

**Les Waters**  
Manager, Licensing  
Railway Markets and Economics  
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Telephone 020 7282 2106

8 March 2016

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

### **Network licence condition 7 (land disposal): Queens Road, Nottingham**

#### **Decision**

1. On 28 January 2016, Network Rail gave notice of its intention to dispose of land located south east of Nottingham Station at Queen Street, Nottingham (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached). Network Rail also provided additional information at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 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 all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and no material issues were raised. We note that:
  - there is no evidence that railway operations at Nottingham station would be affected adversely;
  - this disposal forms part of Nottingham City Council's regeneration scheme in the locality which included the refurbishment of Nottingham Station. As part of this, Nottingham City Council and Network Rail have delivered a 950-space multi storey car park as a precursor to replacing the pre-existing 512-space public pay and display car park. East Midlands trains, the station facility owner at Nottingham station, had no comments or concerns over the replacement parking facilities; and
  - Network Rail subsequently confirmed that it will retain access rights to the electricity substation on the site.
4. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

5. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

6. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.



**Les Waters**

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

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<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

**Annex A: Notice given by Network Rail to ORR on 28 January 2016**

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

1. Site	
Site location and description	The site, known as Nottingham Queens Road, is located to the south east of Nottingham Station (NG2 3AN). Historically the site was used as a station pay & display car park but was 'released' for development by construction of an adjacent multi storey car park (MSCP) in accordance with the master plan guiding development and refurbishment of the station. The site is cleared and vacant other than its temporary use in accommodating contractors finalising works to the Station's historic façade.
Plans attached:  (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The attached plan (ref 81568) illustrates the site location and proximity to the station and rail network. The disposal area subject is coloured 'light blue'. Network Rail retained freehold ownership is coloured 'green' and the station lease demise is outlined in red.  1. The site boundary has been defined by the original master plan guiding refurbishment of the station and allows for an additional platform should one ever be required in the future.
Clearance Ref:	Business: CR/24213 (Certificate number 32020) Dated 28.11.15 Technical: CR/24213 (Certificate number 32343) Dated 15.01.15
Project No.	149005
Ordnance survey coordinates	457703 N 339161 E
Photographs (as required)	Photographs are enclosed in Appendix 1
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold or Long Leasehold (125 – 999 years). Development may require a licence or building agreement to deliver the development. This will be subject to future negotiations with the developer.
Proposed party taking disposal	To be confirmed. This will either be through Network Rail's Joint Venture (XXXX) or a suitable developer appointed by way of an open market competitive process
Proposed use / scheme	Mixed use. B1 (office use) or residential. May also include ancillary retail use
Access arrangements to / from the disposal land	Direct from public highway via existing access

Replacement rail facilities (if appropriate)	The site was previously used as a pay and display station car park. This car parking was purposely replaced and capacities increased by the construction of a 950 space MSCP adjacent to the site.
Anticipated Rail benefits	Release of the site (resulting in capital receipts) was part of the business case & investment strategy behind the refurbishment and enhancement of Nottingham Station. The refurbishment of the Station has increased capacity, improved visitor access, enhanced transport links (which includes the new combined tram station), increased car parking (by delivery of a MSCP) and improved the station's function and operation..
Anticipated Non-rail benefits	If fully occupied the site has the potential to accommodate an office building that would house circa 1,300 workers, thus offering potential for increased rail travel and use of the station facilities. The proposed high quality scheme will also greatly enhance the built environment surrounding the station. The station and its surround is a regeneration priority area and development of the site will assist in delivery of a variety economic benefits. Development of the site accords with the City Council's rationale for investment within the Station.
<b>3. Timescales</b>	
Comments on timescales	Disposal is anticipated in the latter part of 2016
<b>4. Railway Related Issues</b>	
History of railway related use	Historically it is understood the site was used as sidings prior to its development as a station surface pay & display car park. It became 'redundant' as a consequence of the 950 space multi storey car park, which significantly improved capacities.
When last used for railway related purposes	Historic. It has not been used for railway purposes for at least 20 years.
Any railway proposals affecting the site since that last relative use	None
Impact on current railway related proposals	The release of the site for development will not impact upon the provision of any potential new platform (as sufficient land has been made available to accommodate one should one ever be required in the future).
Potential for future railway related use	No such potential future use has been identified. The layout and proposed disposal of the site makes allowance for an additional platform if any plan were to arise in the future.
Any closure or station change or network change related	N/A. The refurbishment of the station was the subject of extensive consultation, including Station Change and was delivered in partnership with key stakeholders including Nottingham City Council,

issues	SFOs etc. The site lies outside the Station lease.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	N/A
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include and requirement for new fencing of the railway boundary, as sufficient fencing already exists.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>

## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The proposed development for office use accords with planning policy and regeneration objectives.
Contamination / Environmental Issues (if applicable)	N/A

## 6. Consultations

Railway (internal – Network Rail)	Completed as part of the internal Clearance Process. Network Rail internal clearance (Business and Technical) has been obtained (CR/24213) for the disposal of the land.
Summary of position as regards external consultations	<p>The consultation exercise involved 26 external parties. One party failed to respond and one party raised an objection.</p> <p>There was no response from Nottinghamshire County Council. However, further consultation will occur as part of the planning process. The failure to respond is therefore considered immaterial. West Coast Railway Company raised an objection; however, the objection is not considered material as there is no foreseeable rail</p>

	related use planned for the site (as a consequence of the masterplan underpinning the investment and redevelopment of Nottingham Station).	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	N/A	
<b>7. Local Authorities</b>		
Names & Email Addresses:	Nottingham City Council @nottinghamcity.gov.uk	
Local Transport Authorities:	LTA Nottingham City Council @nottinghamcity.gov.uk	
Other Relevant Local Authorities:	Nottingham County Council @nottsc.gov.uk	
<b>8. Internal Approval</b>		
<b>Recommendation:</b>	Based on the above, I recommend that Network Rail proceeds with the disposal.	
<b>Declaration:</b>	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:	xxxxx	
Approved by Property Development Manager	xxxxx	Date Approved by PDM: 15 <sup>th</sup> January 2016







Appendix 1

Application for ORR Consent: Nottingham Queens Road NG2 3AN

**Photograph Schedule**

Photo 1: Taken from the adjacent multi storey car park (MSCP) looking eastwards.



Photo 2: Taken from Queens Road and entrance into the site looking northwards towards the station and city centre.



Photo 3: Taken from Queens Road and entrance into the site looking NW towards the station and city centre with views of the adjacent MSCP.



**PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT**  
relating to

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER  
THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE**

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Nottingham: Queens Road, NG2 3AN
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We have consulted in relation to this evaluation, and summarise the results of this as follows:

**Summary of position regarding responses:**

The consultation exercise involved 26 external parties. One party failed to respond and one party raised an objection.

There was no response from Nottinghamshire County Council. However, further consultation will occur as part of the planning process and the failure to respond is therefore considered immaterial. West Coast Railway Company raised an objection; however, the objection was not considered valid or material as there is no foreseeable rail related use planned for the site (as a consequence of the masterplan underpinning the investment and redevelopment of Nottingham Station).

The full list of external consultees is set out below:

No.	External party (name)	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	30/11/2015	No Comment	
2	Arriva Trains Cross Country	Y	13/11/2015	No Comment	
3	c2c Rail Limited	Y	12/11/2015	No Objection	
4	Chiltern Railway Company Limited	Y	12/11/2015	No Comment	
5	East Midlands Trains Limited	Y	11/12/2015	No Comment	
6	Eurostar International Limited	Y	13/11/2015	No Issue	
7	Great Western Railway	Y	12/11/2015	No Objection	
8	Grand Central Railway Company Limited	Y	26/11/2015	No Comment	
9	London & South Eastern Railway Limited (Southeastern)	Y	30/11/2015	No Comment	
10	Merseyrail Electrics 2002 Limited	Y	13/11/2015	No Comment or Objection	
11	Northern Rail Limited	Y	12/11/2015	No Objection	
12	COLAS Freight	Y	18/11/2015	No Comment or Objection	
13	Direct Rail Services Limited	Y	16/11/2015	No Comments	

14	DB Schenker (Formerly EWS)	Y	12/11/2015	No Objection	
15	Freight Transport Association	Y	30/11/2015	No Comment	
16	Freightliner Limited	Y	16/11/2015	No Comment	
17	GB Railfreight Limited	Y	18/11/2015	No Comment	
18	Rail Freight Group	Y	13/11/2015	Ok with RFG	
19	West Coast Railway Company	Y	07/01/2016	Objection See comments in Annex 1	
20	W. H. Malcolm	Y	12/11/2015	No Objection	
21	Association of Community Rail Partnerships	Y	30/11/2015	No Objection	
22	British Transport Police	Y	16/11/2015	No Objection	
23	Transport Focus (formerly Passenger Focus)	Y	09/12/2015	No Objection	
24	Nottingham City Council	Y	15/12/2015	See response from xxxx.  No objection	
		Y	30/11/2015		
25	Nottingham City Council	Y	07/01/2016	No Comments	
26	Nottingham County Council	N			Chaser email sent 11/12/15. Chaser sent again 11/01/16

Copies of responses are given in the Annex 2 to this report, as indicated above.

A copy of the consultation request (before customisation for any individuals) is given in Annex 1

## Annex 1

### Network Rail's Consultation Request

**From:** @networkrail.co.uk

**Sent:** 12 November 2015 15:21

**To:**

**Subject:** LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Dear Consultee,

We seek to consult you as regards your views, please, on our proposed disposal by way of a freehold or long leasehold disposal.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **10<sup>th</sup> December 2015 (including any "no comment" response)**.

If you have any queries as regards this proposal, please direct them to xxxx by way of email [@networkrail.co.uk](mailto:@networkrail.co.uk). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully

## Annex 2 - Consultation Responses

### 1. Department for Transport

**From:** [mailto:@railexecutive.gsi.gov.uk]

**Sent:** 30 November 2015 07:46

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

– The Department has no comment on this proposal.

Regards,

Rail Network Outcomes, Department for Transport  
3/23, GMH

### 2. Arriva Trains Cross Country

**From:** [mailto:@crosscountrytrains.co.uk]

**Sent:** 13 November 2015 13:15

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

CrossCountry

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

**3. c2c Rail Limited**

**From:** EXTL:

**Sent:** 12 November 2015 16:40

**To:** @networkrail.co.uk

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.

Rgds

**4. Chiltern Railway Company Limited**

**From:** EXTL:

**Sent:** 12 November 2015 15:36

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hello

There are no comments from Chiltern Railways.

Kind regards,

**5. East Midlands Trains Limited**

**From:** (SWT)

**Sent:** 11 December 2015 15:17

**To:** @networkrail.co.uk

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

With reference to the above proposed Land Disposal, on behalf of East Midlands Trains Ltd and Stagecoach South Western Trains Ltd 'No Comment'

Stagecoach South Western Trains / East Midlands Trains

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

**6. Eurostar International Limited**

**From:** [mailto:@eurostar.com]

**Sent:** 13 November 2015 09:24

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

No issue for EIL,

Thanks

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

**eurostar.com**

## 7. Great Western Railway

**From:** @gwr.com

**Sent:** 12 November 2015 15:55

**To:** @networkrail.co.uk

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Good afternoon

We have no objection thank you.

### Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](mailto:@GWR.com)

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

## 8. Grand Central Railway Company Limited

**From:** EXTL: (@grandcentralrail.com)

**Sent:** 26 November 2015 15:33

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Apologies for not getting back to you.

Grand Central has no comment on this particular proposal.

Regards

E: [@grandcentralrail.com](mailto:@grandcentralrail.com)

W: [grandcentralrail.com](http://grandcentralrail.com)

Follow us on Twitter [@GC\\_Rail](https://twitter.com/GC_Rail)

Grand Central Railway Company Limited, 3<sup>rd</sup> Floor, Northern House, 9 Rougier Street, York , YO1 6HZ

e: [customer.services@grandcentralrail.com](mailto:customer.services@grandcentralrail.com) w: [grandcentralrail.com](http://grandcentralrail.com)

Registered Office: 1 Admiral Way, Doxford International Business Park, Sunderland SR3 3XP

Registered in England No. 03979826

## 9. London & South Eastern Railway Limited (Southeastern)

**From:** [mailto:@southeasternrailway.co.uk]

**Sent:** 30 November 2015 12:59

**To:** @networkrail.co.uk

**Cc:**

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

I can confirm that Southeastern have no comment to make on this proposal

Kind regards

southeasternrailway.co.uk

**southeastern**

Friars Bridge Court  
41-45 Blackfriars Road  
London, SE1 8NZ

**10. Merseyrail Electrics 2002 Limited**

**From:** [mailto:@merseyrail.org]

**Sent:** 13 November 2015 08:01

**To:** @networkrail.co.uk

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

I can confirm that Merseyrail has no comments or objections to the above proposal.

Regards

**Merseyrail**

Tel	
Mob	
Email	<a href="mailto:@merseyrail.org">@merseyrail.org</a>
Web	<a href="http://www.merseyrail.org">www.merseyrail.org</a>

**11. Northern Rail Limited**

**From:** [mailto: @northernrail.org]

**Sent:** 12 November 2015 15:31

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Northern has no objection to the land disposal at Queens Road, Nottingham

Kind regards

Northern Rail Ltd  
Northern House  
York  
YO1 6HZ

E: [@northernrail.org](mailto:@northernrail.org)

W: <http://www.northernrail.org>

**12. COLAS Freight**

**From:** property.management [mailto:property.management@colasrail.co.uk]

**Sent:** 18 November 2015 11:14

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

No comment or objection to the proposal

**Tel. Mob.**

**@colasrail.co.uk**

**COLAS RAIL LTD**

**Wimbledon - Building One, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom**

**[www.colasrail.co.uk](http://www.colasrail.co.uk)**



**13. Direct Rail Services Limited**

**From:** [mailto:@drsl.co.uk]

**Sent:** 16 November 2015 15:32

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

DRS have no comments.

Kind regards,

**Direct Rail Services**, Kingmoor Depot,  
Etterby Road, Carlisle CA3 9NZ

Tel:

Mob:

**Protect our environment – Print only if you need to.**

**14. DB Schenker (Formerly EWS)**

**From:** EXTL:

**Sent:** 12 November 2015 16:15

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

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

Yours,

**15. Freight Transport Association**

**From:** [mailto:@fta.co.uk]

**Sent:** 30 November 2015 13:24

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Apologies we have no comment.

**Freight Transport Association**

Mobile :

**[www.fta.co.uk](http://www.fta.co.uk)**

Please help us achieve our environmental targets by not printing this e-mail

**16. Freightliner Limited**

**From:** [mailto:@Freightliner.co.uk]

**Sent:** 16 November 2015 09:19

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Freightliner has no comment on this proposal

Regards

**17. GB Railfreight Limited**

**From:** [mailto:@gbrailfreight.com]

**Sent:** 18 November 2015 09:43

**To:** @networkrail.co.uk

**Cc:** EXTL:

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

No comment.

Rgds,

**GB Railfreight**

Phone:

Email: [@gbrailfreight.com](mailto:@gbrailfreight.com)

Post: Unit 4, Blenheim Court, Peppercorn Close, Peterborough, PE1 2DU

**18. Rail Freight Group**

**From:** RFG [mailto:@rfg.org.uk]

**Sent:** 13 November 2015 18:25

**To:** @networkrail.co.uk

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Ok with RFG

Rail Freight Group

[@rfg.org.uk](mailto:@rfg.org.uk)

Sent from my iPad

**19. West Coast Railway Company**

**From:** [mailto:@aol.com]

**Sent:** 07 January 2016 09:21

**To:** @networkrail.co.uk

**Cc:**

**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

My point was really that NR should resist disposing of its freehold interest. I wouldn't decry the financial benefit of the development, for one moment, but I would be unhappy about the loss if control of a site so close to operational land.

The transient nature of such developments and rapidly altering requirements for expansion, particularly at growth points, such as Nottingham, which has nonetheless seen a massive rationalisation of operational railway in the last 20 years, needs to be taken into account.

T

M  
E [@aol.com](mailto:@aol.com)

In a message dated 06/01/2016 13:18:23 GMT Standard Time, [@networkrail.co.uk](mailto:@networkrail.co.uk) writes:

Dear

Thank you for your response. Hopefully by explaining a little further your concerns will be alleviated.

The site was originally part of the pay and display car parking facilities that were adjacent to the station. The construction of the Multi Storey Car Park on part of the site increased existing car parking capacities and in doing so released the subject site for development. The station and the site were the subject to detailed masterplanning to significantly improve both the station, its facilities and its environs. Release of this site underpinned the investment in the refurbishment and was the subject of careful analysis. Because of the investment and construction in the MSCP no car parking facilities were lost.

Development of the site will benefit the station and surrounds. It will generate a sizeable capital receipt for reinvestment in the rail network; it will deliver much needed Grade A office space and mixed uses; it will provide employment and will hopefully encourage greater use of rail and tram (with potential for 1,500+ occupiers); it will significantly improve and uplift the built environment and it accords with the regeneration and economic priorities associated with the locality.

It is a positive outcome for both the rail industry, station and city of Nottingham. Development will be through NR's JV which is 50% owned by NR. Should a 'worst case scenario' occur then the site will be offered to the market.

I would be grateful if you could give the matter further thought.

Please can you let me know at the earliest opportunity if you are agreeable to the proposed release of the site.

Regards

**M** +44 (0)  
**E** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)**

**From:** [mailto:[@aol.com](mailto:@aol.com)]  
**Sent:** 16 December 2015 12:55  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Apologies for the delay but having re-read this and although WCR is not directly affected by this proposal, I cannot help but think that this is another case of 'selling the family silver', by the disposal of a freehold interest so close to operational railway land.

You mention a JV development - surely that's a better way for NR to retain control?

Best

WCR  
M  
E [@aol.com](mailto:@aol.com)

**20. W. H. Malcolm**

**From:** [mailto:[@whm.co.uk](mailto:@whm.co.uk)]  
**Sent:** 12 November 2015 15:24  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

WH Malcolm has no objections to the proposal.

Regards.

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

**Tel:** | **Int: Mobile:**  
**Email:** [@whm.co.uk](mailto:@whm.co.uk) **Web:** <http://www.malcolmgroup.co.uk>

**21. Association of Community Rail Partnerships**

**From:** [mailto:[@btconnect.com](mailto:@btconnect.com)]  
**Sent:** 30 November 2015 11:57  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hello

ACoRP have no objection to this disposal

Regards

ACoRP

T:  
M:

**22. British Transport Police**

**From:** [mailto:[@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)]  
**Sent:** 16 November 2015 15:21  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

That is correct, no objection.

Regards

**British Transport Police**

Nottingham Station, Queen's Road, Nottingham, NG2 3AS  
email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
mobile  
[www.btp.police.uk](http://www.btp.police.uk)  
[Crime Reduction Referral Form](#)

**From:** [mailto:[@networkrail.co.uk](mailto:@networkrail.co.uk)]  
**Sent:** 16 November 2015 14:54  
**To:** [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

I can I just confirm due to the comments below that you have no objection?

Regards

**From:** [mailto:[@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)]

**Sent:** 16 November 2015 13:33

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Thank you for the response, good news regarding a robust boundary.

Yes, from that I believe it will be Notts Police.

Regards

**British Transport Police**

Nottingham Station, Queen's Road, Nottingham, NG2 3AS

email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

**From:** [mailto:[@networkrail.co.uk](mailto:@networkrail.co.uk)]

**Sent:** 16 November 2015 13:18

**To:** @btp.pnn.police.uk

**Cc:**

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Thank you

Further to xxx email I can confirm that any future boundary will have to be robust to prevent unauthorised access.

The site is outside the station lease and will be disposed in due course to a third party.

On this basis I assume that it will come under the jurisdiction of Nott's police?

With thanks

**From:** [mailto:[@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)]

**Sent:** 16 November 2015 11:30

**To:** @networkrail.co.uk

**Cc:**

**Subject:** LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Good morning

As long as the boundary between this land and railway property is to a good BTP standard then BTP will not have any objections to the land disposal.

I do have a question, as this looks to be a lease will BTP have jurisdiction over the site or will this be with Notts Police as it's falling outside of the railway boundary once leased out?

Regards,

**British Transport Police**

Nottingham Station, Queen's Road, Nottingham, NG2 3AS

email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

mobile  
[www.btp.police.uk](http://www.btp.police.uk)  
[Crime Reduction Referral Form](#)

**23 Transport Focus (formerly Passenger Focus)**

**From:** [mailto:@transportfocus.org.uk]  
**Sent:** 09 December 2015 17:26  
**To:** @networkrail.co.uk  
**Subject:** Re: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN 1311a16

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

the land is adjacent to the south side of the railway at Nottingham station;  
its boundary makes allowance for an additional platform if needed;  
disposal, expected to be towards the end of 2016, will be freehold or long (125 years plus) lease;  
the site is to be redeveloped, and is in a regeneration priority area;  
its sale will generate funds anticipated by the business case for the station refurbishment.

Transport Focus has asked East Midlands Trains if there is any possibility the site might be required for station car parking in ten years or so, but have not received a reply. Subject to that need being met, Transport Focus no objection to the proposed sale.

Regards

**24 Nottingham City Council**

**From:** [mailto:@nottinghamcity.gov.uk]  
**Sent:** 15 December 2015 16:59  
**To:** @networkrail.co.uk  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Dear  
The response from the City Council was sent by my colleague xxxx in our Regeneration Team. This constitutes my response as local planning authority.

KR

**Nottingham City Council**

Loxley House | Station Street | Nottingham | NG2 3NG  
**T:** | **M:** | **E:** [@nottinghamcity.gov.uk](mailto:@nottinghamcity.gov.uk)

**From:** [mailto:@nottinghamcity.gov.uk]  
**Sent:** 30 November 2015 09:11  
**To:** @networkrail.co.uk  
**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Yes- we have no objection.

Thanks

Development Directorate  
Nottingham City Council  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

[@nottinghamcity.gov.uk](mailto:@nottinghamcity.gov.uk)  
Tel:  
Website: [www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)  
Facebook: [www.facebook.com/mynottingham](https://www.facebook.com/mynottingham)

Twitter: [www.twitter.com/mynottingham](http://www.twitter.com/mynottingham)

**From:** [mailto:[@networkrail.co.uk](mailto:@networkrail.co.uk)]

**Sent:** 25 November 2015 16:51

**To:** @nottinghamcity.gov.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Can I assume then from this response that you have no objection?

Regards

**From:** [mailto:[@nottinghamcity.gov.uk](mailto:@nottinghamcity.gov.uk)]

**Sent:** 24 November 2015 14:30

**To:** @networkrail.co.uk

**Cc:**

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Hi

Thank you for your response. We welcome the news that Network Rail/your JV wish to develop the site and will be very pleased to see such an important and high profile site be developed in the Southern Gateway to the City.

If we can help in any way please do contact me, we would be happy to help.

Best wishes

Development Directorate  
Nottingham City Council  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

[@nottinghamcity.gov.uk](http://@nottinghamcity.gov.uk)

Tel:

Website: [www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)

Facebook: [www.facebook.com/mynottingham](http://www.facebook.com/mynottingham)

Twitter: [www.twitter.com/mynottingham](http://www.twitter.com/mynottingham)

**From:** [mailto:[@networkrail.co.uk](mailto:@networkrail.co.uk)]

**Sent:** 23 November 2015 09:50

**To:** @nottinghamcity.gov.uk

**Cc:**

**Subject:** FW: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Dear

Thank you for your comments. You may be aware through your colleagues of our plans to develop the site. We are actively engaged in bringing the site forward through our JV and are in the process of working up a planning application. We are aware of the opportunities development of the site could bring for Nottingham, in particular its ability to accommodate a significant high quality office development. These potential benefits align with both our strategies.

If we do not progress for any unforeseeable reason with our JV we would look at the alternatives to develop the site. We would want to see development occur quickly with the full potential for commercial returns being realised. We would therefore be keen to see measures in place to encourage development activity which would avoid delays and any land banking. These would be subject to commercial considerations and negotiations.

Other than this I would be **most grateful if you could confirm** that you have no further objections to NR bringing forward the site for development.

Regards

**From:** [mailto:[@nottinghamcity.gov.uk](mailto:@nottinghamcity.gov.uk)]

**Sent:** 18 November 2015 09:04

**To:** @networkrail.co.uk

**Subject:** FW: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Dear

Thank you for the opportunity to comment on the proposed disposal at Queens Road.

Nottingham City Council supports Network rail's proposed disposal. However, Nottingham City Council's preferred disposal route would be for Network Rail to offer a development agreement or licence agreement, rather than an unconditional sale, to prevent strategic land banking. There are numerous sites within the City Centre which are being held as land holdings as opposed to being developed and this is frustrating the pace of development. NCC would welcome a landmark development by Blocwork, as seen in Birmingham, Glasgow etc, or an alternative high profile investor.

This site is situated in a highly prominent and busy position on the Turning Point South (Nottingham's Inner Ring Road). It is within the Southern Gateway of Nottingham which is a Regeneration priority for investment and development, and the vision for this area is as the Central Business District. There are a number of developers within the area actively progressing other sites and Nottingham City Council also view this site as a key redevelopment site.

Planning policy supports a variety of uses within any development, and design must be appropriate to the Station conservation area. NCC would ideally see the majority of the site developed for Grade A office accommodation, and a recent Office Market demand study indicates that there is a shortage of high quality office space within Nottingham, and this site is well placed to accommodate a significant development.

If you need any more information please let me know.

Best wishes

Development Directorate  
Nottingham City Council  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

[@nottinghamcity.gov.uk](mailto:@nottinghamcity.gov.uk)

Tel:

Website: [www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)

Facebook: [www.facebook.com/mynottingham](http://www.facebook.com/mynottingham)

Twitter: [www.twitter.com/mynottingham](http://www.twitter.com/mynottingham)

**25 Nottingham City Council**



**From:** [mailto:@nottinghamcity.gov.uk]

**Sent:** 06 January 2016 13:56

**To:**

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Thank you for confirming the contact with EMT, I have no objection to make on the proposal and as you will be aware any details of future development would be subject to the appropriate planning processes.

Thanks

**From:** [mailto:@networkrail.co.uk]

**Sent:** 06 January 2016 11:21

**To:** @nottinghamcity.gov.uk

**Cc:**

**Subject:** LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

**Importance:** High

Thank you for your response. We note your comments and were aware that there are potential plans to divert the existing right of way. East Midlands have been subject to the same consultation exercise and have not raised any objections.

We will of course draw it to their attention again as the scheme progresses and will liaise with our station portfolio surveyor to this effect.

We have been in direct contact with your colleague xxxx who as xxxx at NCC is aware of our proposals.

I am assuming that you have no objection to the development occurring.

I would be most grateful if you could confirm as such.

Regards

**From:** [mailto:@nottinghamcity.gov.uk]

**Sent:** 30 November 2015 12:40

**To:** @networkrail.co.uk

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Thank you for your consultation. I have no formal comments to make on the proposal and as you will be aware any details of future development would be subject to the appropriate planning processes.

However, I am aware from discussions with East Midlands Trains that they were considering the provision of a footbridge linking platforms at this end of the station and as part of this they were considering the diversion of the existing right of way from the current footbridge. I therefore suggest that you may wish to draw this proposal to their attention from that perspective.

Regards

**26 Nottingham County Council**

No response

## Annex B – Replies to consultation received from Nottinghamshire County Council

**From:** [@nottsc.gov.uk](mailto:@nottsc.gov.uk)  
**Sent:** 23 February 2016 10:04  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** FW: L7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Further to your email below I can confirm that Nottinghamshire County Council has no comments to make from a strategic planning point of view on the consultation on land disposal at Queens Road.

However, I have forwarded your email on to colleagues in highways (rail) and property as they may wish to comment. They are aware that you are after comments today and I have asked that they send a response asap (a 'no comment' if this is the case).

If you need to contact them directly, their contact details are:

Highways – [@nottsc.gov.uk](mailto:@nottsc.gov.uk)  
Property – [@nottsc.gov.uk](mailto:@nottsc.gov.uk)

Regards

Planning Policy Team  
Tel:  
[www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

Nottinghamshire County Council  
Policy, Planning and Corporate Services  
County Hall, West Bridgford  
Nottingham, NG2 7QP

**From:** [@nottsc.gov.uk](mailto:@nottsc.gov.uk)  
**Sent:** 23 February 2016 10:42  
**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Subject:** FW: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

Please see comments below from Nottinghamshire County Council Property Team.

Thanks

Planning Policy Team  
Tel:  
[www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

**From:** [@nottsc.gov.uk](mailto:@nottsc.gov.uk)  
**Sent:** 23 February 2016 10:40  
**To:** [@nottsc.gov.uk](mailto:@nottsc.gov.uk)  
**Cc:** [@nottsc.gov.uk](mailto:@nottsc.gov.uk)

**Subject:** RE: LC7 Consultation on proposed land disposal: Nottingham Queens Road NG2 3AN

I would confirm that I have liaised with colleagues in Property and would confirm that we have no comments to make in respect of this proposal.

Thanks