comments to raise in this matter.

Kind regards

Ymgynghorwr Lleihau Troseddau

Designing Out Crime Advisor

*Heddlu Trafnidiaeth Prydeinig, Adran 'C', Is-adran Cymru, 3 Sgŵar Callaghan, Caerdydd CF10 5BT*

British Transport Police, 'C' Division, Wales Sub-Division, 3 Callaghan Square, Cardiff CF10 5BT

*ffôn swyddfa/office*

*ffôn mewnoll/internal*

ffôn/phone

email

[www.btp.police.uk](http://www.btp.police.uk)

---

---

**26 TRANSPORT FOCUS****From:****Sent:** 21 October 2022 16:09**To:****Subject:** Re: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Thanks - no comments from us.

Best regards

---

**27 DERBYSHIRE COUNTY COUNCIL****From:****Sent:** 28 July 2023 13:25**To:****Subject:** Stanton Ironworks Trackbed

Dear,

I have consulted our development control team who have responded as follows: The proposed disposal appears to relate to facilitating rail access to providing sidings. Highways development control would support the principle of maintaining rail access to the Stanton development area. Therefore, we would have no objection to the disposal on the basis that rail use is being maintained on the land in question. It would be good practice for a legal obligation between the relevant parties that the land be maintained in perpetuity for rail use as part of the sale.

Kind regards,

Head of Strategic Transport and Sustainable Travel | Place Department | Derbyshire County Council | Direct Dial  
Chat to me in teams -

| I am a flexible worker:

---

## 28 TRANSPORT for EAST MIDLANDS

**From:**

**Sent:** 26 July 2023 16:35

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi,

Happy to respond a 'nil response' via this email under my name, but not the TfEM Board.

I have no intention of raising these consultations at TfEM Boards or to the Chair and Sub-Chairs in between Quarterly Board Meetings either.

It's appropriate that I'm informed of as much rail activity in the East Mids as possible (such as land change), but I have no authority upon which to object or endorse. That can only be for the individual statutory authorities.

In this instance I have no mandate to add or detract from whatever DCC or NCC respond as the authorities. Neither DCC nor NCC have sought supplementary TfEM collective representation on these proposals – and I doubt they would.

Hope that is sufficient to help you clarify with the ORR.

Best

Head of Rail Improvement

---



[www.emcouncils.gov.uk](http://www.emcouncils.gov.uk)

**Please be aware that I work flexibly and keep extended office hours Monday-Thursday only**



**From:** >

**Sent:** Wednesday, July 26, 2023 4:24 PM

**To:** >

**Cc:** >

**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi,

Can you respond on behalf of TfEM that you have no objection to the proposed disposal. I understand from your recent email to my colleague re a Clipstone site that you can't respond on behalf of the Local Authorities TfEM represents.

Regards

Principal Development Manager (Eastern), Network Rail

M XXXXX

**From:** >  
**Sent:** 14 July 2023 14:57  
**To:** >  
**Cc:** >  
**Subject:** RE: Consultation on proposed land disposal: Stanton (East Midlands) 300m of trackbed adjoining former Iron Works site

Hi

Thanks for taking the time and care to reach out to Transport for the East Midlands.

I work under XXXX and would warmly welcome being informed of any such communications in the future for the East Midlands route – even if I have a nil response on the question itself.

**Best,**

**Head of Rail Improvement**

First Floor Office, South Annexe, Pera Business Park

Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB

Mob: XXXX

Please be aware that I work flexibly and keep extended office hours Monday-Thursday only.



---

**ANNEX 2**

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Stanton (East Midlands), 300m of trackbed adjoining former Iron Works site by way of freehold sale.

We attach a draft application form which together with the related plan and aerial image, 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 **16<sup>th</sup> November 2022**.

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. 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 sincerely



Principal Development Manager  
(Eastern Region)

3a George Stephenson House, Toft Green, York, YO1 6JT

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)