

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

25 March 2024

## **Network licence Condition 17 (Land disposal): Knebworth station, Hertfordshire**

### **Decision**

1. On 26 January 2024, Network Rail gave notice of its intention to dispose of land adjacent to 1 & 2 Park Lane, Station Approach, Knebworth, Hertfordshire (“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 note that Network Rail’s proposed disposal is of a deed of easement and there was no evidence that current or future railway operations would be affected adversely by the proposed disposal.
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*,<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”.

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<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).

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.

25/03/2024

X 

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Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f862

**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   | Deed of Easement without Network Rails Standard termination provisions   |           |            |
| Rationale for disposal   | To allow the sale of a block of new build flats by a local developer and to prevent a negative perception of Network Rail as impeding the sale of the flats by the building developer.   |           |            |
| 2. Clearance   | Type   | Reference | Date       |
| Clearance Details  | Business Clearance (Utilities)   | CR/52995  | 26/04/2022 |
|  | Technical Clearance (Utilities)  | CR/52995  | 25/05/2022 |
|  | Business Clearance (Access)  | CR/54314  | 09/09/2022 |
|  | Technical Clearance (Access)   | CR/54314  | 13/10/2022 |
| 3. Site  |  |           |            |
| Description of property for disposal   | The land to be disposed of is on the western edge of Knebworth station. The land to be disposed of is the footpath outside of 1+2 Park Lane on Station Approach Road. This land is used as a pedestrian footpath to and from Knebworth Station and to the other parts of the Town. |           |            |
| Attached plans and photographs:<br>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway) | Attached plans:<br>0261884-3 Plan showing easement area<br>0261884-2 Plan showing utilities<br>0261884-1 Plan showing drainage<br><br>Appendix shows Photo 1 shows location of land to be disposed   |           |            |
| Ordnance survey coordinates  | 524869, 220251<br>ECM1 25.0065   |           |            |

| 4. Proposal                                     |  |
|---|--|
| Proposed party taking disposal                  | 1 & 2 PARK LANE LIMITED Company Number (10973552) registered office is at 1st Floor Sackville House, 143-149 Fenchurch Street, London, England, EC3M 6BL   |
| Proposed use / scheme                           | Land to allow access to the newly built flats at 1+2 Park Lane, Knebworth by either foot or vehicle and the installation of utilities. The party is seeking a permanent easement without the standard Network Rail termination provisions. |
| Access arrangements to / from the disposal land | The land is accessed by either foot traffic or vehicle access via Station Approach Road.   |
| Replacement rail facilities (if appropriate)    | No rail replacement is required for this application as it relates to approximately 7 metres of footpath   |
| Anticipated rail benefits                       | No direct railway benefits   |
| Anticipated non-rail benefits                   | This will allow for the sale of the residential property in close proximity to the station by permitting pedestrian and vehicular access.  |
| 5. Timescales                                   |  |
| Comments on timescales                          | The flats currently on the market for sale and access will be required to allow homeowners to use their vehicles in crossing Network Rail land to access their new property.   |
| 6. Railway Related Issues                       |  |
| History of railway related use                  | The land in question has been shown as part of the boundary on the deeds since the earliest deed dated in 1882.  |
| When last used for railway related purposes     | The land required is used as a footpath so there will be daily traffic crossing it to get to and from the station by pedestrians.  |

|   |   |
|---|---|
| Any railway proposals affecting the site since that last relative use   | There are no proposals for this site affecting the railway.   |
| Impact on current railway related proposals   | This right to cross will have no impact on the railway  |
| Potential for future railway related use  | I have spoken to the Network Rail Station Portfolio Surveyor who has confirmed there are no plans regarding this area of land to be developed now or in the future. |
| Any closure or station change or network change related issues  | All necessary work has already been completed for the utilities and access work to the site.  |
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | This would not affect the access needs to the station as the work has already been completed and not impacted on access to and from the station.                    |

|  |  |
|--|--|
| <p>Position as regards safety / operational issues on severance of land from railway</p> | <p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p> <p>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.</p> |
|--|--|

|                                 |   |
|---------------------------------|---|
| <p>Safety issues identified</p> | <p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below</p> <p><b>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</b></p> <p>No site-specific conditions identified in clearance.</p> |
|---------------------------------|---|

**7. Planning History and Land Contamination**

|   |   |
|---|---|
| <p>Planning permissions / Local Plan allocation (if applicable)</p> | <p>Planning permission has been granted for the new build construction by North Herts Council.</p>  |
| <p>Contamination / Environmental Issues (if applicable)</p>         | <p>There are no concerns in regard to this application as this is for an area of approx. 28 square meters which will be used for vehicles to cross this land and pedestrians to pass over the footpath.</p> |

**8. Internal Consultation**

|  |   |
|--|---|
| <p>Internal consultation</p>                                 | <p>The comments received in Business and Technical Clearances are attached in the Appendix.</p> <p>G6 consultation completed on 07/12/2022 between Network Rail and the Train operating company, Govia ThamesLink Railway the only feedback was in regard to any work to have the relevant WPP. This is not necessary as all the utilities and access works have already been completed.</p> <p>I can confirm that as part of the Business Clearance process the route have stated the following.<br/>                 For 52995 – the MPC, Drainage, E&amp;P and Liabilities were consulted<br/>                 For 54314 – the MPC, Drainage and Liabilities were consulted.</p> <p>The system operator has been consulted and have no objections to this application.</p> |
| <p><b>9. Local Authorities</b></p>                           |   |
| <p>Names &amp; Email Addresses:</p>                          | <p>North Hertfordshire District Council<br/>                 planning.control@north-herts.gov.uk</p>  |
| <p>Local Transport Authorities:</p>                          | <p>Govia Thameslink Railway Ltd</p>   |
| <p>Other Relevant Local Authorities:</p>                     | <p>None</p>   |
| <p><b>10. Internal approval to consult</b></p>               |   |
| <p>Recommendation:</p>                                       | <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>   |
| <p><b>11. External Consultation</b></p>                      |   |
| <p>Summary of position as regards external consultations</p> | <p>Summary of the position regarding responses: 36 stakeholders consulted and 35 replies. The only consultee that did not reply was GB Railfreight Limited and the replies are listed in the Land Consultation Report</p>   |



|  |  |
|--|--|
| <p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p> |  |
|--|--|

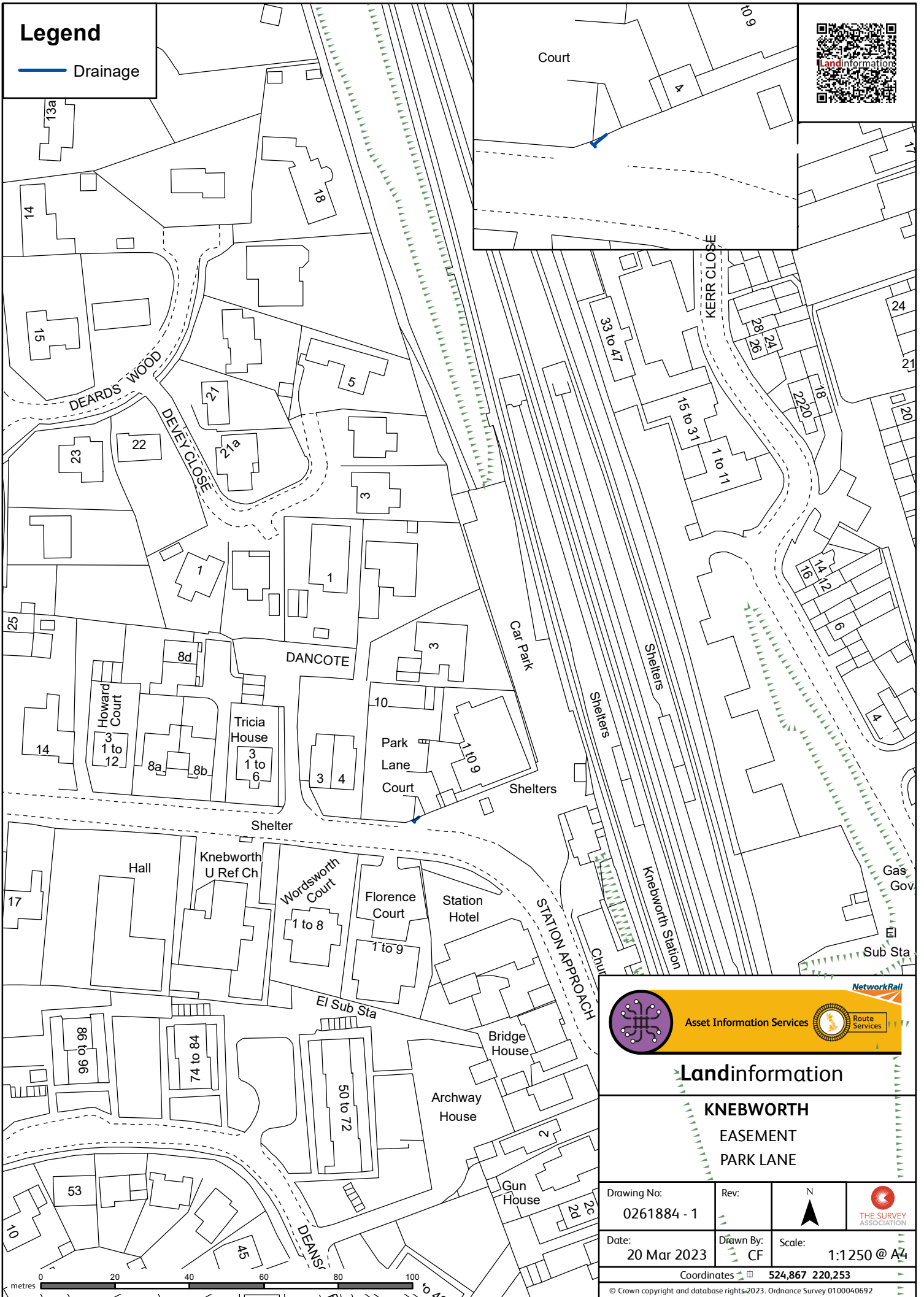
| 12. Internal approval to dispose |   |
|----------------------------------|---|
| Recommendation:                  | Based on the above, I recommend that Network Rail proceeds with the disposal.                             |
| Declaration:                     | I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions |
| Proposer's name:                 | Proposer's job title:<br>Technical Surveyor   |
| Signed.....                      | Date.....20/03/2024.....  |
| Authorised by (name):            | Authoriser's job title:<br>Property Service Manager (National Portfolios)                                 |
| Signed.....                      | Date.....20/03/2024.....<br>.....   |





Photo 1

# Legend



— Drainage





 Asset Information Services
 

**Landinformation**

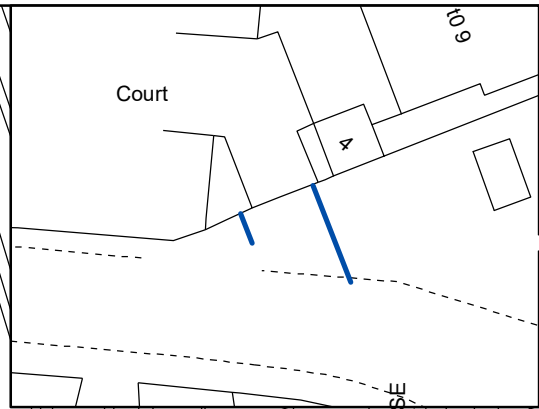
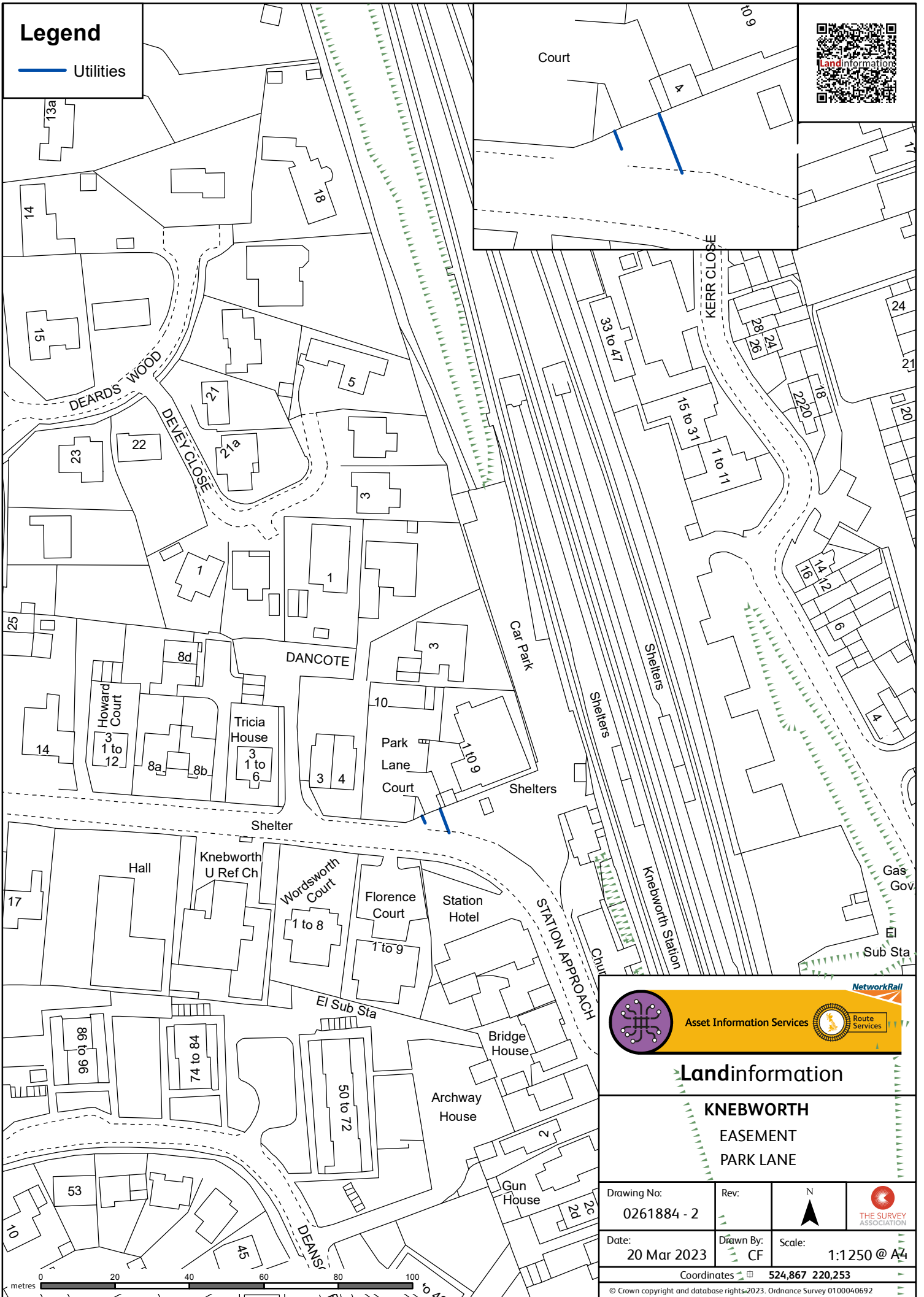
**KNEBWORTH  
EASEMENT  
PARK LANE**



|                                   |                        |  |
|-----------------------------------|------------------------|--|
| Drawing No:<br><b>0261884 - 1</b> | Rev:                   | <br> |
| Date:<br><b>20 Mar 2023</b>       | Drawn By:<br><b>CF</b> |  |

Coordinates  **524,867 220,253**  
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# Legend



Utilities





 Asset Information Services
 


**Landinformation**

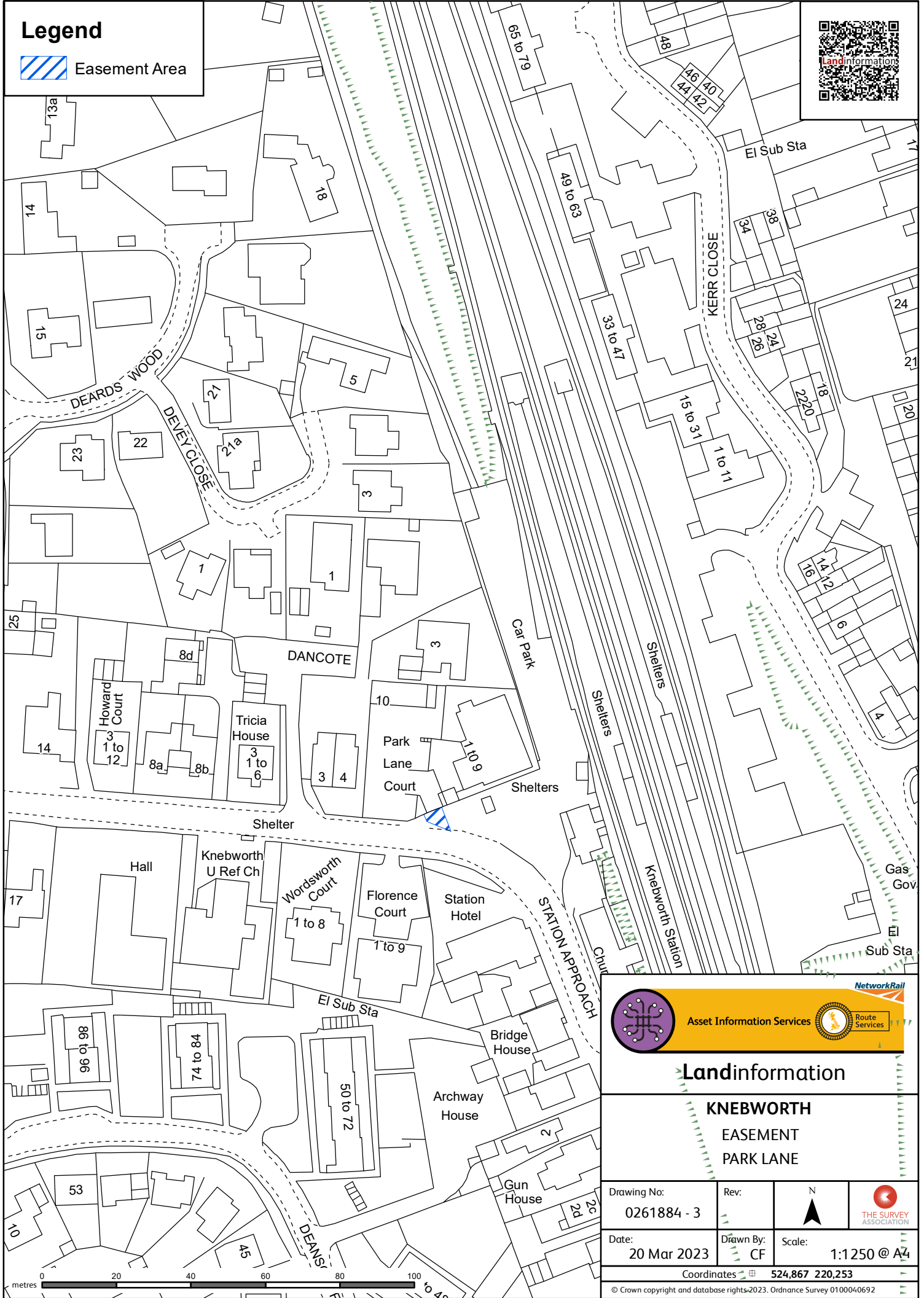
**KNEBWORTH  
EASEMENT  
PARK LANE**


|                                   |                        |  |
|-----------------------------------|------------------------|--|
| Drawing No:<br><b>0261884 - 2</b> | Rev:                   | <br> |
| Date:<br><b>20 Mar 2023</b>       | Drawn By:<br><b>CF</b> |  |


Coordinates  **524,867 220,253**  
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# Legend

 Easement Area










**Landinformation**

**KNEBWORTH  
EASEMENT  
PARK LANE**

|                                   |                        |  |   |
|-----------------------------------|------------------------|--|---|
| Drawing No:<br><b>0261884 - 3</b> | Rev:<br>1              | N<br> |  |
| Date:<br><b>20 Mar 2023</b>       | Drawn By:<br><b>CF</b> | Scale:<br><b>1:1250 @ A4</b>   |   |

Coordinates  **524,867 220,253**

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# 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: The land to be disposed of is the footpath outside of 1+2 Park Lane on Station Approach Road.

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

Summary of position regarding responses: Summary of the position regarding responses: 36 stakeholders consulted and 36 replies.

There are 0 non replies from the consultees.

The majority of responses were either No Comment or No Objections or No Issues.

Govia noted that Part B station change to be issued to update the lease plan.

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<br>(e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report | Comments<br>(e.g. as regards endeavours to obtain response where none given) |
|-----|----------------------------------|---|---------------------------------|------------------|--|--|
| 1   | Department for Transport         |   | y                               | 06/01/2023       | Reply in the Appendix below  |  |
| 2   | Transport for North              |   | Y                               | 15/03/2024       | Reply in the Appendix below  |  |
| 3   | Transport for London Engineering |   | Y                               | 15/03/2024       | Reply in the Appendix below  |  |
| 4   | Arriva Trains Cross Country      |   | y                               | 21/02/2024       | Reply in the Appendix below  |  |
| 5   | c2c Rail Limited                 |   | y                               | 21/02/2024       | Reply in the Appendix below  |  |
| 6   | Chiltern Railway Company Limited |   | y                               | 15/03/2024       | Reply in the Appendix below  |  |
| 7   | Eurostar International           |   | y                               | 20/02/2024       | Reply in the   |  |



|    |  |  |   |            |                             |  |
|----|--|--|---|------------|-----------------------------|--|
|    | Limited  |  |   |            | Appendix below              |  |
| 8  | Great Western Railway  |  | y | 20/02/2024 | Reply in the Appendix below |  |
| 9  | Grand Central Railway Company Limited  |  | y | 20/03/2024 | Reply in the Appendix below |  |
| 10 | London & South Eastern Railway Limited (Southeastern)                              |  | y | 21/02/2024 | Reply in the Appendix below |  |
| 11 | Merseyrail Electrics 2002 Limited  |  | y | 20/02/2024 | Reply in the Appendix below |  |
| 12 | Govia Thameslink Railway   |  | y | 20/02/2024 | Reply in the Appendix below |  |
| 13 | Northern Rail Limited  |  | y | 22/02/2024 | Reply in the Appendix below |  |
| 14 | LNER (London North Eastern Railway) (Virgin Trains East Coast)                     |  | y | 22/02/2024 | Reply in the Appendix below |  |
| 15 | Avanti Trains / First Trenitalia West Coast Trains Limited (Avanti) and West Coast |  | y | 15/03/2024 | Reply in the Appendix below |  |

|    |   |  |   |            |                             |   |
|----|---|--|---|------------|-----------------------------|---|
|    | Partnership Development                               |  |   |            |                             |   |
| 16 | Alliance Rail Holdings                                |  | y | 20/03/2024 | Reply in the Appendix below |   |
| 17 | COLAS Rail Limited                                    |  | y | 20/03/2024 | Reply in the Appendix below |   |
| 18 | Nuclear Transpot Solutions                            |  | y | 21/02/2024 | Reply in the Appendix below |   |
| 19 | DB Cargo UK Ltd.                                      |  | y | 26/02/2024 | Reply in the Appendix below |   |
| 20 | Logistics UK (Formally Freight Transport Association) |  | y | 15/02/2024 | Reply in the Appendix below |   |
| 21 | Freightliner Limited                                  |  | y | 20/03/2024 | Reply in the Appendix below |   |
| 22 | GB Railfreight Limited                                |  | n |            | No comment received         | Messages left on Ian's land and mobile answer phone |
| 23 | Rail Freight Group                                    |  | y | 20/02/2024 | Reply in the Appendix below |   |
| 24 | West Coast Railway Company                            |  | y | 19/03/2024 | Reply in the Appendix below |   |
| 25 | W. H. Malcolm   |  | y | 15/03/2024 | Reply in the Appendix below |   |

|    |  |  |   |            |                              |  |
|----|--|--|---|------------|------------------------------|--|
| 26 | Association of Community Rail Partnerships |  | y | 26/02/2024 | Reply in the Appendix below  |  |
| 27 | British Transport Police                   |  | Y | 22/02/2024 | Reply in the Appendix below  |  |
| 28 | East West Railway Company                  |  | y | 22/03/2024 | Reply in the Appendix below  |  |
| 29 | Transport Focus (formerly Passenger Focus) |  | y | 23/02/2024 | Reply in the Appendix below  |  |
| 30 | Lumo Trains                                |  | Y | 26/02/2024 | Reply in the Appendix below  |  |
| 31 | Hull Trains                                |  | Y | 26/02/2024 | Reply in the Appendix below  |  |
| 32 | Arriva PLC                                 |  | y | 26/02/2024 | Reply in the Appendix below. |  |
| 33 | Eastern Region Strategic Planning          |  | y | 20/02/2024 | Reply in the Appendix below  |  |
| 34 | Local Authorities – North Herts Council    |  | y | 11/03/2024 | Reply in the Appendix below  |  |

|    |                                |  |   |            |                             |  |
|----|--------------------------------|--|---|------------|-----------------------------|--|
| 35 | Network Rail - Media Relations |  | y | 20/02/2024 | Reply in the Appendix below |  |
| 36 | Knebworth Parish Council       |  | y | 27/02/2024 | Reply in the Appendix below |  |

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

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

### 1. Department for Transport

**From:**  
**Sent:** Monday, March 4, 2024 5:22 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

We replied on the 6 January confirming no objection.

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

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### 2. Transport for North

**From:**  
**Sent:** Friday, March 15, 2024 12:38 PM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

Dear

I have looked at this proposal - we have no comments to make as it appears to be part of the station forecourt rather than the operational railway and station buildings.

Regards

Strategic Rail Lead

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### 3. Transport for London Engineering

**From:**  
**Sent:** Friday, March 15, 2024 11:48 AM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

OFFICIAL

Sorry. No comments on this one. I must have overlooked it.

**Principal Engineer Infrastructure Protection Strategy**

**Transport for London Engineering - 7th Floor Zone R3, 5 Endeavour Square, Stratford, E20 1JN**

**Tel: *Please use email at present.***

**Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>**



*Mitigating risk - while helping London develop.*

**4.Arriva Trains Cross Country**

**From:**  
**Sent:** Wednesday, February 21, 2024 12:21 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

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



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**5.c2c Rail Limited**

**From:**  
**Sent:** Wednesday, February 21, 2024 9:53 AM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

OFFICIAL

Good morning

No objection from c2c for this proposal.

Asset Admin Support Manager

Floor 7, Centennium House,

100 Lower Thames Street,

EC3R 6DL

Please note my change of role and working times. On 3 day working week from 27/08/2023. Normal working days - Mon/Wed/Fri only.

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



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## 6. Chiltern Railway Company Limited

**From:**

**Sent:** Friday, March 15, 2024 11:20AM

**To:**

**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi



Hope you are well. There are no comments from Chiltern Railways. For all future correspondence please direct it towards me.

Kind regards

Contract Delivery Lead

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 "Ch" is in a darker blue, and the "ilternrailways" is in a lighter blue. The logo is positioned on the left side of the page, below the contact information.

---

**7. Eurostar International Limited**

**From:**  
**Sent:** Tuesday, February 20, 2024 11:15 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

No comment from Eurostar.

Thanks

PA to Chairman, Strategy Director & Director of People



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**8.Great Western Railway**

**From:**  
**Sent:** Tuesday, February 20, 2024 10:56 AM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

OFFICIAL

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 Company Limited**

**From:**  
**Sent:** Wednesday, March 20, 2024 11:51 AM  
**To:**  
**Subject:** RE: Alliance Rail Holdings

OFFICIAL

Hi

I can confirm the same answer applies to Grand Central. We have no issues with the proposal.

Kind Regards

Head of Business Development and Programmes | **Grand Central Rail**

---

**10. London & South Eastern Railway Limited (Southeastern)**

**From:**  
**Sent:** Wednesday, February 21, 2024 4:05 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

No comments on the proposed land disposal.

Thank you.

**Major Contracts Commercial Manager**

**Southeastern**

[Southeasternrailway.co.uk](http://Southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

---

**11.Merseyrail Electrics 2002 Limited**

**From:**

**Sent:** Tuesday, February 20, 2024 10:53 AM

**To:**

**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Morning

We have no objections

Thanks

Legal & Compliance Officer

**12.Govia Thameslink Railway**

**From:**  
**Sent:** Wednesday, March 6, 2024 11:10 AM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

Hi

Thank you for the email, I have passed this onwards to a colleague to amend the plan as necessary.

Regards

**From:**  
**Sent:** Tuesday, February 20, 2024 2:25 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

Hi

Thanks for your clarification and understanding, no comments from GTR. Jus a kind reminder on the required Pat B station Change to update the lease plan accordingly.

Have a good day.

Regards,

**Access Contracts Assistant Manager (Stations)**

Govia Thameslink Railway (GTR) Ltd | 1st Floor | Monument Place | 24 Monument Street | London  
| EC3R 8AJ

**From:**  
**Sent:** Tuesday, February 20, 2024 11:42 AM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

This was actioned by the process has taken to long and the ORR wanted to check with the consultees.

Regards

**From:**  
**Sent:** 20 February 2024 11:18  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Was the attached then not actioned? We've been informed about this in March last year.

Thank you.

Regards,

**Access Contracts Assistant Manager (Stations)**

**From:**  
**Sent:** Tuesday, February 20, 2024 11:02 AM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

This has been requested by ORR owing to the time taken for this application they wanted stakeholder feedback to be less than 6 months old.

Regards

**From:**  
**Sent:** 20 February 2024 11:01  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Thanks for sharing this but this was dealt with back in Dec 2022, and the agreement was that a Part B station change to be issued to highlight this change in the lease plan.

Could I please enquire why this is issued again?

Thank you.

Regards,

**Access Contracts Assistant Manager (Stations)**

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**13.Northern Rail Limited**

**From:**  
**Sent:** Thursday, February 22, 2024 10:20 AM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Thank you for your email. On this occasion we have no comments or objections to raise because the proposal is not on our network.

Kind regards

Franchise Compliance Manager

George Stephenson House, Toft Green  
York

YO1 6JT

---

**14.LNER (London North Eastern Railway) (Virgin Trains East Coast)**

**From:**  
**Sent:** Thursday, February 22, 2024 1:38 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL



I can confirm there are no objections from LNER to this proposal.

Thanks,



Principal Estates Manager

West Offices, Station Rise, York, YO1 6GA

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**15. Avanti Trains / First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development**

**From:**

**Sent:** Friday, March 15, 2024 11:21 AM

**To:**

**Cc:**

**Subject:** FW: LC17 Specific Consent for Land at Knebworth Station

OFFICIAL

Please see previous correspondence below.

Many thanks

**From:**  
**Sent:** Tuesday, January 3, 2023 2:17 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Land at Knebworth Station

Hi

I am happy to confirm that we have no objections to this land disposal seeming it is off route East Coast Mainline.

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

Many thanks

---

#### 16. Alliance Rail Holdings

**From:**  
**Sent:** Wednesday, March 20, 2024 11:48 AM  
**To:**  
**Subject:** RE: Alliance Rail Holdings

OFFICIAL

Hi

Apologies for the delay. I can confirm our previous comments still stand and we have no issue with the proposal.

If you need to discuss further please give me a call on my mobile, number below.

Regards

---

**17.COLAS Rail Limited**

**From:**  
**Sent:** Wednesday, March 20, 2024 11:27 AM  
**To:**  
**Subject:** FW: LC17 Specific Consent for Land at Knebworth Station

OFFICIAL

Thanks– no comments.

KR,



Head of Property

---

**COLAS RAIL LTD**  
3<sup>rd</sup> Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom  
[www.colasrail.co.uk](http://www.colasrail.co.uk)

---

**18.Nuclear Transpot Solutions**

**From:**  
**Sent:** Wednesday, February 21, 2024 8:09 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager, Property & Infrastructure, Nuclear Transport Solutions



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

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

---

**19.DB Cargo UK Ltd.**

**From:**

**Sent:** Monday, February 26, 2024 3:46 PM

**To:**

**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

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

**Rail Network Advisor****Legal & Regulatory Affairs**

DB Cargo (UK) Limited  
Hither Green Depot  
Manor Lane  
London SE12 0UA

(w): [www.uk.dbcargo.com](http://www.uk.dbcargo.com)



Network Change and other consultations, e.g. land disposals, should be e-mailed to: [DBCargoConsultations@deutschebahn.com](mailto:DBCargoConsultations@deutschebahn.com)

**Confidentiality**

This email, including any attachments, is intended for the above named addressee(s) only and may be confidential and/or legally privileged. If this message has come to you in error you are strictly prohibited from using, copying or disseminating its contents; please reply to highlight the error.

---

**20. Logistics UK (Formally Freight Transport Association)**

**From:** Sent: Friday, March 15, 2024 1:01 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Dear

Apologies I assumed this was being dealt with by my colleagues as I asked to be taken off this mailing list in January last year.

I can see no reference or impact to freight on this application, therefore Logistics UK has no comments.

Please add and to your mailing list for future mailings.

Kins regards,

**Senior Policy Manager  
Logistics UK**

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

---

**21. Freightliner Limited**

**From:**  
**Sent:** Wednesday, March 20, 2024 9:50 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Sorry for the delay – no comments from FL on this.

Kind regards

---

**22.GB Railfreight Limited**

**From:**  
**Sent:** 13 December 2022 15:28  
**To:**  
**Subject:** RE: LC17 Specific Consent for Land at Knebworth Station

OFFICIAL

No issues from GBRf.

Regards,

Head of Strategic Access Planning,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Mobile:

GB Railfreight Ltd. Registered in England & Wales No. 03707889.

---

**23.Rail Freight Group**

**From:**  
**Sent:** Tuesday, February 20, 2024 10:53 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Ok with RFG

Director General

Rail Freight Group

---

**24. West Coast Railway Company**

**From:**  
**Sent:** Tuesday, March 19, 2024 3:01 PM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

No comments

WCR

E XXX

---

**25. W. H. Malcolm**

**From:**  
**Sent:** Friday, March 8, 2024 12:49 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL



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](#)

---

**26.Association of Community Rail Partnerships**

**From:**

**Sent:** Monday, February 26, 2024 10:25 AM

**To:**

**Subject:** Re: FW: LC17 Specific Consent for Knebworth

Dear

has now left Community Rail Network so this email has been passed to me as I am now dealing with these LC17 disposal requests. Can you update your records with my details please.

For this particular disposal we have no objections as there is no station adoption group and it's not affecting an area where community rail activity would take place.

Kind regards

Support and development manager



**Mobile:**

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

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

---

**27. British Transport Police**

**From:**

**Sent:** Thursday, February 22, 2024 3:22 PM

**To:**

**Cc:**

**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Dear

Our ref: DOCU-2024-0320

This office has reviewed the relevant documents as supplied and there are no objections / comments at this stage.

Regards

Design Out Crime Officer, Designing Out Crime Unit (DOCU), British Transport Police

9th Floor Palestra House

197 Blackfriars Road

London SE1 8NJ

Mobile:

---

**28. East West Railway Company**

**From:**  
**Sent:** Thursday, March 21, 2024 2:02 PM  
**To:**  
**Subject:** RE: FW: LC17 Specific Consent for Knebworth

Dear  
Thank you for the opportunity to respond to this consultation on behalf of East West Rail. We can confirm we have no feedback on this Network Rail activity.

Many thanks

EWR Co Team

---

**29. Transport Focus (formerly Passenger Focus)**

**From:**  
**Sent:** Friday, February 23, 2024 11:55 AM  
**To:**  
**Subject:** Re: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Thanks, no comment from us.

Best regards

---

### 30.Lumio Trains

**From:**  
**Sent:** Monday, February 26, 2024 1:59 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Have reviewed this proposal for the area concerned and on behalf of Hull Trains and Lumo I can confirm we have no objections to this proposal

Kind regards

[Head of Operational Safety \(Open Access Operations\)](#)

---

### 31.Hull Trains

**From:**  
**Sent:** Monday, February 26, 2024 1:59 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Have reviewed this proposal for the area concerned and on behalf of Hull Trains and Lumo I can confirm we have no objections to this proposal

Kind regards

Head of Operational Safety (Open Access Operations)

**Think Safe, Act Safe, Be Safe!**

---

### 32. Arriva PLC

**From:**  
**Sent:** Monday, February 26, 2024 4:33 PM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

I've enquired with HCC as well as our commercial department.

at HCC got back to me last week and said it was nothing for them to be concerned about.

We don't serve the area so we would have no concerns either.

Best Regards

Operations Manager

Arriva Southern Counties – Stevenage

#### **Arriva Plc**

Arriva plc | Registered in England. Registered No: 347103 | [www.arrivabus.co.uk](http://www.arrivabus.co.uk)

Arriva Southern Counties, Arriva Stevenage, Babbage Road, Stevenage, Herts, SG1 2EQ

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### 33. Eastern Region Strategic Planning

**From:**  
**Sent:** Tuesday, March 5, 2024 3:12 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Thanks for the response clarifying the position.

Kind regards

**From:**  
**Sent:** Tuesday, March 5, 2024 3:08 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hi

Thank you for the email, please see my answers to your questions highlighted in yellow below.

Regards

**From:**  
**Sent:** Tuesday, February 20, 2024 12:01 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

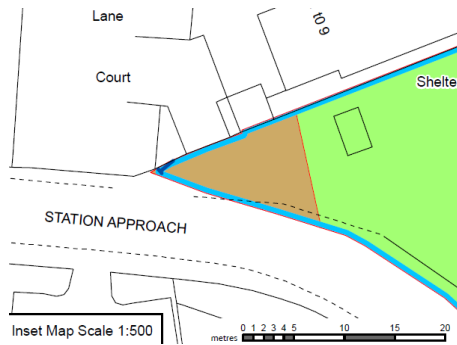
Hi

Thanks for sight of this issue, we have commented previously on this application.

Whilst Eastern Region Strategic Planning team don't have an objection to the easement in principle, we have several simple questions which we hope can be answered easily.

Its probably best to take a google street view image to illustrate the situation.

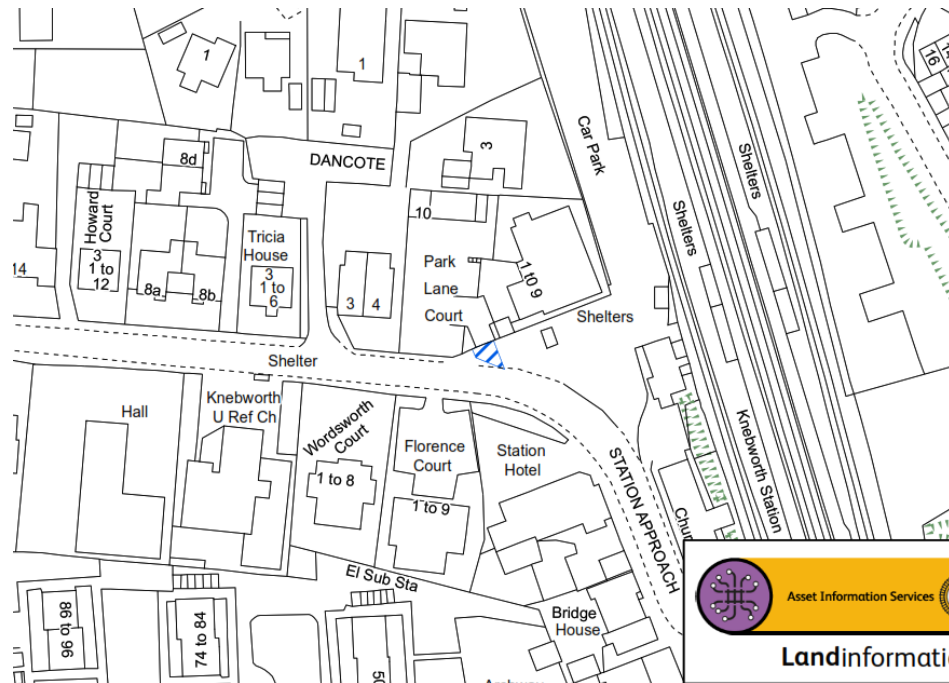




The potential easement :

- Is the easement solely for utilities to the new block of flats? **Yes**
- Will a right of access for station users be retained over the entire area ? **Yes**
- Could a fence/ wall be erected potentially restricting access to the bike sheds? **No**
- Would the two parking spaces (under the green and black cars) be lost ? Are they within the station parking limits already. **No**
- The easement appears to reach to the kerb side so the white painted no parking zone could be curtailed restricting access to the station,- thinking bus / coach access possible future first and last mile opportunities . **The brown area in the plan above is an existing right of way, the right for the flats does not go over the hatched area in the blue in the plan below.**





- Visibility and access and egress from the station for motorists / pedestrians could be restricted if any fencing or other structure installed? They are not permitted, no fencing allowed. Only vehicular and pedestrian access.

I would be grateful for clarification.

### 34. Local Authorities – North Herts Council

**From:**

**Sent:** Friday, March 8, 2024 4:34 PM

**To:**

**Subject:** FW: Network Rail Application to Dispose of Land - Knebworth Station

OFFICIAL

Dear

I am instructed that there is no comments from a planning perspective from North Hertfordshire District Council.

Regards,

---

**35. Network Rail - Media Relations**

**From:**  
**Sent:** Tuesday, February 20, 2024 10:56 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

No comments from your media team, thank you

**Senior Media Manager**

Network Rail

Waterloo General Offices, London, SE1 8SW

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**36. Knebworth Parish Council**

**From:**  
**Sent:** Tuesday, February 27, 2024 10:59 AM  
**To:**  
**Subject:** RE: LC17 Specific Consent for Knebworth

OFFICIAL

Hello

The Parish Council have no objections to this application.

Regards

Clerk to Knebworth Parish Council

**Landline:**

**Mobile:**

**Email@**

**Address:** Parish Council Office, Knebworth Village Hall, Park Lane, Knebworth Herts SG3 6PD

**Annex 2****From:****Sent:** Tuesday, February 20, 2024 10:48 AM**To:****Subject:** LC17 Specific Consent for Knebworth**Importance:** High

**SUBJECT:** Consultation on proposed land disposal: Land on the western edge of Knebworth Station

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Knebworth Station by way of Deed of Easement without Network Rails Standard termination provisions.

We attach a draft application form which together with the related plan(s), 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 **Monday 4th March**.

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



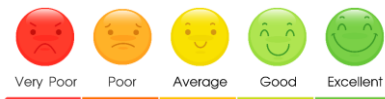
Technical Surveyor

A: The Quadrant, Elder Gate, Milton Keynes, MK9 1EN







E:

W: [Easements, Wayleaves & Telecoms](#)

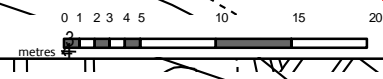
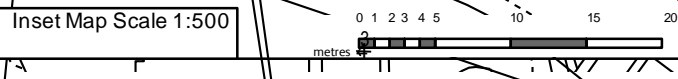
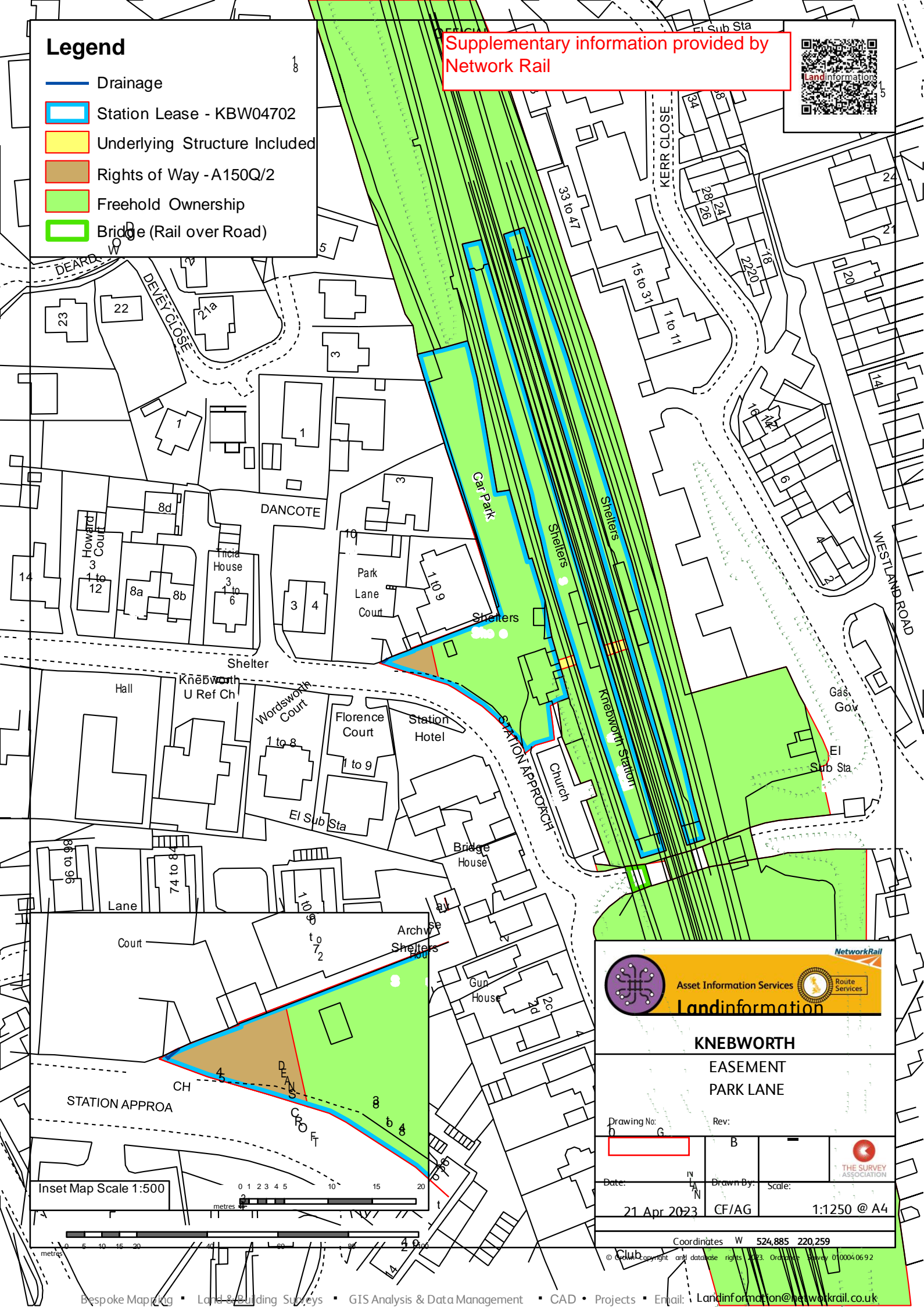
*\*Please can you help us improve our service by giving [feedback](#)\**



# Legend

-  Drainage
-  Station Lease - KBW04702
-  Underlying Structure Included
-  Rights of Way - A150Q/2
-  Freehold Ownership
-  Bridge (Rail over Road)


Supplementary information provided by Network Rail






  
**Landinformation**

## KNEBWORTH EASEMENT PARK LANE

|                      |                    |                       |   |
|----------------------|--------------------|-----------------------|---|
| Drawing No:<br>G     | Rev:<br>B          |                       |   |
| Date:<br>21 Apr 2023 | Drawn By:<br>CF/AG | Scale:<br>1:1250 @ A4 |  |

Coordinates W 524,885 220,259

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