

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



1 October 2021

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

Network licence Condition 17 (land disposal): Forth goods yard, Forth Banks, Newcastle Upon Tyne

1. On 6 August 2021, Network Rail gave notice of its intention to dispose of land at Forth goods yard, Forth Banks, Newcastle Upon Tyne (“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 stakeholders¹ 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;
 - Network Rail’s proposals form part of Newcastle City Council’s regeneration scheme of the area;
 - Network Rail will retain access to its operational equipment and arches for maintenance and inspection purposes; and
 - the proposed disposal will be conditional upon the delivery of a new multi storey car park (“MSCP”) close to Newcastle Central station, potentially forming part of a planned new access route into the station. Network Rail has stated that the MSCP would meet rail users’ car parking demands and allow for future rail growth.

¹ Network Rail subsequently supplied information relating to consulting the System Operator at Annex A.

4. We also note that Network Rail has yet to complete the Station Change procedure related to the proposed disposal, required in accordance with the relevant Station Access Conditions, but it must do so prior to disposal. This procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.

5. 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.

6. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,² 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”.

7. 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

² Available from 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 (FH) or Long Leasehold (LH) disposal of the land shown coloured blue on Plan No 7854764 along with future permanent rights of way over routes shown coloured brown and coloured brown/hatched brown.		
Rationale for disposal	The disposal is an important phase of the Newcastle Station Gateway Masterplan which underpins a series of new station enhancements and improvements. Disposal will facilitate the future construction of a new multi storey car park (MSCP) for passengers and others; the commercial redevelopment of Forth Banks Goods Yard; and will improve direct connectivity between the Station and Forth Banks (a new city strategic development area).		
2. Clearance	Type	Reference	Date
Clearance Details	Business Technical	CR/34897 CR/34897	20 February 2020 23 March 2020
	Business Technical	CR/44031 CR/44031	5 March 2020 2 April 2021
3. Site			
Description of property for disposal	<p>Forth Goods Yard (FGY), Forth Banks, Newcastle Upon Tyne, NE1 3PG. Located circa 200m southwest of Newcastle Station.</p> <ul style="list-style-type: none"> ▪ The site comprises a single rectangular former redundant goods yard, which extends to circa 2.45 Ha (6 acres) shown coloured blue on plan No 7854764. Whilst the site is level, a series of underground arches sit under the site's southern half, reflecting the general site topography which slopes down to the River Tyne. ▪ The East Coast Mainline (ECML) runs at high level along its eastern boundary (ECM5 79.78M.Chns) and to the north the Forth Banks Branch Line (NEN1 0.25M.Chns). ▪ The site is predominantly vacant except for the last remaining Network Rail occupier located in Paradise House shown edged dark blue on the plan and this will be relocated with alternative premises being provided before any development commences. All remaining buildings will be ultimately demolished when any scheme proceeds. ▪ The site previously housed various third-party tenant occupations, some within underground arches (accessed off Pottery Lane), however the last remaining commercial tenant will vacate the premises in July 2021. 		

	<ul style="list-style-type: none"> ▪ The Forth Goods Yard sidings located on the disposal site have been unused for many years and have been subject to a Network Change and have been removed from the Network (NC/G1/2020/EAST/048). ▪ The A189 St James Boulevard bridge runs over the site to the west but this and its foundations will be excluded from the disposal area but the land beneath is included. ▪ The existing Forth Banks Branch Line viaduct, shown edged red, will remain in situ adjacent to the disposal site. Upon part of this viaduct sidings exist which are currently utilised for Station train stabling purposes. Beneath the viaduct are a number of arches some are occupied by commercial tenants, others vacant or allow limited vehicular and pedestrian access onto the disposal site. ▪ The Forth Banks Viaduct will remain in use for the stabling of trains in the short term until an alternative location is selected. ▪ The site will be used for temporary station staff car parking until the MSCP or suitable alternative parking is provided.
<p>Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>The following plans and photographs are attached:</p> <ol style="list-style-type: none"> 1, Network Rail Disposal Plan No. 7854764 2, Forth Banks Strategic Area Plan 3, Aerial View to Station 4, Forth Yard Site Aerial View
<p>Ordnance survey coordinates</p>	<p>Easting: 424411 Northing 563447 Postcode: NE1 3PG</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>To be agreed. The final method of disposal to deliver the project has still to be agreed however possible options and eventual parties include:</p> <ol style="list-style-type: none"> a) Disposal through Network Rail's joint venture partnership (Blocwork) by way of Freehold or Leasehold; or b) Freehold or Leasehold Market Disposal to a third party. <p>It is the intention of the scheme to deliver a new multi storey car park. The framework and method of delivery has yet to be agreed. However, options include:</p> <ol style="list-style-type: none"> a) Direct development by Network Rail; development by the JV Blocwork; or development by a third party b) Operation and lease, be it (whole or part) to a) a third party, b) Network Rail; or c) London North East Railway (LNER).

<p>Proposed use / scheme</p>	<p>The proposed disposal underpins delivery of the Newcastle Station Gateway Project (NSGP); a significant regeneration project which is looking to deliver a series of initiatives:</p> <ul style="list-style-type: none"> • Station Enhancements (including a new Western Access & Western Dock enhancement, visitor facilities, better access and linkage). See Disposal Plan for location. • Improved car parking facilities (MSCP). • Multiple economic, regeneration and transport benefits. <p>Development of Forth Goods Yard will comprise:</p> <ul style="list-style-type: none"> • An MSCP (circa 850 space - subject to planning) to meet the needs of rail passengers, the development and future rail growth. • High density office led mixed use and housing on the remaining areas to support the MSCP, Station use and deliver valuable investment for the rail network. • Opening up of Network Rail arches beneath ECML and Forth Bank Branch Line into beneficial use. • Potential new access links to ‘unlock’ and facilitate a new third-party 40 Ha development area to the west of the disposal site, providing direct access to the station for future rail users and visitors (see Forth Banks Strategic Area Plan).
<p>Access arrangements to / from the disposal land</p>	<p>The future site access arrangements will comprise as follows:</p> <ol style="list-style-type: none"> 1. Existing low-level vehicular/pedestrian access from Pottery Lane (adopted highway). 2. There will be no vehicular access from the north of the site off Forth Banks. 3. Future Pedestrian access routes to be afforded by Network Rail are still to be agreed but in principle are as indicated on Plan No 7854764 and are likely to include: <ol style="list-style-type: none"> a) the existing entrance from Forth Banks Road (hatched red on Plan), b) Potential future pedestrian access shown coloured brown on Plan No. 7854764 which will form the lower level access to the site and will enter through various selected arches. The precise number and locations are yet to be confirmed. c) Potential future pedestrian access shown coloured brown and hatched brown on Plan No. 7854764. This will be via the upper level (using the viaduct outlined in red) to connect the site with the Western Dock and Station (via steps or drops through the arches). <p>In cases b) and c) above the methods and designs will be confirmed before construction commences. Both pedestrian accesses will comply with Network Rail’s principles of inclusive design.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>The last remaining Network Rail operational team located in Paradise House will be relocated before the development commences.</p> <p>As part of the wider Station Gateway Project current LNER staff car parking upon the Western Dock is to be relocated temporarily on to Forth Goods Yard and until such time as the new MSCP is constructed. This parking will then be relocated to either the Station’s Eastern Dock (following modification) or within the MSCP or an agreed alternative location prior to development commencing.</p>

Anticipated rail benefits	<p>The development of Forth Goods Yard underpins NSGP and its underlying Station Masterplan, which is supported by LNER.</p> <p>A multi-storey car park (MSCP) will be built on site for the benefit of visitors and passengers. It will address future rail growth and enable direct pedestrian access between the station and site.</p>
Anticipated non-rail benefits	<p>NSGP is a transformational regeneration scheme of major regional significance. It will:</p> <ul style="list-style-type: none"> • Deliver multiple transport, economic and rail regeneration benefits for the station, the City and sub-regional area. • Stimulate major investment in the local economy. • Deliver Station enhancements and improvements. • Underpin development and 'unlocking' of FGY for a multi storey car park. • Deliver enhanced car parking to accommodate future rail growth. • Creating a Station which is 'fit for the future'. • 'Unlock' some further 40 ha (100 acres) of land surrounding FGY (known as Forth Banks) which will be developed for mixed uses. • Provide new and enhanced direct links to the station and Metro for new and existing residents and businesses to the west of the station thus helping increase 'fare box' revenue and an increased use of sustainable transport. • Enable substantial development on brownfield land and it will remove a blighted and dilapidated area which occupies one of the major gateways into Newcastle; instead replacing it with new high-quality developments.

5. Timescales

Comments on timescales	<p>A future disposal is likely to be conditional upon planning. Subject to the final site relocations the programme is expected to comprise:</p> <ul style="list-style-type: none"> ▪ Submission of planning application mid-2021. ▪ Exchange of Conditional Development Contracts (be it FH or LH) in late 2021 with transfer of title in 2022/23 or thereafter. ▪ The MSCP would be constructed as an early phase of development (22/23).
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6. Railway Related Issues

History of railway related use	<p>The site historically was used as a Goods Yard. Most of the buildings were demolished in the 1960s and 1970s. The site has subsequently been used for Network Rail training purposes and storage with some small office space (Paradise House). The last remaining Network Rail operational team located in Paradise House will be relocated before the development commences.</p> <p>The on-site FGY sidings served off the adjoining Forth Bank Branch line have been unused for many years and have been subject to Network Change and have been removed from the Network (NC/G1/2020/EAST/048).</p>
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When last used for railway related purposes	<p>It is understood active use of the former FGY sidings ceased in 1980s/90s, with them falling into disrepair thereafter.</p> <p>The last remaining Network Rail operational team located in Paradise House will be relocated in conjunction with Network Rails Eastern Regional Property Team.</p> <p>Part of the site will be used for temporary station staff car parking to facilitate the Western Dock improvement project until the MSCP is constructed. It will remain in situ until an alternative is provided in a location to be agreed with LNER or its successor in title.</p>
Any railway proposals affecting the site since that last relative use	<p>The site is vacant except for the occupation within Paradise House.</p> <p>The Network Operator Strategic Planning Team have undertaken discussions and meetings internally, including Network Rail's Infrastructure Projects Team and Eastern Region Route Enhancement Team. They have reviewed the various plans and have confirmed that the disposal has no impact upon future strategic needs.</p> <p>The proposed infrastructure improvements (2 platform extensions) within Newcastle Station and delivery of the MSCP are aligned with the disposal and development of the site and Newcastle Station Gateway Masterplan. If the Platform extension project is progressed this is likely to lead to the closure of the current Forth Bank Branch Line.</p>
Impact on current railway related proposals	None. There are no railway proposals affecting the potential disposal of the site.
Potential for future railway related use	<p>None.</p> <p>Network Rail Internal Business and Technical clearance has been concluded without any objection to the proposed disposal or any alternative rail uses being identified.</p> <p>Investigations have revealed nothing in the relevant long-term planning process strategies including, LNE & EM Network Specification, LNE & EM Route Specification, East Midlands Route Study, Freight Network Study, Freight Market Study, North of England Freight Study 2018, Long Distance Market Study and the Regional Urban Market Study, Rail Freight Forecast – Scenarios for 2023/24, 2033/34 and 2043/44, Digital Railway for Freight and National Passenger Operators, East Coast Main Line Route Study and which would affect the potential Long Leasehold or Freehold disposal of the land.</p>

Any closure or station change or network change related issues	<p>An approved Network Change to remove the Forth Goods Yard Sidings within the disposal site is in place (NC/G1/2020/EAST/048) dated 9 Nov 2020.</p> <p>The relocation of the LNER staff car parking from within the Western Dock is subject to a separate Station Change. A successful consultation exercise has been completed by LNER (Ncl Gateway 2.1 dated 10/12/2020). LNER have registered with ORR under a General Approval and wait the formal reference. The Station Change will allow temporary relocation of the staff car parking to Forth Goods Yard until the MSCP is built and thereafter it will be reallocated to either the Eastern Dock or MSCP. It must be noted though that a further 'Change Proposal' will be required for the MSCP and the subsequent relocation of rail staff parking</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal will retain future Network Rail access to both the King Edward Bridge Arches and Forth Banks Viaduct Arches for the purposes of maintenance and inspection. There will be 'stand offs' provided to prevent building close to rail structures and to allow for future access. Development construction will be overseen by Network Rail's ASPRO (Asset Protection Team) and Asset Protection Agreements.</p>
Position as regards safety / operational issues on severance of land from railway	<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, signaling 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 License 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>
Safety issues identified	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</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>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> • The Purchaser and any successor in title is not to construct any building within 3m of the railway boundary fence. • Signals and Telecoms have their location boxes under the West

	<p>End / King Edward Bridge must have access 24/7 and this is to be retained to ensure maintenance and rapid response.</p> <ul style="list-style-type: none"> Route Asset Management Structures team must be consulted over the proposal to redevelop the site. If Structures are to remain responsible for examining and maintaining this area (and adjacent railway infrastructure), they would welcome the opportunity to contribute to a Route Requirement Document. With regard to telecoms, any potential works should be subject to a full site survey to understand implications if any on existing telecom assets and cables. Maintenance and Works Delivery use the site for access to retained structures and therefore an access route must be maintained 24/7. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer).</p>
<p>7. Planning History and Land Contamination</p>	
<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The site is included in the Gateshead and Newcastle upon Tyne Core Strategy and Urban Core Plan 2010 - 2030 which was adopted in March 2015. The site is allocated for various uses including but not limited to Offices, Leisure and Residential. The site is adjacent to the Newcastle upon Tyne Conservation Area.</p> <p>Network Rail has an extensive pre application process running with a positive outcome expected by July 2021 to allow a detailed application to proceed thereafter for an MSCP of circa 850 spaces and ancillary mixed-use development on FGY to underpin the Station Gateway Project (subject to planning permission).</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>The site has been subject to a number of non-intrusive ground investigations conducted by professional engineers on behalf of Network Rail. Due to historic and inert use the findings concluded contamination is not expected to be a high risk; however, the site will be subject to Phase II Site Investigations in due course.</p>

8. Internal Consultation

Internal consultation	<p>Network Rail Internal Business and Technical clearance has been concluded without any objection to the proposed disposal or any alternative rail uses being identified.</p> <p>Investigations have revealed nothing in the relevant long-term planning process strategies including, LNE & EM Network Specification, LNE & EM Route Specification, East Midlands Route Study, Freight Network Study, Freight Market Study, North of England Freight Study 2018, Long Distance Market Study and the Regional Urban Market Study, Rail Freight Forecast – Scenarios for 2023/24, 2033/34 and 2043/44, Digital Railway for Freight and National Passenger Operators, East Coast Main Line Route Study and which would affect the potential Long Leasehold or Freehold disposal of the land.</p> <p>Standard Network Rail generic protective conditions are included in the Technical Clearance Certificate, in addition to:</p> <p>Signals and Telecoms have their location boxes under the West End / King Edward Bridge must have access 24/7 and this is to be retained to ensure maintenance and rapid response.</p> <p>Route Asset Management Structures team must be consulted over the proposal to redevelop the site. If Structures are to remain responsible for examining and maintaining this area (and adjacent railway infrastructure), they would welcome the opportunity to contribute to a Route Requirement Document.</p> <p>Maintenance and Works Delivery use the site for access to retained structures and therefore an access route must be maintained 24/7.</p>
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9. Local Authorities

Names & Email Addresses:	Newcastle City Council
Local Transport Authorities:	Newcastle City Council
Other Relevant Local Authorities:	None

10. Internal approval to consult

Recommendation:	<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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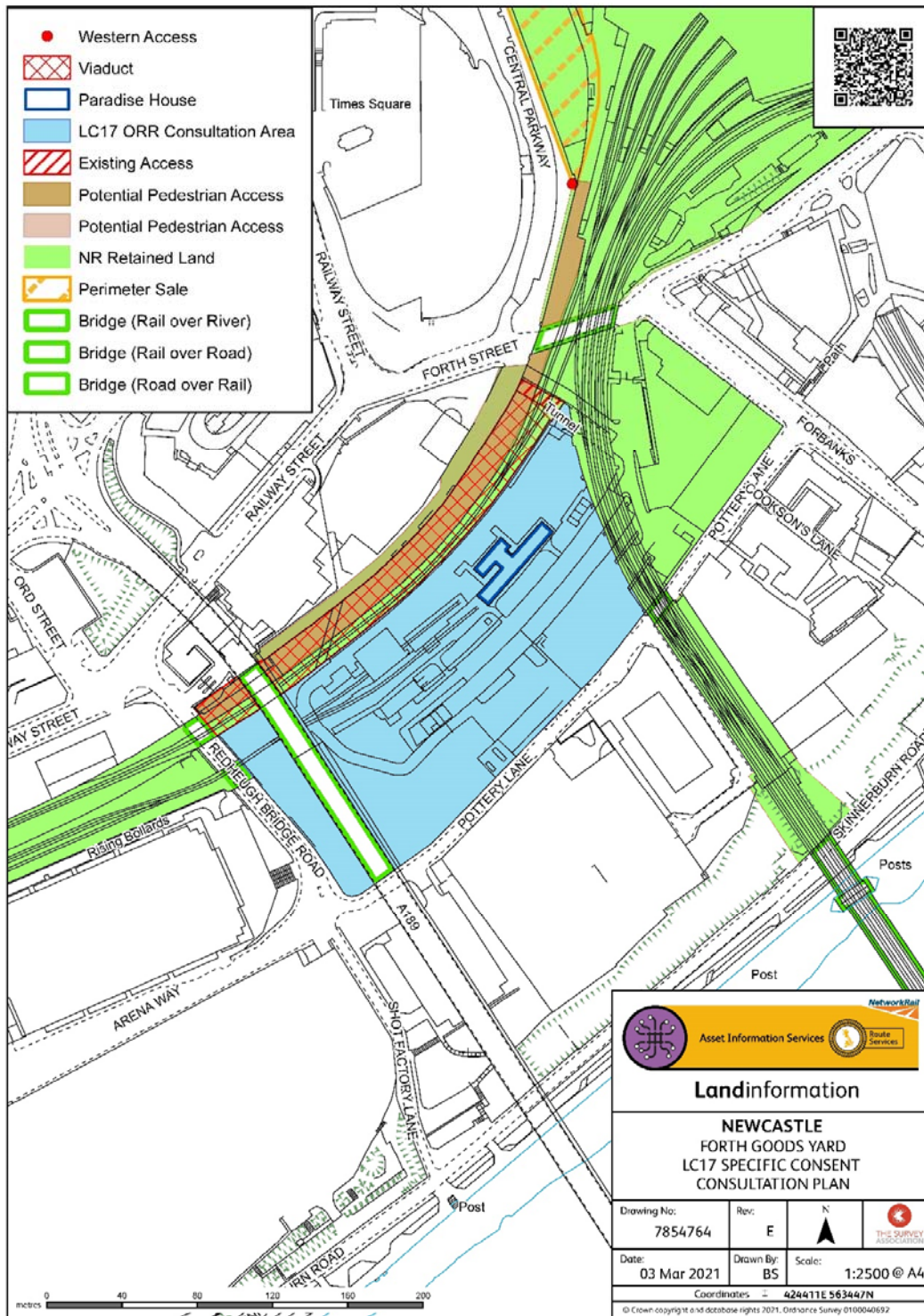
11. External Consultation

Summary of position as regards external consultations	<p>Summary of position regarding responses:</p> <p>An email was sent to all consultees on 10th March 2021 that included a draft copy of the application for disposal consent. Responses were requested by 12th April 2021.</p> <p>30 stakeholders were consulted, and 28 responses were received. Two TOC's, Chiltern Railway Company Ltd and Grand Central Railway Company Ltd did not respond but the lack of response is not considered material as neither TOC use this route.</p> <p>One objection was received from LNER (London North Eastern Railway), however following further dialogue with Network Rail they removed their objection. LNER objections were based on the following points:</p> <ol style="list-style-type: none"> 1, The existing and future station car parking requirements were not considered or accommodated in the consultation. 2, That third party access rights would be over the station lease area and no station change had been undertaken to address this. 3, Loss of staff parking was currently located on a section of the disposal area. <p>Network Rail responded that any future disposal would not be done without consultation with LNER or its successor. The full response is shown under number 23 in Annex 1 of the Consultation Report, however in summary the existing and future car parking requirements at the station will be discussed with LNER. Any displaced car parking will be secured by way of the Station lease to ensure it remains within the Station demise. Any proposal which would require a Station Change will be discussed in advance with LNER and their comments and requirements will be accommodated where feasible in the proposal. LNER thanked Network Rail for the constructive discussions around LNER's objections during the consultation process. LNER accepted the contents of the letter dated 4 June 2021 (please see number 23 in Annex 1) and LNER withdraw its objection to the proposal on the 4th June 2021.</p> <p>This Consultation Report includes a list of all consultees and details of their response, a copy of Network Rail's email of 10th March 2021 and copies of email responses received from consultees.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>There are no unresolved objections.</p> <p>The only two consultees not to respond were Chiltern Railway Company Ltd and Grand Central Railway Company Ltd and this isn't considered material to the proposed disposal as neither TOC use this route.</p>

12. Internal approval to dispose

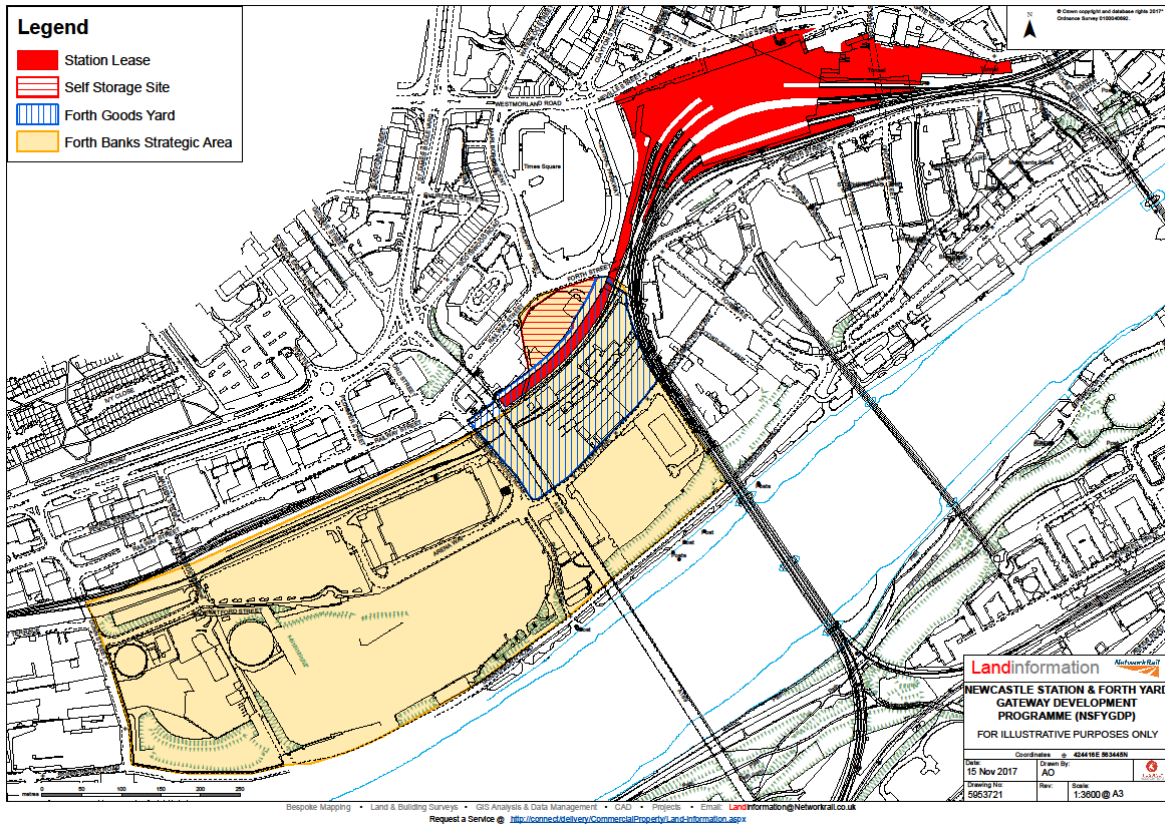
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:		Proposer's job title: Development Surveyor
Signed		Date 25 June 2021
Authorised by (name):		Authoriser's job title: Principal Development Manager
Signed		Date 9 th July 2021

1, Network Rail Disposal Plan No. 7854764



Bespoke Mapping • Land & Building Surveys • GIS Analysis & Data Management • CAD • Projects • Email: Landinformation@networkrail.co.uk

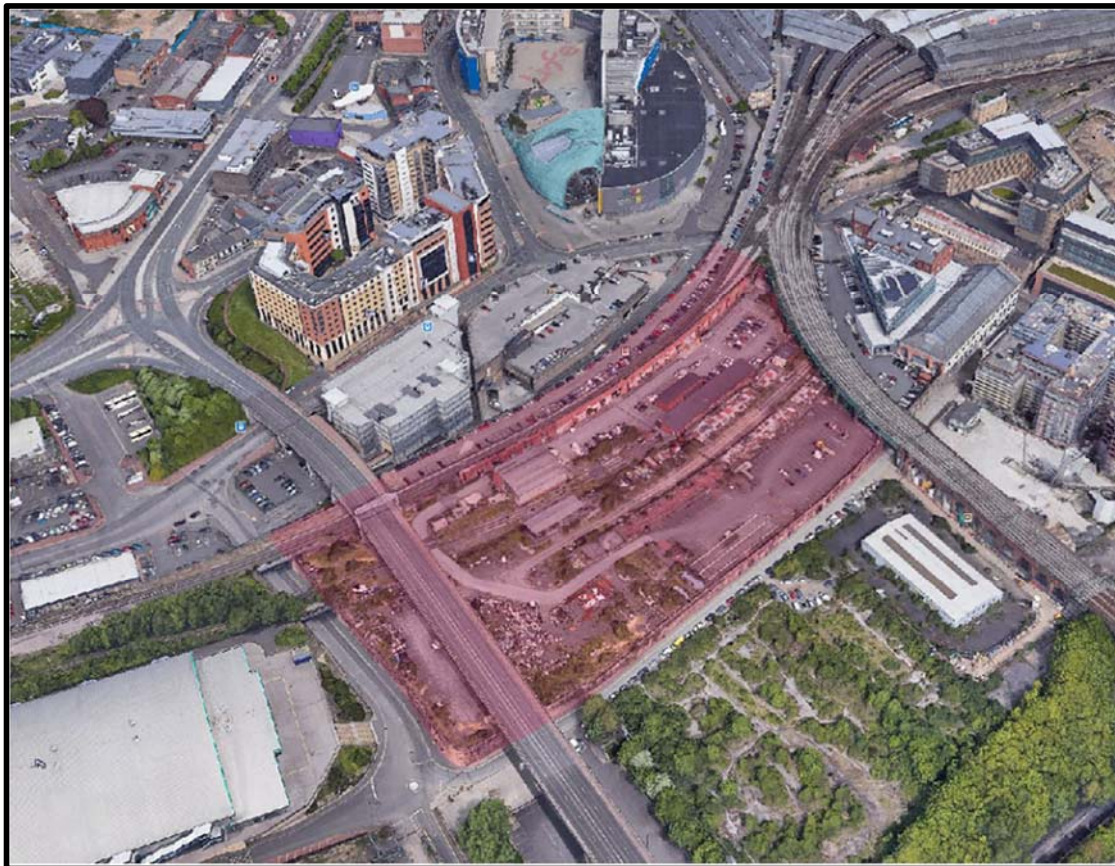
2, Forth Banks Strategic Area Plan



3, Aerial View to Station



4, Forth Yard Site Aerial View



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: Land at Forth Goods Yard (FGY), Forth Banks, Newcastle Upon Tyne, NE1 3PG.

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

Summary of position regarding responses:

An email was sent to all consultees on 10th March 2021 that included a draft copy of the application for disposal consent. Responses were requested by 12th April 2021.

30 stakeholders were consulted, and 28 responses were received. Two TOC's, Chiltern Railway Company Ltd and Grand Central Railway Company Ltd did not respond but the lack of response is not considered material as neither TOC use this route.

One objection was received from LNER (London North Eastern Railway), however following further dialogue with Network Rail they removed their objection. LNER objections were based on the following points:

- 1, The existing and future station car parking requirements were not considered or accommodated in the consultation.
- 2, That third party access rights would be over the station lease area and no station change had been undertaken to address this.
- 3, Loss of staff parking was currently located on a section of the disposal area.

Network Rail responded that any future disposal would not be done without consultation with LNER or its successor. The full response is shown under number 23 in Annex 1 of the Consultation Report, however in summary the existing and future car parking requirements at the station will be discussed with LNER. Any displaced car parking will be secured by way of the Station lease to ensure it remains within the Station demise. Any proposal which would require a Station Change will be discussed in advance with LNER and their comments and requirements will be accommodated where feasible in the proposal. LNER thanked Network Rail for the constructive discussions around LNER's objections during the consultation process. LNER accepted the contents of the letter dated 4 June 2021 (please see number 23 in Annex 1) and LNER withdraw its objection to the proposal on the 4th June 2021.

This Consultation Report includes a list of all consultees and details of their response, a copy of Network Rail's email of 10th March 2021 and copies of email responses received from consultees.

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	c2c Rail Ltd		Y	10/03/2021	No Objection See Annex 1	N/A
2	Chiltern Railway Company Ltd		N	N/A	N/A	<p>Emails sent on 10/03/2021, 25/03/2021, 07/04/2021, 09/04/2021, 12/04/2021, 15/04/2021 and 20/04/2021.</p> <p>Read receipts received 09/04/2021, 15/04/2021, 20/04/2021 and 22/04/2021.</p> <p>Telephoned on 22/04/2021 at 09.30am and left a voicemail on mobile.</p>
3	Eurostar International Ltd		Y	10/03/2021	No Comment See Annex 1	N/A

4	Great Western Railway		Y	12/03/2021	No Objection See Annex 1	N/A
5	Grand Central Railway Company Ltd		N	N/A	N/A	Emails sent on 10/03/2021, 25/03/2021, 07/04/2021, 09/04/2021, 12/04/2021, 15/04/2021 and 20/04/2021. Telephoned on 13/04/2021 at 09.56am and 22/04/2021 at 09.30am and left a voicemail on the mobile.
6	Merseyrail Electrics 2002 Ltd		Y	10/03/2021	No Objections See Annex 1	N/A
7	Northern Rail Ltd		Y	19/03/2021	No Objection See Annex 1	N/A
8	Arriva Trains Cross Country		Y	25/03/2021	No Comment See Annex 1	N/A
9	London & South Eastern Railway Limited (Southeastern)		Y	26/03/2021	No Comment See Annex 1	N/A

10	West Coast Railway Company		Y	12/04/2021	No Comment See Annex 1	N/A
11	COLAS Rail Limited		Y	07//04/2021	No Comment See Annex 1	N/A
12	Direct Rail Services Limited		Y	17/03/2021	No Comment See Annex 1	N/A
13	DB Cargo UK Ltd		Y	16/04/2021	No Objection See Annex 1	N/A
14	Freight Transport Association		Y	25/03/2021	No Comment See Annex 1	N/A
15	Freightliner Limited		Y	13/04/2021	See Comments in Annex 1	N/A
16	GB Railfreight Limited		Y	21/04/2021	No Objection See Annex 1	N/A
17	Rail Freight Group		Y	10/03/2021	Ok with RFG See Annex 1	N/A
18	Association of Community Rail Partnerships		Y	25/03/2021	No Comment See Annex 1	N/A
19	British Transport Police		Y	15/03/2021	See Comments in Annex 1	N/A

20	Transport Focus		Y	11/03/2021	No Objection See Comments in Annex 1	N/A
21	Department for Transport		Y	09/04/2021	Nil Return See Annex 1	N/A
22	W.H. Malcolm		Y	11/03/2021	No Objections See Annex 1	N/A
23	LNER (London North Eastern Railway)		Y	09/04/2021	Objection but see attached letter See Annex 1	Objection removed after further discussions with NR.
24	Tyne and Wear Passenger Transport Executive (Nexus)		Y	12/04/2021	No Objection See Annex 1	N/A
25	Avanti Trains		Y	11/03/2021	No Objection See Annex 1	N/A
26	East West Railway Company		Y	11/03/2021	No Comment See Annex 1	N/A
27	Transport for the North		Y	12/04/2021	No Objection but See Comments in Annex 1	N/A
28	NR Media Relations		Y	07/04/2021	No Comment See Annex 1	N/A

29	Transpennine Express		Y	09/04/2021	No Objection but See Comments in Annex 1	N/A
30	Newcastle City Council		Y	12/04/2021	No Comment See Annex 1	N/A
				07/04/2021	No Comment but See Comments in Annex 1	

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

Copies of the full consultee responses are given in Annex 1.

A copy of the consultation request is given in Annex 2.

Annex 1

1. c2c Rail

From:

Sent: 10 March 2021 17:15

To:

Subject: Re: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Good afternoon

No objection from c2c for this proposal.

Regards

Reactive Works Manager

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

c2c

W: www.c2c-online.co.uk



2. Chiltern Railway Company

From:

Sent: 22 April 2021 11:15

To:

Subject: Read: URGENT REMINDER - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Your message

To:

Subject: URGENT REMINDER - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Sent: Thursday, April 22, 2021 11:15:24 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

was read on Thursday, April 22, 2021 11:15:15 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

From:

Sent: 20 April 2021 16:39

To:

Subject: Read: URGENT REMINDER - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Your message

To:

Subject: URGENT REMINDER - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Sent: Tuesday, April 20, 2021 4:38:41 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

was read on Tuesday, April 20, 2021 4:38:39 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

From:

Sent: 15 April 2021 10:44

To:

Subject: Read: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Your message

To:

Subject: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Sent: Thursday, April 15, 2021 10:44:05 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London
was read on Thursday, April 15, 2021 10:43:58 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

From:

Sent: 09 April 2021 10:52

To:

Subject: Read: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Your message

To:

Subject: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Sent: Friday, April 9, 2021 10:51:43 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

was read on Friday, April 9, 2021 10:51:39 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

3. Eurostar International Ltd

From:

Sent: 10 March 2021 16:05

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

No comment from EIL,
Thanks

**PA to Chairman, Strategy Director & People Director
Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



4. Great Western Railway

From:

Sent: 12 March 2021 17:01

To:

Subject: Re: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

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.

5. Grand Central Railway Company Ltd

NO RESPONSE RECEIVED

6. Merseyrail Electrics 2002 Ltd

From:

Sent: 10 March 2021 16:01

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

We have no objections,

Thanks

Legal & Contract Assistant



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.

7. Northern Rail Ltd

From:
Sent: 19 March 2021 13:58
To:
Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

No objection from Northern

8. Arriva Trains Cross Country

From:
Sent: 25 March 2021 13:05
To:
Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Hi

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

Kind regards

Stations Contract Manager, CrossCountry

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



9. London & South Eastern Railway Limited (Southeastern)

From:

Sent: 26 March 2021 15:49

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Hi

Thanks for sending this through – no comments from Southeastern.

Kind regards,

[Commercial and Compliance Manager](#)

southeasternrailway.co.uk

southeastern

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

10. West Coast Railway Company

From:

Sent: 12 April 2021 14:43

To:

Subject: Re: URGENT - Consultation on proposed land disposal: Newcastle – Forth
Goods Yard - Closing Date TODAY - Monday 12th April 2021

no comments

WCR

11. Colas Rail Limited

From:

Sent: 07 April 2021 10:27

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

no comments.

KR,



Property Manager

COLAS RAIL LTD

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

www.colasrail.co.uk

12. Direct Rail Services

From:

Sent: 17 March 2021 12:55

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Hi,

DRS have no comments,

Kind regards,

Procurement Assistant
Nuclear Transport Solutions



www.nucleartransportsolutions.com

13. DB Cargo UK Ltd

From:

Sent: 16 April 2021 11:32

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi

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

Yours,

**Rail Network Manager
Legal & Regulatory Affairs**
DB Cargo (UK) Limited
Hither Green Depot
Manor Lane
London SE12 0UA

(w): www.uk.dbcargo.com



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:

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.

14. Freight Transport Association

From:

Sent: 25 March 2021 16:27

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Dear

Logistics UK has no comment to make on this one.

Best wishes,

**Policy Manager - Multi Modal
Logistics UK**

www.logistics.org.uk

LOGISTICS UK

THE NEW NAME FOR FTA



Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately and return the original message to us at info@logistics.org.uk. Please note that Logistics UK is able to, and reserves the right to, monitor email communications passing through its network.

Logistics UK is a trading name of Freight Transport Association. Registered Office: Hermes House, St John's Road, Tunbridge Wells, Kent TN4 9UZ. Registered in England Number 391957.

Telephone: (01892) 526171. Fax: (01892) 534989.

15. Freightliner Limited

From:

Sent: 23 June 2021 15:03

To:

Subject: Re: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

many thanks for flagging this one; always good to have the assistance of additional eyes for possible freight gems.

Both - we had a close look at this with our area freight team & concluded that (i) we actually had some other options in this neck of the woods (ii) it's actually a pain to get in/out of this site so not quite as handy as you'd initially think.

So, on balance, we concluded that it was on balance OK to release for alternative development.

Rgds,

From:
Sent: Wednesday, June 23, 2021 2:48:43 PM
To:
Cc:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

I have no comment in respect of this disposal.

Il leave it up to XXXX as to whether he feels there is any freight utility worth exploring.

Kind regards

From:
Sent: 23 June 2021 14:30
To:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

OFFICIAL

Hi

Further to the email below, did you manage to resolve the outstanding query with XXXX. Can you please confirm if you have no objection to the proposal by return email.

I look forward to hearing from you in the near future.

Kind regards



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

W:www.networkrail.co.uk/property

From:
Sent: 13 April 2021 14:12
To:
Subject: FW: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

See below from and my response.

Regards

From:
Sent: 13 April 2021 14:10
To:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

Thanks for coming back to me. Are you able to chase as this consultation has been running for a month and would appreciate any comments you may have so any issues can be addressed as the closing date has now passed.

Kind regards



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

W:www.networkrail.co.uk/property

From:

Sent: 13 April 2021 13:44

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

Sorry I have a query outstanding with on this to check if its freight utility had been fully considered.

Kind regards

16. GB Railfreight Limited

From:

Sent: 21 April 2021 17:08

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - CLOSING DATE WAS- Monday 12th April 2021

Dear

GB Railfreight would have no objection to the disposal of the designated area.

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



17. Rail Freight Group

From:

Sent: 10 March 2021 16:13

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Ok with RFG

Director General

Please note I do not work on Fridays.



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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

18. Association of Community Rail Partnerships

From:
Sent: 25 March 2021 12:43
To:
Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Hi

Sorry must have missed this no comment from Community Rail Network

Thanks

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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19. British Transport Police

From:

Sent: 15 March 2021 10:22

To:

Cc:

Subject: Land disposal. Newcastle upon Tyne. Forth Banks.

OFFICIAL

Proposed land disposal. Forth Banks. Newcastle upon Tyne.

NWR Disposal Plan 7854764.

For the attention of
Technical Support Assistant.
Square 1. 1st Floor. 4 Travis Street. Manchester.

Your reference: CR/34897 – 44031.
Network Rail Disposal Plan 7854764. Forth Goods Yard.
My reference: DOCU-20-21-0456

I write to you in line with my role as a British Transport Police (BTP) Designing out Crime Officer (DOCO) and in connection with the proposed disposal of an area of Network Rail (NWR) owned land amounting to approximately 6 acres forming the Forth Goods Yard, Newcastle.

The disposal of the land and future proposed development of a multi-storey car park will enable improved connectivity between Forth Banks and Newcastle Central Railway Station. This project will form part of the Newcastle Station Gateway Masterplan.

Having reviewed the documents appertaining to the scheme, I support the NWR proposal for the disposal of the land in question.

Due to the close proximity of the land forming part of the Forth Yard complex and the proposed connectivity with the Newcastle Central Railway Station, there should be engagement with the project team of the development company / local authority and British Transport Police at the earliest stages of any detailed project planning to maintain the security of the railway and that of the station. I offer you / a project team a point of contact within the BTP as:

Regards

Designing out Crime Officer.

British Transport Police.
C Division. Pennine Sector.
1st Floor. West Gate House.
Grace Street. Leeds
LS1 2RP

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. This footer also confirms that this email message has been scanned for the presence of computer viruses. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of British Transport Police.

20. Transport Focus

From:
Sent: 11 March 2021 15:37
To:
Subject: Re: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021 0903c21

Thank you for sending Transport Focus details of the proposed land disposal in Newcastle-upon-Tyne. They note that:

an area of six acres that was once part of the Forth Banks goods yard is to be disposed of; the type of disposal is yet to be confirmed, but is likely to be before the end of 2021; planning for the development proposed for the site will be applied for mid-2021; the disposal is part of the Newcastle Station Gateway Masterplan (LNER change o/r 1012a21 re Western Access); the development will comprise a new multi-storey car park with 850 spaces for passengers and other users, and high-density office-led mixed use and housing; pedestrian access will be accessible;

direct connectivity between the railway station and another development area at Forth Banks will be provided.

Transport Focus also notes that:

Network Rail has some use of the site, but will vacate it;
the last remaining tenant of arches accessed off Pottery Lane will leave in July, 2021;
the foundations of the bridge that carries the St. James Boulevard (A189) over the west end of the site are excluded from the disposal;
the viaduct that carries the Forth Banks branch will continue to be used for stabling until alternative is found;
arches below the viaduct will continue to be leased, or used for pedestrian and vehicle access;
part of the disposal site will be used pro tem for staff parking until the MSCP or alternative is available;
the MSCP is planned to be built as an early phase of development - 2022/23.

It is clear that the disposal will provide an attractive opportunity to bring a decayed part of Newcastle back into productive use, to the benefit of the city's inhabitants and rail users. Transport Focus has no objection to the proposed disposal.

Regards,

21. Department for Transport

From:
Sent: 09 April 2021 10:53
To:
Cc:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi

I can confirm it's a 'Nil Return' from the Rail Infrastructure North team at DfT.

Kind Regards,

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

22. W.H. Malcolm

From:
Sent: 11 March 2021 07:30
To:
Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

No objections.

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 | [Malcolm Group on LinkedIn](#)

23. LNER (London North Eastern Railway)

From:

Sent: 04 June 2021 14:52

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date -
Monday 12th April 2021

OFFICIAL

Dear

Thank you for all your help
I believe an email will suffice
I will advise otherwise
Kind regards
XXXX

From:

Sent: 04 June 2021 11:39

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date
- Monday 12th April 2021

Dear

Many thanks for your e-mail and the constructive discussions which we have had regarding LNER's objections during this consultation process.

I am pleased to accept the contents of your attached letter dated 4 June 2021 and accordingly withdraw LNER's objections to this proposal.

Should you require a formal letter confirming the above, please let me know.

Otherwise I look forward to working with you to enhance Newcastle station for the benefit of our colleagues and customers going forward.

Kind Regards

Principal Estates Manager

LNER East Coast House, 25 Skeldergate, York, YO1 6DH

From:

Sent: 04 June 2021 10:32

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

OFFICIAL

Dear

Further to our helpful discussions and correspondence regarding your consultation response dated 9 April I have the pleasure of attaching a signed letter.

I would be most grateful if you could confirm, by return, your acceptance of the attached letter and withdrawal of your objections.

Please could you cc in both
This will enable us to proceed with an LC17 Consultation Report to ORR
Kind regards

Development



Network Rail Property
George Stephenson
House Toft Green
York
YO1 6JT

25 May 2021

Principal Estates Manager
London North Eastern Railway Ltd
East Coast House
25 Skeldergate
York
YO1 6DH

Consultation on Proposed Land Disposal Newcastle – Forth Goods Yard

Further to our recent helpful discussions, and correspondence, regarding the comments set out in your letter dated the 9 April 21 (and email dated 18 May 21) I am happy to confirm as follows:

- Any future disposal will not be done without consultation with LNER or its successor
 - A disposal and the terms therein will be subject to the approval of NR or its successor
 - NR's commitment to the delivery of Newcastle Station Gateway Masterplan and the relocation of the Station long stay car parking to enable accommodation of the displaced staff car parking within the Eastern Dock
 - Any disposal of Forth Yard will be conditional upon delivery of an MSCP for the station that allows for adequate growth and the accommodation of any displaced long stay car parking
 - NR, or its partners, will use their reasonable endeavours to secure to secure planning permission for a MSCP of circa 850 spaces plus, to include a minimum of 650 spaces for Station long stay parking, subject to funding and viability
 - Any displaced long stay car parking will be secured by way of the Station lease to ensure it remains within the Station demise. It remains NR's preference for it, or its successor, or Station Operator, to run/ manage the MSCP
 - Any future surrender of the Station lease area shaded brown (pedestrian access 1) on the attached plan (7854764) requires the provision of access rights for the benefit of the Station Operator and all station Users to enable direct access between the Station and any station parking facilities located on Forth Goods Yard
 - The temporary staff car parking being on site retains its use for the purpose of rail related issues and agree that it must remain in situ until an alternative is provided in a location to be agreed with LNER or its successor in title
-

- The Station Change is not complete as a further 'Change Proposal' is required for the MSCP and the subsequent relocation of rail staff parking to the Eastern concourse or any other location as agreed by LNER or its successor in title.

Subject to your agreement of the above, I would be grateful if you could confirm, by return, the removal of your objections to allow a submission to the Office of Road and Rail (ORR) for their approval to dispose of the site.

Yours Sincerely,

On behalf of Network Rail Infrastructure Limited

From:
Sent: 09 April 2021 08:53
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Good Morning

Please find attached LNER's formal response to the proposed land disposal at Newcastle – Forth Goods Yards.

Should you have any queries, please don't hesitate to contact me.

Kind Regards



Principal Estates Manager
LNER East Coast House, 25 Skeldergate, York, YO1 6DH

LONDON **NORTH EASTERN** RAILWAY

East Coast House, 25 Skeldergate, York YO1 6DH \ LNER.co.uk



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

9 April 2021

Dear

**Consultation on Proposed Land Disposal
Newcastle – Forth Goods Yard**

I am writing in response to the consultation documentation which was circulated on 10 March in connection with the proposed land disposal at Newcastle – Forth Goods Yard.

As the Station Facility Owner of Newcastle station, London North Eastern Railway is objecting to this disposal on the following grounds:

- The proposal provides no assurances that our existing long stay car parking facilities will be retained within the new Multi Storey Car Park (MSCP). Nor does the proposal allow for the potential for the SFO to increase car parking numbers given that the consultation states that the freehold of the whole of Forth Yard may be sold to a third party.
- The proposed Third-Party rights illustrated on the plan would be granting rights over our existing lease area.
- The description in the “Rail Related Issues” section is incorrect in that it is not vacant as this is the current site of rail staff parking at the station, which as a result of a previous Station Change, must remain in situ unless an alternative is provided.
- The section on Station Change is not accurate. The Station Change is not complete as a further Change Proposal will be required for the MSCP and the subsequent relocation of rail staff parking to the Eastern concourse.

Overall LNER is concerned that this proposal (as written) is a disposal to a Third Party of a rail industry/passenger facility for car parking at Newcastle station with no safeguarding of the station’s current facilities or allowances for future growth whilst also potentially permitting Third Party rights over areas within the current lease boundary.

Yours sincerely,

Principal Estates Manager
London North Eastern Railway Ltd

LONDON NORTH EASTERN RAILWAY LIMITED. Registered in England No.04659712
Registered Office: East Coast House, 25 Skeldergate, York YO1 6DH

24. Tyne and Wear Passenger Transport Executive (Nexus)

From:

Sent: 12 April 2021 15:24

To:

Cc:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi

Sincere apologies for the delayed response.

As you will have gathered and I changed employers recently but not roles. We have encountered some IT issues with the transfer of outlook, our work files and IT equipment.

Normally I would send an email response with a letter attached. Hopefully an email will suffice on this occasion.

I can confirm that we have no objection to the proposal or any comments to add.

Regards

Heavy Rail Manager

Transport North East

25. Avanti Trains

From:

Sent: 11 March 2021 16:05

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard -
Closing Date - Monday 12th April 2021

Afternoon

We have no objections to this proposed land disposal as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks,



Commercial Ops Compensation Analyst | Avanti

Victoria Square House, Victoria Square,

26. East West Railway Company

From:

Sent: 11 March 2021 10:06

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Dear

Thank you for your email.

EWR Co does not have any comments to make on the Consultation on proposed land disposal: Newcastle – Forth Goods Yard.

Kind regards,
EWR Co. Team

27. Transport for the North

From:

Sent: 14 April 2021 14:49

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

I have forwarded your email to XXXX who confirms that your assumption is correct regarding the Forth Banks Viaduct.

If you require anything further please do not hesitate to contact me.

Kind regards



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

W:www.networkrail.co.uk/property

From:

Sent: 14 April 2021 13:49

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

OFFICIAL

Hi

Can you please respond to informing her that her assumption is correct and has been confirmed by Thanks.

Regards



Surveyor - Development North

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

From:
Sent: 14 April 2021 11:34
To:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

OFFICIAL

Spot on

Development

From:
Sent: 13 April 2021 09:54
To:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021
Importance: High

OFFICIAL

Can you confirm if assumption is correct? I believe it is but please confirm, thanks.

Regards



Surveyor - Development North
Group Property
1st Floor, Square One, 4 Travis Street
Manchester M1 2NY

From:
Sent: 13 April 2021 09:52
To:
Subject: FW: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

See below comments from.

Regards

From:
Sent: 12 April 2021 17:21
To:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

Hi

I am so sorry not to have responded on this sooner.

TfN is content with the disposal of the land. I have one query relating to this point:

- The Forth Banks Viaduct will remain in use for the stabling of trains in the short term until an alternative location is selected.

Can you please confirm that there are no plans to dispose of the viaduct at this point please and that if there was an intention to do so, it would be subject to a separate proposal?

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 in line with Government Coronavirus guidance for office workers and the use of public transport.

Hands. Face. Space.

28. NR Media Relations

From:

Sent: 07 April 2021 10:05

To:

Subject: RE: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

OFFICIAL

No comment from me XXXX



Head of Communications
North and East

29. Transpennine Express

From:

Sent: 12 April 2021 16:40

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth
Goods Yard - Closing Date - Monday 12th April 2021

Kind regards,
Head of Property
tpexpress.co.uk

TransPennine Express | 7th Floor Bridgewater House | 60 Whitworth Street | Manchester |
M1 6LT



TransPennine Express
7th Floor
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT
www.tpexpress.co.uk

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

12th April 2021

Ref: 10321

Dear Sirs,

RE: Land Disposal Consultation – Proposed land disposal: Newcastle – Forth Goods Yard

With reference to the above consultation, please accept this letter as confirmation that TransPennine Express has no objection.

Yours Faithfully,

Head of Property

TransPennine Express Limited
Registered in England Number 09111801
50 Eastbourne Terrace, Paddington,
London, W2 6LG

A  company

 INVESTORS
IN PEOPLE Gold
Rail Delivery Group

 PROSTATE
CANCER UK

 EFQM
Recognised for excellence

 Living
Wage
Approved

 putting the
Customer First

From:

Sent: 12 April 2021 09:49

To:

Cc:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi

I have forwarded your email onto , please see his comments below. If you require anything further please do not hesitate to contact me.

The disposal of Forth Goods Yard (FGY) is distinct and separate to the Forth Banks Branch Line which is referring to. It must be noted that future development of FGY has been designed to allow for the operational section of the FBBL to remain in situ, whilst allowing station visitors access to FGY and the new MSCP.

It must be noted there is separate informal Network Change (NC) dialogue ongoing over removal of those sections of FBBL that are redundant. This may have confused matters but they are separate.

The NC seeks to ensure that all active sections of the FBBL required by the rail industry remain. The NC, by removing remaining redundant section is seeking to deliver a pedestrian and cycleway directly linking the Station, the development of wider Forth Banks and areas to the West of the Station. Its purpose is to enable passengers and visitors direct access to the Station and encourage use of trains etc. This NC exercise would complement development of FGY however, it is completely separate to the LC17 exercise and disposal of FGY is not reliant upon it.

Nothing is being done to jeopardise the length of the FBBL or its operational function.

Regards



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

W:www.networkrail.co.uk/property

From:

Sent: 09 April 2021 17:34

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

The disposal of Forth Goods Yard (FGY) is distinct and separate to the Forth Banks Branch Line which is referring to. It must be noted that future development of FGY has been designed to allow for the operational section of the FBBL to remain in situ, whilst allowing station visitors access to FGY and the new MSCP.

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Nothing is being done to jeopardise the length of the FBBL or its operational function.

I trust this provides XXXX the reassurance they require.

Development

From:

Sent: 09 April 2021 15:52

To:

Cc:

Subject: FW: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi

Are you able to go back to

Regards

From:
Sent: 09 April 2021 15:17
To:
Subject: FW: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hello

Reference the e-mail below. I am consulting internally and have received the comment below. Would you be able to confirm whether or not the Forthbank sidings length will be impacted by the scheme?

Kind regards,
tpexpress.co.uk

TransPennine Express | 7th Floor Bridgewater House | 60 Whitworth Street | Manchester | M1 6LT

From:
Sent: 09 April 2021 13:32
To:
Cc:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

Hi
I would have some serious operation concerns if this impacts on the Forthbank siding length and capability.

30. Newcastle City Council

From:
Sent: 12 April 2021 16:15
To:
Cc:
Subject: RE: URGENT - Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date TODAY - Monday 12th April 2021

As a Planning Team Manager within the Place Directorate at Newcastle City Council I can confirm that I have no comment on the proposed land disposal.

Regards

Team Manager

Please read our [Privacy Notice](#) which sets out how we use information in the course of our work as a Local Planning Authority.

From:
Sent: 07 April 2021 10:19
To:
Cc:
Subject: Re: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing Date - Monday 12th April 2021

As a member of the Capital Investment Team within the Place Directorate at Newcastle City Council I can confirm that I have no comment on the proposed land disposal.

My colleagues in other sections of the City Council who you have contacted may wish to provide their own responses.

Best regards

Project Manager (Major Projects)
Capital Investment Team

9th Floor
Place Directorate
Civic Centre
Newcastle upon Tyne
NE1 8QH

Website: www.newcastle.gov.uk

Annex 2

From:

Sent: 10 March 2021 15:57

To:

Cc:

Subject: Consultation on proposed land disposal: Newcastle – Forth Goods Yard - Closing
Date - Monday 12th April 2021

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Newcastle Forth Goods Yard by way of potential Freehold Disposal/Leasehold Disposal.

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 **Monday, 12th April 2021**.

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 telephone number/email. 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



Technical Support Assistant

Group Property - Development

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

W:www.networkrail.co.uk/property

Annex A

Network Rail email exchange of consultation with the System Operator

From:

Sent: 24 September 2021 10:15

To:

Cc:

Subject: FW: Land disposal - Forth Goods Yard

Hi

I hope that you are well

I am seeking your help

I appreciate we have consulted a number of times over the Newcastle Station Gateway Project activities and the disposal of Forth Goods Yard (plan attached for reference)

Following a successful LC17 consultation exercise we have submitted our request to ORR to approve a disposal to enable future delivery of a station multi storey car park

From our previous correspondence I understand disposal is not an issue

ORR has asked for confirmation that we have consulted with SO

I attach previous correspondence on the subject

I would be most grateful if you or a relevant colleague could confirm

- a. We have consulted SO and Strategic Planning
- b. There are no objections to the proposed disposal of FGY

Kind regard

Development

From:

Sent: Friday, September 24, 2021 12:59:37 PM

To:

Cc:

Subject: RE: Land disposal - Forth Goods Yard

Hi

Since our previous discussions, we have updated our Strategic Advice for Newcastle through the Newcastle to Edinburgh study that we recently finalised; the requirements for the southern bays have been updated to reflect the engineering and likely business case realities. We recommended three bays to be lengthened, one to 212m, one to 186m, and one to 144m. It was identified this may require the fourth platform to be removed.

Based on the discussions we held previously with xxxxxx (attached), provided provision for such a minimum arrangement has been taken account of within the land disposal (and xxxxx indicated it had), then we have no objections to the disposal

Thanks

Senior Strategic Planner | Network Planning | East Coast / North and East Routes |

Attachments contained in email

From:

Sent: 12 February 2021 11:05

To

Cc:

Subject: RE: Forth Banks v Platform Lengthening

Thank you for your patience on this, and thanks XXXX for confirming the responses to the questions below.

At least three lengthened bay platforms which can accommodate trains of 200m length remains strategic planning's long-term recommendation, though is subject to change upon completion of the forthcoming Newcastle-Edinburgh Strategic Advice work.

Given to the urgent need for a confirmation of any potential objection, and based on the latest understanding confirmed below by xxxxx, it is unlikely that the disposal of this land would be the variable which prevents delivery of the three lengthened platforms. As such strategic planning does not currently intend to object to the disposal of the land.

Thanks,

Lead Strategic Planner (North and Midlands)

From:
Sent: 12 February 2021 10:37
To:
Subject: RE: Forth Banks v Platform Lengthening

I have added my notes to the original email in red. Trust this is sufficient – happy to take further questions if needed.

Regards

From:
Sent: 12 February 2021 08:59
To:
Cc
Subject: RE: Forth Banks v Platform Lengthening

Hi

I would be most grateful if you can confirm the position if not done so already

The Govt backed inward investor is putting pressure on us daily to ensure delivery

If we cannot reassure them then another site will be chosen losing over some £80m investment and 7,000 potential rail users

Its on a knife edge at the moment

I apologise for the pressure but just wanted to stress how important this is

Kind regards

[Development | Group Property](#)

From:

Sent: 11 February 2021 13:22

To:

Cc:

Subject: Forth Banks v Platform Lengthening

Hi

Thanks for your time the other day on the potential disposal at Forth Banks.

To allow us to move forward, I wanted to clarify with you the position on platform extensions to ensure I have the info correct, allowing us to make a decision

- Strategic Planning has recommended a minimum of 3no bay platforms to be extended to 200m adjacent to Forth Banks – **correct**.
 - Following investigation by capital delivery, extending 3no bays to 200m is unlikely to be affordable or represent value for money – **correct**. **Theoretically its feasible but it would be so expensive and disruptive (compared to the £35m to £50m for the current scope) it**
-

wasn't considered worth developing, as it seemed highly unlikely that it could ever offer vfm.

- There are options to extend 2no bays to 200m, with a possibility of having to lose one of the four bays to accommodate this – correct, also the remaining third bay platform could be extended to be more useable, just not to 200m.
- The land needed to extend 2no bays to 200m is already taken into account as part of the Forth Banks development, and the disposal will therefore not prohibit these works – that is my understanding, based on our discussions earlier in the week, the land and structures in the immediate vicinity of the proposed extension are to remain in NR ownership, this resolves some of my concerns over access for construction and maintenance.
- Capital delivery have investigated on behalf of NPR, an option to create a platform X near the thunderbird siding (please confirm potential operational length?) – yes, its “sketched” at 130m, there are ops constraints/track curvature issues which suggest more than this is difficult to achieve.
- It is feasible to deliver platform X, and could (we will have to do some analysis) provide the additional capacity uplift required to replicate the third 200m bay. Platform X appears feasible – my main concern remains how the footbridge would work in term of passenger connectivity to the rest of the station – this is as much to do with existing footbridge non-compliances as platform X.

| Senior Strategic Planner | Eastern (North and Midlands)

