

# 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 Harpenden Station, Hertfordshire, AL5

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

Summary of position regarding responses: 29 stakeholders were consulted and 25 replies were received. The 4 non-responders were Grand Central Railway Company, Transport for East Midlands, DB Cargo UK Limited and East West Rail Company. Given the nature and location of the site and the Consultees involved the lack of response is not considered to be material. The majority of responses were either No Objection or No Comment. 5 stakeholders included comments within their replies, as detailed in the report and emails below.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	05/02/2024	No Objection See Annex 1	
2	Transport for London Engineering		Y	14/11/23	No Comment See Annex 1	
3	Chiltern Railway Company Limited		Y	23/10/2023	No Comments See Annex 1	
4	Arriva Trains Cross Country		Y	02/02/2024	No Comment See Annex 1	
5	C2c Rail Limited		Y	18/10/2023	No Objection See Annex 1	

6	Eurostar International Limited		Y	<b>13/11/2023</b>	No Comment See Annex 1	
7	Govia Thameslink Railway		Y	<b>18/04/2024</b>	Approval but see comments in Annex1	
8	Great Western Railway		Y	<b>01/01/2024</b>	No Objection See Annex 1	
9	Grand Central Railway Company Limited		N			e-mails sent 17/10/23;3/11/23;2/2/24;17/4/24
10	London & South Eastern Railway Limited (Southeastern)		Y	<b>19/10/2023</b>	No Comments See Annex 1	
11	Mersetrail Electrics 2002 Limited		Y	<b>18/10/2023</b>	No Objections See Annex 1	
12	MTR Crossrail		Y	<b>18/10/2023</b>	No Comments See Annex 1	
13	Northern Rail Limited		Y	<b>14/11/23</b>	No comment See Annex 1	
14	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	<b>28/03/2024</b>	No Objection See Annex 1	

15	Transport for East Midlands		N			e-mails sent 17/10/23;3/11/23;2/2/24;17/4/24
16	COLAS Rail Limited		Y	<b>05/02/2024</b>	No Comment See Annex 1	
17	Nuclear Transport Solutions (Formerly Direct Rail Services Limited)		Y	<b>31/10/2023</b>	No Comments See Annex 1	
18	DB Cargo UK Limited (Formerly DB Schenker)		N			e-mails sent 17/10/23;3/11/23;2/2/24;17/4/24
19	Logistics UK (Formerly Freight Transport Association)		Y	<b>13/11/2023</b>	No Objection See Annex 1	
20	Freightliner Limited		Y	<b>18/10/2023</b>	No Comment See Annex 1	
21	GB Railfreight Limited		Y	<b>13/11/2023</b>	No Issues See Annex 1	
22	Rail Freight Group		Y	<b>17/10/2023</b>	Ok with RFG See Annex 1	
23	West Coast Railway Company		Y	<b>13/11/2023</b>	No Comments See Annex 1	
24	Association of Community Rail Partnerships		Y	<b>17/04/2024</b>	No Objections See Annex 1	

25	British Transport Police		Y	<b>02/11/2023</b>	No Objections but see Comments in Annex 1	
26	East West Rail Company		N			e-mails sent 17/10/23;3/11/23;2/2/24;17/4/24
27	Transport Focus		Y	<b>16/02/2024</b>	Content to accept the change.  See comments and emails in Annex 1	
28	Hertfordshire Council		Y	<b>16/04/24</b>	No Objection but see comments in Annex 1	
29	St Albans District Council		Y	<b>16/02/2024</b>	No Objection but see Comments in Annex 1	

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 A below.]

## 1 Department for Transport

**From:**

**Sent:** Monday, February 5, 2024 12:17 PM

**To:**

**Cc:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL - Land at Harpenden Station, Hertfordshire, AL5

Hi

I can confirm a Nil return from DfT. Please proceed.

Cheers

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

---

## 2 Transport for London Engineering

**From:**

**Sent:** Tuesday, November 14, 2023 8:09 AM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

If not already responded, I have no comment on this.

**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.*

---

**3 Chiltern Railway Company Limited****From:****Sent:** Monday, October 23, 2023 1:52 PM**To:****Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead

Chiltern Railways

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



Chiltern Railways is the trading name of The Chiltern Railway Company Limited. Registered office: 1 Admiral Way, Doxford International Business Park, Sunderland, SR3 3XP. Company No: 3007939.

---

## 4 Arriva Trains Cross Country

**From:**

**Sent:** Friday, February 2, 2024 3:38 PM

**To:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL - Land at Harpenden Station, Hertfordshire, AL5

Hi

I can confirm no comment from XC Trains.

Kind regards

Stations Contract Manager, CrossCountry

Mobile:

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





---

## 5 C2c Rail Limited

**From:**

**Sent:** Wednesday, October 18, 2023 10:22 AM

**To:**

**Subject:** Re: LC17 Land Disposal - Land at Harpenden Station

Good morning

No objection from c2c for this proposal.

Asset Admin Support Manager

Floor 7, Centennium House,

100 Lower Thames Street,

EC3R 6DL

The logo for c2c, consisting of the letters "c2c" in a bold, lowercase, sans-serif font. The "c" is red, the "2" is grey, and the second "c" is red.

Part of **TRENITALIA UK**  
FERROVIE DELLO STATO ITALIANE GROUP

The logo for Trenitalia UK, featuring a stylized red and green "T" symbol followed by the text "TRENITALIA UK" in a bold, uppercase, sans-serif font. Below this, in a smaller font, is "FERROVIE DELLO STATO ITALIANE GROUP".

## 6 Eurostar International Limited

**From:**

**Sent:** Tuesday, October 17, 2023 3:51 PM

**To:**

**Subject:** RE: RE: LC17 Land Disposal - Land at Harpenden Station

No comment from Eurostar.

Thanks

PA to Chairman, Strategy Director & Director of People



*My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de jouwe, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.*

---

## 7 Govia Thameslink Railway



Network Rail  
1 Eversholt Street  
London  
NW1 2DN

18<sup>th</sup> of April 2024

Dear

#### **Proposed Land Disposal at Harpenden Station - Issued 17 October 2023**

GTR has reviewed this proposed disposal application very carefully, as we ultimately support and would welcome re-developments around our railway stations. Following recent correspondence, we are now in a position to formally approve this proposal. We also remind NR that a material Station Change is to be issued to formalize the lease plan alteration and present the development details.

Access Contracts Manager (Stations)

OFFICIAL



Infrastructure Director  
Govia Thameslink Railway Ltd

Route Director, East Midlands  
Network Rail  
East Midlands Control Centre  
Bateman Street  
[Derby DE23 8JQ](#)

By Email

5<sup>th</sup> April 2024

Dear

We have jointly supported the creation of a concept scheme to inform the development proposal for Harpenden Station, which is an opportunity that the Network Rail and Kier joint venture, Solum, is looking to pursue.

The aim of this development proposal is to deliver station improvements whilst meeting key government targets to provide housing and generate investment return, some of which will be reinvested into improving station facilities for passengers. The draft scheme reflects the intention to pursue a development of the eastern station area that includes the current station access, drop off and car parking. The base assumption is that all spaces within the eastern car park will be brought up to modern day standards, including a new decked car park. Overall, the total station parking capacity will reduce by a maximum of 15%. It is expected though that the development will generate additional journey opportunities and fare box revenue, through its residents and better transport links, that would exceed any car parking revenue losses. The development will also promote active and sustainable travel to the station, something Network Rail and GTR jointly wish to promote.

In order to justify committing further development expenditure, the joint venture team requires confidence that there is a potential commercially viable proposal. To secure the first step of that viability, Solum requires confidence that, from a regulatory perspective, the relevant railway owned land could be included within the proposal boundary.

This process requires the completion and support of an LC17 land disposal request. I recognise that support of this request by GTR is a significant step, and one that can be perceived as a key control point. To enable Solum to invest in design activity with a degree of confidence we need to be able to conclude the LC17 process as soon as possible, and generally it will need to be while significant design details are outstanding.

OFFICIAL

To address the impasse that can result from this requirement, I would like to offer Network Rail's commitment that after LC17 approval has been secured, progressing the scheme further would only be considered if the station lessee, currently GTR, and Network Rail Eastern Region jointly agree that the Solum development proposal is in line with the brief, and acceptable to both parties.

This commitment does not affect the requirement to also satisfy our other regulatory industry obligations, such as Station Change, which in itself constitutes a key control point.

Yours sincerely

Route Director, East Midlands



Network Rail

1 Eversholt Street

London

NW1 2DN

8<sup>th</sup> November 2023

Dear ,

#### **Proposed Land Disposal at Harpenden Station - Issued 17 October 2023**

GTR has looked at this proposed disposal application very carefully, as we ultimately support and would welcome re-developments around our railway stations. We believe this application has been issued prematurely as there is no visibility on the actual re-developing plan at this location or any impact on GTR. We are being requested to approve a land disposal which might impact us in two possible ways:

1. Unknown reduction in size of the leased area.
2. Unknown impact on the railway station forecourt and the station carpark due to the new development.

GTR is not in favor of approving or supporting a Land Disposal which impacts on the existing Station Lease Area as this one does without sight of a Station Change Proposal or a proposal that has been worked and agreed by GTR to re-develop the area. We are concerned once we agree to a disposal without a supporting station change or a scheme we agree with, we are vulnerable to losing this area without any comeback for GTR which will be to the detriment of our customers. We note your comments in an email re the car parking situation where we are already oversubscribed in terms of demand for spaces. Plans to remove parking spaces in order to erect properties are going to come up against resistance from some of our customers. GTR needs to be sure that any proposal put forward also works for our customers requiring car parking and without any clear plans available at this time, we cannot assess whether or not that is the case.

We very much hope this will give the "spur" to all parties to come up with a development scheme for this location which meets our customers' needs and those of the industry, including GTR. We are happy to engage proactively in any discussions and hope we will be able to withdraw our objection to the proposed disposal at a later date and we look forward to working with Network Rail to reach a position where we can approve this Land Disposal Proposal.

**From:**  
**Sent:** Wednesday, November 8, 2023 6:51 PM  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

Thank you for your email, we understand a station change will be submitted but following a further internal discussion and as mentioned before the decision has been made to not be in favour of this proposed disposal without having a clear understanding of the impact at this location.

Please see attached response letter.

Many thanks and I hope you understand our position.

**Regards,**

**Access Contracts Assistant Manager (Stations)**

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



Registered in England under number: 7934306. Registered office: 3<sup>rd</sup> Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE

**From:**  
**Sent:** 08 November 2023 08:34  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

Thanks for the below.

NR will be submitting a full station change proposal when a detailed scheme has been worked up in consultation with GTR.

It might also be worthwhile noting that a development proposal for Harpenden was suggested by following the Solum scheme at Redhill where a planning application has now been submitted.

Regards,



**From:**

**Sent:** 07 November 2023 12:21

**To:**

**Cc:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

Thank you for the below, the main issue here is the lack of detail around the proposed development which would have been resolved through the station change.

Please provide us with your full address so we can formulate our response letter.

Many thanks,

**Regards,**

**Access Contracts Assistant Manager (Stations)**

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

Registered in England under number: 7934306. Registered office: 3<sup>rd</sup> Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE

**From:**  
**Sent:** 05 November 2023 20:39  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Thanks

Please see comments below in red.

I hope this provides enough clarity to provide a formal response.

Please do not hesitate to contact me should you have any queries.

Regards,



**From:**  
**Sent:** 25 October 2023 11:37  
**To:**  
**Cc:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

We write well in advance of the time limit offering a preview of what our formal position might be on this proposal and raising our preliminary concerns.

It has happened before where we have been presented with a proposal which brings changes to our stations/local infrastructure without having a clear understanding of the future plans/proposed work there.

There are several potential issues raised internally:

1. Parking at the station is oversubscribed. A reduction in parking is not something we can support in this. **High level discussions have taken place with Andrew Sidgwick (cc'd) and Solum continue to engage with GTR on parking numbers as concept designs evolve. Any proposed reduction in parking numbers will need to be discussed and formally agreed as part of the Station Change process at the relevant time.**
2. The proposed areas incorporate our Premier Parking, EVCP, Disabled Parking and Short Stay location. Relocation and future marketability of these spaces would need to be agreed and issues cleared. **Noted**
3. The document refers to the access road and improvements to this which is a 'must' including pedestrian access from the main road to the station and impact on accessibility. **Noted**
4. The station car park is regularly used by NR for rail access and other contractors with large vehicles. With the potential for a decked car park, the ability for the station to be used for rail access etc would be difficult or compromised. **This has been discussed with the relevant NR maintenance team and both business and technical clearance has been obtained. Any designs proposal will need to be signed off by NR as part of the PACE process. Solum will engage with the Network Rail Asset Protection team throughout the project.**

5. The usual concerns about developments and residential properties being built near railway stations should apply again such as indemnification on noise abatement complaints (PA announcements, Platform lighting etc). **Noted and will be considered as part of the design**

To clarify here, this is not our formal response, but we cannot be in favour of this proposal until above concerns are clarified, and we have sight of the relevant documents. GTR must see a station change issued with all the relevant details around the overall railway passenger benefits which includes parking, impact on station forecourt and road access to the station, lease plan impact etc.

Many thanks.

**Regards,**

#### **Access Contracts Assistant Manager (Stations)**

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

Registered in England under number: 7934306. Registered office: 3<sup>rd</sup> Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE

---

## **8 Great Western Railway**

**From:**

**Sent:** Monday, January 1, 2024 7:39 AM

**To:**

**Subject:** Re: LC17 Land Disposal - Land at Harpenden Station

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**

*No response received from Grand Central Railway Company Limited to the consultation*

---

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

**From:**  
**Sent:** Thursday, October 19, 2023 11:13 AM  
**To:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

No comments on the proposed land disposal.

Thank you!

Kind regards,

**Major Contracts Commercial Manager**

[Southeastern](#)

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

---

## 11 Merse-trail Electrics 2002 Limited

**From:**

**Sent:** Wednesday, October 18, 2023 9:33 AM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Good morning

We have no objections

Thanks

Legal & Compliance Officer



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

---

## 12 MTR

**From:**

**Sent:** Wednesday, October 18, 2023 9:02 AM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

We have no comments

Thanks

**Head of Industry Coordination**

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



---

### **13 Northern Rail Limited**

**From:**

**Sent:** Tuesday, November 14, 2023 8:46 AM

**To:**

**Cc:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Good Morning

Thank you for your email and the notification. On this occasion NTL has no comment to make on this application because this area is not on Northern's network.

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

Many thanks

Franchise Compliance Manager

George Stephenson House, Toft Green  
York

YO1 6JT

[helen.podolanski@northernrailway.co.uk](mailto:helen.podolanski@northernrailway.co.uk)

---

## 14 Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development

**From:**

**Sent:** Thursday, March 28, 2024 10:19 AM

**To:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL - Land at Harpenden Station, Hertfordshire, AL5

Good morning,

I am happy to confirm that Avanti West Coast have no objections to this land disposal at Land at Harpenden Station, Hertfordshire, AL5 as this is off route on the midland mainline.

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

Many thanks



Network Planner & Track Access

Victoria Square House, Victoria Square, Birmingham, B2 4DN

---

## 15 Transport for East Midlands

*No response received from Transport for East Midlands to the consultation*

---

## 16 COLAS Rail Limited

**From:**

**Sent:** Monday, February 5, 2024 11:30 AM

**To:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL - Land at Harpenden Station, Hertfordshire, AL5

– no comment.

KR,





**MIWFM AssocRICS**

**Head of Property**

**Mob.**

---

**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)

---

## **17 Nuclear Transport Solutions (Formerly Direct Rail Services Limited)**

**From:**

**Sent:** Tuesday, October 31, 2023 1:14 PM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Good Afternoon,

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)

---

## 18 DB Cargo UK Limited (Formerly DB Schenker)

*No response received from DB Cargo UK Limited to the consultation*

---

## 19 Logistics UK (Formerly Freight Transport Association)

**From:**

**Sent:** Monday, November 13, 2023 4:06 PM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

Logistics UK has no objection to the proposed disposal.

Kind Regards,

**Policy Advisor  
Logistics UK**

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

**LOGISTICS UK**

---

## **20 Freightliner Limited**

**From:**

**Sent:** Wednesday, October 18, 2023 9:30 AM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

No comment from FL.

Thanks.

---

## **21 GB Railfreight Limited**

**From:**

**Sent:** Monday, November 13, 2023 3:12 PM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

No issues from GBRf.

Regards,

Network Rail

APRIL 2024

---

## **GB Railfreight**

---

**Ian Kapur | Head of Strategic Access Planning**

3<sup>rd</sup> Floor, 55 Old Broad Street | London | EC2M 1RX

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

---

## **22 Rail Freight Group**

**From:**

**Sent:** Tuesday, October 17, 2023 4:26 PM

**To:**

**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Ok with RFG

Sent from my Galaxy

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

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

---

## 23 West Coast Railway Company

**From:**  
**Sent:** Monday, November 13, 2023 5:19 PM  
**To:**  
**Subject:** Re: LC17 Land Disposal - Land at Harpenden Station

no comments

WCR

[wotho@aol.com](mailto:wotho@aol.com)

---

## 24 Association of Community Rail Partnerships

**From:**  
**Sent:** Wednesday, April 17, 2024 7:19 PM  
**To:**  
**Cc:**  
**Subject:** Re: LC17 Consultation on proposed disposal of land at Harpenden Station, Herts, AL5

Hello

Yes, there have been a few changes in the team and responsibilities over the last couple of months.

Can you add me as your main point of contact for your LC17 requests in the future.

Regarding this transfer - we have no objections from a community rail view point.

Thanks

Regions Support Manager



**Mobile:**

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

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



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

find  
out  
more



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

## 25 British Transport Police

**From:**  
**Sent:** Thursday, November 2, 2023 9:01 AM  
**To:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

OUR REF: DOCU 2023 1742

Dear

The below Land Disposal has been passed to me to review. At this stage there are no objections to the disposal, however due to the proposed changes to the parking and layout it is important that designing out crime is considered within the project going forward. Therefore, it is vital that this unit, and indeed Hertfordshire Police Designing Out Crime Unit, have involvement in the redevelopment process going forward as this will aid the development of a safe and secure environment for rail passengers and residents alike. Any future contact re the project from a BTP perspective should be via [design-outcrime@btp.police.uk](mailto:design-outcrime@btp.police.uk)

Many thanks,

Designing Out Crime Manager (1233)

Designing Out Crime Unit

Force Headquarters

25 Camden Road

London

NW1 9LN

Department email: [Design-OutCrime@btp.police.uk](mailto:Design-OutCrime@btp.police.uk)



---

## 26 East West Rail Company

*No response received from East West Rail Company to the consultation apart from a generic acknowledgement. Example shown below.*

---

## 27 Transport Focus

**From:**

**Sent:** Friday, February 16, 2024 1:18 PM

**To:**

**Subject:** Re: LC17 Consultation on proposed disposal of land at Harpenden Station, Herts, AL5

Thanks, that's helpful. I'm content to accept the change based on this information.

Best regards



**From:****Sent:** 14 February 2024 13:12**To:****Subject:** LC17 Consultation on proposed disposal of land at Harpenden Station, Herts, AL5

Hi

You were in communication towards the end of last year with my colleague, about the above mentioned matter. has moved on to deal with other issues and I have very recently picked up responsibility for the consultation workstream.

Having gone through the various responses I see you raised a queries about car parking peak occupancy and extending the consultation period. In view of the delay in responding I am happy to continue discussions for a while longer, which I hope is helpful. I confirm that no application has yet been made to the ORR - although it is hoped to do that in the near future.

For information, car park surveys were carried out over a two week period in November last year. This period was chosen as being a likely maximum for car park occupancy. The maximum weekday peak occupancy during this time was 96%, although it should be noted that this was for one day only (a Thursday) out of the fourteen day survey period - and indeed for the following Thursday occupancy was significantly lower being only 78%. The average overall weekday occupancy was 80%.

Weekend occupancy was considerably lower still being 46% for Saturdays and 37% for Sundays.

You may recall the current proposal envisages a reduction of overall car parking spaces of no more than a maximum of 15%. This means the average weekday occupancy would still be more than adequately catered for.

Further, the proposed scheme will include improvements which it is anticipated should lead to an overall reduction in car park demand - as well addressing a number of issues for which recent rail passenger surveys at Harpenden show a strong level of dissatisfaction.

For example there is growing evidence across the country that more and more rail passengers are being dropped off at stations rather than parking at them all day. As part of the current proposal it is intended to increase pick up and drop off spaces and to improve the areas around them making this a more attractive and viable option for passengers using the station; further new disabled parking spaces will be provided; and it is proposed to create a new eastern entrance to address the existing problems of pedestrian and vehicle conflict, including the provision of a new two metre wide pedestrian and cycle footpath. This should also make other modes of transport easier and more attractive to people travelling to the station. These scheme improvements to the overall station experience could not occur without the proposed relatively small reduction in parking.

I look forward to hearing from you when you have had a chance to consider the above. All the best.

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

\*\*\*\*\*

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

\*\*\*\*\*

**From:**

**Sent:** Friday, November 3, 2023 9:20 PM

**To:**

**Subject:** Re: LC17 Land Disposal - Land at Harpenden Station

Hi

Thanks, I'd be keen that we consider that data as part of this proposal before it's accepted, so that we're confident that the reduction in parking space isn't going to cause issues for passengers. Can the consultation period be extended so you can include it and we can respond with that in mind?

Best regards

---

**From:**  
**Sent:** 31 October 2023 08:57  
**To:**  
**Subject:** RE: LC17 Land Disposal - Land at Harpenden Station

Hi

The project team are currently procuring parking surveys and data. I will come back you asap but this might not be until after the LC17 consultation period

Is this ok? Any queries give me a call.

Regards,



**From:**  
**Sent:** Friday, October 20, 2023 1:26 PM  
**To:**  
**Subject:** Re: LC17 Land Disposal - Land at Harpenden Station

Hi

Thanks for this. Noting the overall reduction in car parking capacity as a result of this proposal, do you have figures relating to the current peak occupancy of the car park?

Cheers

---

## 28 Hertfordshire County Council

**From:**

**Sent:** Tuesday, April 16, 2024 7:02 PM

**To:**

**Cc:**

**Subject:** Consultation on Proposed Land Sale at HARPENDEN STATION, HERTFORDSHIRE AL5

Dear

In principle, Herts Highways does not object to the sale and/or transfer of this site. However, we would advise that detailed proposals of any redevelopment scheme have not yet been agreed by Hertfordshire County Council, and therefore, we are unable to comment at this stage as to whether the 'sale area' as set out in the plans provided would be likely to obtain our support in response to any planning application(s) or change of use.

Kind regards,

Herts DM Manager

**From:**

**Sent:** Tuesday, April 16, 2024 2:03 PM

**To:**

**Subject:** FW: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

**Importance:** High

I left a voice-mail for you yesterday, and I appreciate and have spoken to you today regarding the LC17 consultation also.

If it helps please find attached a copy of a response from St Albans Council. You will note they have not objected to the principle of a disposal but have reserved their position so far as planning consent. You could perhaps use a similar form of words in a response?

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:**

**Sent:** Friday, February 16, 2024 4:43 PM

**To:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Dear

In principle, St Albans City and District Council does not object to the redevelopment of this site. However, we would advise that detailed proposals of any redevelopment scheme have not yet been agreed by the Council, and therefore we are unable to comment at this stage as to whether the 'sale area' as set out in the plans provided would be likely to obtain planning permission.

Kind regards

Deputy Planning Team Leader

Development Management

Community and Place Delivery

**St Albans City & District Council**

**From:****Sent:** Sunday, April 14, 2024 5:22 PM**To:****Cc:****Subject:** Re: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Thank you for your email. In terms of that question this was a matter we confirmed at the pre- application meeting to address. In particular;

- a) to provide full details of the operational constraints that define the width available for an active travel route and two way station access;
- b) to look in the round at the active travel proposals noting that the scheme can deliver the HCC LCWIP objective to provide a southern access to the station.

So my understanding is that we confirmed that we would have a meaningful dialogue through the pre-app process re the active travel offer, noting that the proposed development probably provides the only opportunity in the short term to deliver your LCWIP objective.

I hope this allows you to respond to noting as references the consultation is to confirm just the principal of development coming forward.

Thanks

Sent from my iPhone



**Director, Strategic Projects Section, Mayer Brown Limited**

A: 10 Fitzroy Square, London, W1T 5HP



**Mind and Woking Foodbank are Mayer Brown's chosen charities**

Please consider the environment before printing this email. Thank you.  
IMPORTANT: This message is private and confidential. If you received this message in error, please notify us and remove it from your system  
Mayer Brown Limited is registered in England, number 3531997. Registered office: Lion House, Oriental Road, Woking Surrey, GU22 8AR

On 14 Apr 2024, at 14:28, wrote:

Hi

I have had a look in the document from Ian on Thursday, and cannot find the answer to my 1<sup>st</sup> question below.

Have I missed a separate e-mail that attempts to answer HCC's questions below please?

Whilst writing, to confirm HCC's consideration of a 2m wide shared-use facility being too narrow, I would refer you to this table within LTN 1/20:

-

**6.5.7** Recommended minimum widths of shared use routes carrying up to 300 pedestrians per hour are given in Table 6-3. Wherever possible, and where pedestrian flows are higher, greater widths should be used to reduce conflict.

**Table 6-3: Recommended minimum widths for shared use routes carrying up to 300 pedestrians per hour**

Cycle flows	Minimum width
Up to 300 cyclists per hour	3.0m
Over 300 cyclists per hour	4.5m

These 2 tables from LTN 1/20 are also relevant to your design: -



**Table 5-8: Maximum length for gradients**

Gradient %	Desirable maximum length of gradient (m)
2.0	150
2.5	100
3.0	80
3.5	60
4.0	50
4.5	40
5.0	30

**Table 5-7: Minimum horizontal radii**

Design speed (kph)	Minimum horizontal radius (m)
40	40
30	25
20	15
10	4

Kind regards,

**From:**  
**Sent:** Thursday, April 11, 2024 1:41 PM  
**To:**  
**Cc:**  
**Subject:** RE: Solum Harpenden - LC17 Consultation

Afternoon

I am just following up on Ian's note to you of earlier today (see below).

I hope the information provided is helpful, and as Ian says it would be really helpful if you could confirm Herts have no objection to the principle of the disposal outlined in the earlier LC17 consultation, and ideally by no later than 16 April.

This date is important as to go beyond it, may mean NR is required to undertake the consultation again with all parties. I am not so concerned about what this means for NR but am conscious it will cause additional and unnecessary work for the numerous consultees who have already responded and who will need to be reconsulted.

By way of re-assurance I would just like to re-iterate the comments made in my previous mails to you that Herts agreeing - or not objecting - to the disposal will **not** mean the scheme can proceed unless - as with any development - it has first obtained all necessary statutory consents and permissions (e.g. planning and highways etc) and all relevant regulatory permissions (e.g. Station Change; Minor Modification etc).

In my personal experience of dealing with numerous disposal consultations over many years for NR, detailed discussions regarding designs and consents have always taken place once the acceptability of the principle of a disposal has been established through the consultation, for the reasons I previously outlined, and summarised again below in Ian's note.

Do please feel free to contact me by phone - or email - if you or your colleagues want to discuss, and in any event I will aim to give you a call within the next day or two to see if you have any remaining worries or concerns about any removing your LC17 holding objection. Many thanks.

All the best.

Development Surveyor (Solum JV)

Mobile -

Email –

**From:**

**Sent:** Thursday, April 11, 2024 10:06 AM

**To:**

**Cc:**

**Subject:** Solum Harpenden

I hope you are well. I enclose with this email a letter and appendix providing further information and clarification in relation to the LC17 Consultation for which your response is gratefully sought by the 16<sup>th</sup> April 2024.

As of Network Rail explained to you in his email of the 22<sup>nd</sup> February 2024, the consultation confirms that the general principle of a disposal is accepted and therefore it allows the Rail Industry (a public body) to commit time, resources and money to working up designs in the detail required for a planning application.

Nevertheless my letter provides the evidence base that the proposals require a small transfer of trips away from the private car to active travel and non-car modes and as discussed at our pre-application meeting on the 29<sup>th</sup> February 2024, Solum are committed to working with you to finalise an agreed set of proposals that would support a planning application.

I am writing to and yourself under sperate cover in relation to the matters we agreed to take forward to support a planning application at our meeting on the 29<sup>th</sup> February 2024, but if you could further to digesting my letter advise for the **16<sup>th</sup> April 2024**, that you have no objection in principal to the disposal of land, as per the NR consultation, we would be grateful.

of NR will formally write/email you.

Many Thanks



**Director, Strategic Projects Section, Mayer Brown Limited**

W: [www.mayerbrown.co.uk](http://www.mayerbrown.co.uk)

A: 10 Fitzroy Square, London, W1T 5HP



**Mind and Woking Foodbank are Mayer Brown's chosen charities**



Please consider the environment before printing this email. Thank you.  
IMPORTANT: This message is private and confidential. If you received this message in error, please notify us and remove it from your system  
Mayer Brown Limited is registered in England, number 3531997. Registered office: Lion House, Oriental Road, Woking Surrey, GU22 8AR



TRANSPORT PLANNING | INFRASTRUCTURE DESIGN | ENVIRONMENTAL & WATER ENGINEERING



Letter sent via email only

Development Management Group Manager  
@hertfordshire.gov.uk

10<sup>th</sup> April 2024

Our Ref solumharpenden.1  
Your Ref

Development Management Group Manager  
Hertfordshire County Council  
Postal Point CH0242  
County Hall  
Pegs Lane  
Hertford SG13 8DE

Dear [redacted]

#### Harpenden LC17

I am writing in relation to the LC17 consultation you have received from Network Rail.

As we have discussed the LC17 consultation is an internal rail industry process to allow for the disposal of railway land for other purposes. As you are aware any proposal could only be implemented subject to the grant of planning permission.

In this instance, what has been sought from HCC is that there are no in principal objections to the release of part of the station parking on the east side of the station which includes a total of 101 spaces. There are a total of 676 existing parking spaces on the eastern and western sides of the station (226 to the west and 450 to the east) and this disposal represents a reduction of 15% of the station parking provision.

As a result, the Director of Network Rail advised you in his email of the 22<sup>nd</sup> February 2024 that without knowing that the general principle of a disposal is accepted it becomes problematic for the Rail Industry (a public body) to commit time, resources and money to working up designs in the detail required for a planning application, as there is no certainty that a consultee will not block the overall principle of a disposal irrespective of whatever detailed design is brought forward.

#### Transport Justification for the Proposals

We have commenced as you are aware pre-application discussions with you in relation to the proposals and this will lead to a formal application response from you. What is sought at this stage is confirmation that you have no objections in principal to the LC17 disposal, which be subject to the grant of planning permission.

The rationale for this is;

- Your LTP4 Polices, which seek to encourage journeys by active travel and non-car means as opposed to journeys made by private car;
- The proposals we discussed at the meeting held on the 29<sup>th</sup> February 2024 to substantially improve active travel accessibility to the station in particular (i) a new active travel entrance from Aysgarth Close and (ii) the provision of a shared surface route from Station Road;

Mayer Brown Limited  
Web: [www.mayerbrown.co.uk](http://www.mayerbrown.co.uk)

Woking (Head Office)  
Tel: 01483 750 508  
e: [wokingoffice@mayerbrown.co.uk](mailto:wokingoffice@mayerbrown.co.uk)

Aldershot Office  
Tel: 01252 329 0048  
e: [aldershotoffice@mayerbrown.co.uk](mailto:aldershotoffice@mayerbrown.co.uk)

Bristol Office  
Tel: 0117 425 1027  
e: [bristoloffice@mayerbrown.co.uk](mailto:bristoloffice@mayerbrown.co.uk)

Christchurch Office  
Tel: 07781 532387  
e: [christchurchoffice@mayerbrown.co.uk](mailto:christchurchoffice@mayerbrown.co.uk)

Isle of Wight Office  
Tel: 01963 860 234  
e: [isoleoffice@mayerbrown.co.uk](mailto:isoleoffice@mayerbrown.co.uk)

Leeds Office  
Tel: 0113 385 4057  
e: [leedsoffice@mayerbrown.co.uk](mailto:leedsoffice@mayerbrown.co.uk)

London Office  
Tel: 0207 874 1574  
e: [londonoffice@mayerbrown.co.uk](mailto:londonoffice@mayerbrown.co.uk)

Yeovil Office  
Tel: 01912 327 883  
e: [yeoviloffice@mayerbrown.co.uk](mailto:yeoviloffice@mayerbrown.co.uk)



Page 2



- c) The Travel Plan/Smarter Choices proposals which will support any future consent, including Wayfinding at the station and on the immediate network;
- d) The Travel Plan incentive package which formed part of our submission discussed at the meeting on the 29<sup>th</sup> February 2024, which includes for an incentive package to encourage journeys to be made by bus. (You would be aware that the proposals allow for both access from the existing stops on Station Road a 3 minute walk, but also opens up the use of the stops on Milton Road within 5 minutes of the stn entrance using the new Active Travel Route )
- e) Any permission would include for a parking management plan, in order to monitor and manage if required any changes in parking within the local area. This as you are aware is common practice for any reduced car provision development.

#### *Current Evidence Base in support of the proposals*

As explained in our discussions and at the pre-application meeting, what is sought at present is an in principal response to a disposal of land, which will be the subject of planning consent. However, we have been preparing the evidence base, which demonstrate the consistency of the proposals with your LTP4 objectives.

I append to this letter a report prepared by Richard Talbot Consultancy on behalf of Solum in relation to movements to and from the station. This provides analysis of rail car parking demand at Harpenden railway station, derived from several data sources, including passenger surveys and automatic traffic count equipment.

The report contains details of the origin of journeys where a passenger parks at Harpenden Station and **Table 1** below shows the origin of these journeys by postcode and what proportion of these journeys originate within a 20 minute active travel journey from the station.



Postcode	Percentage of Trips parking at or near the station	Is postcode within a 20 minute active travel journey from the station
AL5 3	22.7%	Yes
AL4 8	15.6%	Yes
AL5 5	10.4%	Yes
AL3 7	9.7%	Yes
AL5 2	9.7%	Yes
AL5 4	8.4%	Yes
AL3 8	5.8%	No
AL5 1	4.5%	No
SG4 8	3.9%	No
LU1 4	21.9%	No
HP2 6	1.3%	No
LU6 3	1.3%	No
AL1 3	0.6%	No
HP2 7	0.6%	No
HP4 1	0.6%	No
LU1 4	0.6%	No
LU5 6	0.6%	No
LU6 2	0.6%	No
SG4 8	0.6%	No
<b>Total within 20 minute active travel distance of the station</b>		<b>65%</b>

**Table 1: Proportion of Passengers who park at or near the station who travel from within a 20 minute active travel distance from the station**

In total this survey work demonstrates that 65% of journeys to and from the station originate within a 20 minute active travel journey of the station. An increased proportion of journeys are within a bus journey from the station.

So whilst at least 65% of journeys are within an active travel or bus journey from the station, what the proposals do is to seek just a 15% reduction in the number of people who park at the station. In terms of passenger numbers, pre Covid the daily use of the station was around 5400 passengers entries per day, so we discussing approximately 2% of rail passengers changing their travel patterns.

#### *In Conclusion*

As discussed the LC17 consultation is seeking your agreement to the principal of the proposal which will be subject to planning consent. The change in parking provision relates to a 15% reduction in the provision of parking at the station, whilst at least 65% of journeys involving parking at or near the station are within a distance where the journey could be made by active travel and non-car means.

Page 4

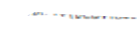


In quantitative terms this represents a change in travel patterns of around 2% of station users and in accordance with your LTP4 objectives we will address in the application how this pragmatic change in travel behaviour can take place, through;

- a) The creation of a new active travel route from the south in accordance with your LCWIP;
- b) An improved active travel route from Station Road;
- c) Increased Cycle Parking;
- d) A comprehensive Wayfinding Strategy;
- e) A Smarter Choices campaign to encourage greater use of the Bus as an access mode to the station, noting the stops within 3 minute walk of the station on Station Road and the stops within 5 minute walk of the station, which will become accessible through the New Active Travel Route from the south.

We would be grateful therefore for your formal response to Network Rail by return advising that you have no in principal objections to the proposed dispersal which will be subject of planning approval. [The closing date for the consultation is the 16<sup>th</sup> April 2024.](#)

Yours sincerely

  
Ian Mitchell  
Director Strategic Projects

mobile 07946 6213  
email [ian.mitchell@mayerbrown.co.uk](mailto:ian.mitchell@mayerbrown.co.uk)

enclosure

cc. Solum  
Network Rail



**From:****Sent:** Friday, March 22, 2024 2:09 PM**To:****Subject:** Re: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Afternoon

Apologies for the delay whilst we make our checks that the principle is acceptable to HCC.

These are some of the questions I have received from colleagues that I need to answer before I can retract my holding objection: -

- How many car parking, and motorcycle, spaces are there in total?
- Are there sufficient active travel proposals to drive mode-shift (at least to match car park reduction)?
- What about bus services, there isn't much in the report on buses? Some have a particular bugbear on the location of bus stops at rail station hubs, as to find the Bishop's Stortford Bus Stop you have to do a left and walk 50m, whereas the taxi rank is immediately in front of the station, which does not encourage sustainable modes;
- Is there any data on people's likelihood to drive all or more of their journey if they cannot park at Harpenden Rail Station?

If you, or your team, could help answer these questions, we shall get to a decision quicker.

Kind regards,

**From:****Sent:** Wednesday, March 20, 2024 1:38 PM**To:****Cc:****Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Afternoon. I hope you are well.

Sorry to hassle but I can't trace any reply from you, or your colleagues, to my email of 6 March (please see below).

It is important this matter is resolved as quickly as possible, as it is currently intended to submit an application to the ORR in the very near future and at that time NR is required to submit copies of all responses received as well as any relevant subsequent email exchanges.

Accordingly please could you and/or your colleagues look again at the email below and revert.

As stated in that note, if Herts CC still have any issues relating to the principle of a disposal I would like to try to resolve these if possible. I would also re-iterate that agreeing to the LC17 would not mean the proposed scheme could be effected unless and until all necessary statutory (including highways and planning) and regulatory consents were obtained.

As before, I'm very happy to arrange a Teams call - or to meet in person with you or your colleagues - if that might assist.

I look forward to hopefully hearing from you soon. Many thanks in anticipation of your attention to this matter.

Kind regards.

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:****Sent:** Wednesday, March 6, 2024 10:36 AM**To:****Cc:****Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Morning

Following on from my earlier email I wondered if you or your colleagues were now able to respond further to the LC17 consultation please?

If this is not possible would you mind letting me know why this is the case please - as the ORR expects NR to make reasonable endeavours to resolve objections – and so I would like to try to understand and resolve if Herts still have issues relating to the principle of a disposal. As outlined in my earlier note agreeing to the principle of a disposal would not mean the scheme could be effected unless all necessary statutory and regulatory consents (including highways and planning) were obtained.

I am happy to call you to discuss further at a mutually convenient time if that might assist?

All the best.

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:****Sent:** Thursday, February 22, 2024 2:38 PM**To:****Cc:****Subject:** CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Hi

Many thanks for yesterday's email.

I do completely understand that Herts would want any development that comes forward to accord with reasonable highways and transport requirements. However, agreeing to the principle of a disposal would not prejudice that position as the proposed scheme can only be brought forward with the benefit of relevant planning and highways consents as are required.

The difficulty with a holding objection to the LC17 consultation is that without knowing that the general principle of a disposal is accepted it becomes problematic to commit time, resources and money to working up designs in detail as there is no certainty that a consultee will not block the overall principle of a disposal irrespective of whatever detailed design is brought forward.

Regarding your specific comment on the loss of parking, car park surveys were carried out over a two week period in November last year. This period was chosen as being a likely maximum for car park occupancy. The maximum weekday peak occupancy during this time was 96%, although it should be noted that this was for one day only (a Thursday) out of the fourteen day survey period - and indeed for the following Thursday occupancy was significantly lower being only 78%. The average overall weekday occupancy was 80%. Weekend occupancy was considerably lower still at 46% for Saturdays and 37% for Sundays.

The current proposal envisages a reduction of overall car parking spaces of no more than a maximum of 15%. This means the average weekday occupancy would still be more than adequately catered for. Further, the proposed scheme includes improvements which it is anticipated should lead to an overall reduction in car parking demand by making walking and cycling to the station more attractive - as well addressing a number of issues for which recent rail passenger surveys at Harpenden show a strong level of dissatisfaction.

There is growing evidence across the country that more and more rail passengers are being dropped off at stations rather than parking at them all day, and as part of the current proposal it is intended to increase "kiss and ride" spaces and to improve the areas around them making this a more attractive and viable option for passengers using the station; further new disabled parking spaces will be provided. Other improvements proposed should also make other modes of more sustainable transport

such as walking and cycling easier and more attractive to people travelling to the station. The proposed scheme improvements to the overall station experience could not occur without the relatively small reduction in parking. It is worth noting that based on the above, the independent watchdog, Transport Focus, which has the avowed aim of putting “the interest of transport users first and aim(s) to get the best deal for passengers and road users” was content to agree to the LC17 consultation.

Accordingly, might it be possible please for Herts not object to the principle of the disposal, secure in the knowledge it will only be possible for the scheme to be brought forward if the necessary statutory, regulatory and highways and planning consents are obtained.

Please do not hesitate to contact me if you want to discuss further.

Development Surveyor (Solum JV)

Mobile -

Email

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:**

**Sent:** 21 February 2024 10:10

**To:**

**Cc:**

**Subject:** Re: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Morning

Thank you for your e-mails of yesterday afternoon and the 2<sup>nd</sup>.

I have heard this proposal discussed, and it does sound like colleagues, namely & copied-in, have had more sight of your plans than I have had to date. For example, a sub-standard 2m wide cycle facility has been mentioned, that HCC cannot support.

However, I understand there is a meeting today between 3pm and 4pm where a potential Pre-app on your site disposal will be discussed.

Until we have considered this further, I do feel Herts Highways has to put in a holding objection, as transport hubs allowing easy change of mode to facilitate commutes by train is really important to HCC. At a time when we are all encouraging residents to get back on sustainable public transport, I cannot see how we can support to loss of 101 parking spaces (15%) at Harpenden Station.

---

---

DM Group Manager | Highways | Growth & Environment  
Hertfordshire County Council  
Address: County Hall, Pegs Lane, Hertford, SG13 8DE. Postal Point: CH0242.

Please report all highway faults via: <https://www.hertfordshire.gov.uk/faultreporting>.



[Our vision](#) is to create a cleaner, greener and healthier

Hertfordshire, guided by our RISE values



**From:****Sent:** Tuesday, February 20, 2024 2:19 PM**To:****Subject:** FW: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5**Importance:** High

Afternoon

Hope you are well. Further to my email below, and voicemail of last week I was wondering if you might be in a position to respond please?

Even if you have no comment as such it would be helpful if you could put that into an email as ORR expects NR to use reasonable endeavours to get a formal response from consultees - even if it's a "no comment". What we are looking to do is establish if consultees have views on whether or not they agree with the principle of a disposal of the land in question.

Sorry to hassle you, and please do e-mail or call if you want to discuss or require any further information.

All the best.

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:**

**Sent:** 02 February 2024 15:52

**To: Subject:** CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

I am writing to you in connection with a consultation which my colleague, undertook in October of last year. I have very recently picked up this matter from and have attached a copy of his email of 17 October and its attachments

On reviewing this matter, it appears that through an inadvertent error you were not included on the original consultation list, and I do apologise for this, and any inconvenience caused.

Accordingly, please could I ask you to review the consultation documents and revert to me, if at all possible by the 19 February. I can confirm no application has yet been made to ORR.

Please note I am on leave from close of business today for all of next week, but please do not hesitate to contact me by phone or email either later or today or in w/c 12 February if you have queries.

Apologies again for the earlier mistake, and thanks in anticipation of your assistance.

Kind regards.

Development Surveyor (Solum JV)



Mobile -

Email –

---

## 29 St Albans City & District Council

**From:**

**Sent:** Friday, February 16, 2024 4:43 PM

**To:**

**Subject:** RE: CONSULTATION ON PROPOSED LAND DISPOSAL AT HARPENDEN STATION, HERTFORDSHIRE AL5

Dear

In principle, St Albans City and District Council does not object to the redevelopment of this site. However, we would advise that detailed proposals of any redevelopment scheme have not yet been agreed by the Council, and therefore we are unable to comment at this stage as to whether the 'sale area' as set out in the plans provided would be likely to obtain planning permission.

Kind regards

Deputy Planning Team Leader

Development Management

Community and Place Delivery

**St Albans City & District Council**

Telephone:

Council general home page: [www.stalbans.gov.uk](http://www.stalbans.gov.uk)

Council contact details and address: [www.stalbans.gov.uk/contact-us](http://www.stalbans.gov.uk/contact-us)

**From:**

**Sent:** Friday, February 16, 2024 4:44 PM

**To:**

**Cc:**

**Subject:** RE: Network Rail LC17 - Harpenden

Dear

Thank you for your email – I have just responded to your consultation email under separate cover.

I trust this is helpful.

Kind regards

Deputy Planning Team Leader  
Development Management  
Community and Place Delivery  
**St Albans City & District Council**

Telephone:

Council general home page: [www.stalbans.gov.uk](http://www.stalbans.gov.uk)

Council contact details and address: [www.stalbans.gov.uk/contact-us](http://www.stalbans.gov.uk/contact-us)

**From:**  
**Sent:** 16 February 2024 13:44  
**To:**  
**Cc:**  
**Subject:** RE: Network Rail LC17 - Harpenden

Afternoon

Further to note below. Please find attached a copy of the email and its attachment which I sent a couple of weeks ago.

ORR expects NR to use reasonable endeavours to get a formal response from consultees - even if it's a "no comment" - so I look forward to hopefully hearing from you shortly, when you have had a chance to consider.

Please do e-mail or call if you want to discuss or require any further information.

All the best. Good weekend.

Development Surveyor (Solum JV)

Mobile -

Email –

*Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.*

**From:**  
**Sent:** 16 February 2024 13:03  
**To:**  
**Cc:**  
**Subject:** Network Rail LC17 - Harpenden

Hi

Following on from our meeting on Wednesday, I caught up with Network Rail who advised you would have been contacted as part of the LC17 consultation.

Please could I introduce you to (cc'd) who is managing this particular LC17 and will follow up shortly with further information.

Many thanks



Development Manager, Solum Joint Venture

**Kier Property**

Follow us on:

[LinkedIn](#)  
[Twitter](#)

**M**

**E:**

6 Cavendish Place, London W1G 9NB

Solum is the trading name of a number of joint venture LP and LLPs between certain subsidiaries of Kier Group plc. I Registered in England No. 02708030 I Registered Office: 2<sup>nd</sup> Floor, Optimum House, Clippers Quay, Salford, M50 3XP, and

Network Rail Development Limited I Registered in England No. 06569617 I Registered Office: 1 Eversholt Street, London, NW1 2DN

## **Annex A**

Dear Consultee,

### **Land at Harpenden Station, Hertfordshire, AL5**

We write to you to seek your comments in relation to a proposed land disposal at the above location. Further details are contained within the attached LC17 Evaluation form and disposal site plan 0330727.

We request your comments by **20/11/2023** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **20/11/2023**, and having made reasonable endeavours to obtain a response, we will proceed with our application.

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

If you have any queries regarding our proposal do not hesitate to contact me.

Yours sincerely ,