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Railway Markets and Economics
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9 December 2016

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

Network licence condition 7 (land disposal): Bishop's Stortford station, Hertfordshire

Decision

1. On 20 October 2016, Network Rail gave notice of its intention to dispose of land at Bishop's Stortford station, Hertfordshire (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 has also provided additional information included 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 and no objections were received.
4. We note that Abellio Greater Anglia (AGA) was the Station Facility Owner (SFO) at the time of Network Rail's consultation but that Abellio East Anglia (AEA) took over this responsibility on 16 October 2016. Network Rail was not able to obtain formal responses from either AGA or AEA but has provided evidence to show it used reasonable endeavours to obtain responses from them, including extending the consultation period deadline. Neither AGA nor AEA raised any issues for us to consider.
5. In considering the proposed disposal we note that:
 - there is no evidence that railway operations at Bishop's Stortford station would be affected adversely;
 - no other reasonably foreseeable railway use for the land was identified; and
 - Network Rail has stated the disposal will facilitate station benefits including a transport interchange and 900 station car parking spaces.



6. 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.

7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,¹ 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”.

8. 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.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned below the text of paragraph 8.

Les Waters

Duly authorised by the Office of Rail and Road

¹ Available from www.rail-reg.gov.uk/server/show/nav.150

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	<p>The disposal land adjoins the western side of Bishops Stortford Station, Bishops Stortford, Hertfordshire, CM23 5NF and is shown shaded blue and brown on the attached plan.</p> <p>The property is 3.57 hectares (8.8 acres) in total area and comprises the following current uses:</p> <p>Parking</p> <p>a) Three car parking areas (premier, season ticket and pay & display), located within the station lease area accessed off Station Road and Anchor Street, operated by the Station Facility Owner (“SFO”).</p> <p>b) A separate, private pay & display car park outside the station lease (also accessed off Anchor Street) operated by Station Car Parking Limited.</p> <p>Transport Interchange</p> <p>Serves buses, taxis, pedestrians and ‘pick-up/drop-off’ for vehicles outside the station, off Station Road.</p> <p>Land to the South</p> <p>Accessed principally from London Road to the south, the access route shaded brown on the plan provides access to a rail maintenance depot, operational rail sidings and scrubland. Within this area is a drainage culvert fed from the track bed (two locations) and London Road (one location) which drain into the River Stort to the west.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No 84582 C shows the land proposed for freehold disposal shaded blue, the land for granting of access and service rights shaded brown, and land retained by Network Rail shaded green.
Clearance Ref:	CR18116
Project No.	S09000
Ordnance survey coordinates	E 549159, N 202882

	TL491208
Photographs (as required)	
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	<p>1. Blue shaded area (8.3 acres, 3.36 hectares) - Freehold disposal</p> <p>2. Brown shaded area (0.5 acres, 0.21 hectares) – Deed of Easement or other legal agreement granting access and services rights for the benefit of the proposed development on the blue shaded land.</p>
Proposed party taking disposal	<p>The Freehold Transfer will be to Solum Regeneration (Bishops) LLP or such other party or body associated with Solum Regeneration.</p> <p>Solum Regeneration (Bishops) LLP (or such other party or body associated with Solum Regeneration) will take the long leasehold interest (or another third party developer should that become applicable) and will subsequently grant sub-leases replicating the terms of the head lease to investors of the individual elements of the scheme.</p>

Proposed use / scheme	<p>Solum Regeneration wishes to use the full extent of this underused land to re-generate the site to provide:</p> <ul style="list-style-type: none"> a) Approximately 900 Station car parking spaces b) a new transport interchange c) improved public realm d) a new southern access point off London Road e) 462 residential units f) 80 bedroom hotel with ancillary restaurant g) 6,103 sq ft of retail space outside the station lease area
Access arrangements to / from the disposal land	<p>It is intended that access for private vehicles will remain via Anchor Street. This will provide access to a new multi-storey car park for station use, directly from Anchor Street. Access will also be available from Anchor Street for Network Rail non-HGV vehicles.</p> <p>Access for buses, taxis and, 'pick-up/drop-off' for vehicles will be via the new transport interchange accessed from Station Road.</p> <p>In addition to the existing accesses to the North of the site will be a new Southern access from London Road provided for:</p> <ul style="list-style-type: none"> a) buses, cycles and pedestrians b) Network Rail vehicles accessing the operational rail maintenance area and sidings; and c) construction traffic during the build period. <p>The Southern access will be controlled via remotely controlled traffic lights to prevent private vehicles using the road, or other arrangements as to be agreed by all relevant parties.</p> <p>Pedestrian access will be via Anchor Street and Station Road to the North, and the tow-path and the pedestrian route along the new Southern access.</p>
Replacement rail facilities (if appropriate)	Not applicable
Anticipated Rail benefits	<ol style="list-style-type: none"> 1. Provision of new station car parking facilities 2. Increased capacity for station parking 3. Improved areas of public realm 4. Increased cycle storage adjoining the station 5. Improved bus, car and taxi interchange at the station

Anticipated Non-rail benefits	<p>Regeneration of a brown-field town-centre site to provide new residential and commercial accommodation.</p> <p>The development promotes social, environmental and economic improvements to the town as a whole and delivers an additional 462 residential units for the town, during phases 1 -3.</p>
3. Timescales	
Comments on timescales	<p>A planning application for the development was submitted on 4th March 2016 and validated on the 29th March 2016.</p> <p>Subject to obtaining planning permission and satisfactory completion of rail regulatory procedures, acquisition of the site will take place in 3 phases. This is to ensure that the current station parking capacity is not reduced during construction of the development and replacement station parking..</p> <p>A summary programme is as follows:</p> <p>Phase 1 – Start on Site (SoS) June 2017 / Practical Completion November 2018</p> <p>Phase 2 – SoS December 2018 / PC May 2020</p> <p>Phase 3 – SoS June 2020 / PC November 2021</p>
4. Railway Related Issues	
History of railway related use	<p>The land is noted on OS plans as in rail use since at least 1891. The uses at that time included station forecourt, coal yard and goods sheds on the northern part, with sidings along the eastern edge and extending to the southern part. Between 1960 and 1968 the goods sheds and rail connections to them were removed and replaced by station parking areas. A larger coal yard use started prior to 1968 on the southern part of the site. The central part of the site was designated for freight sidings but this use ended and was subject to Network Change in 2003. This land is now used as a private car park.</p>
When last used for railway related purposes	<p>The blue-shaded land continues in use for station forecourt & access and station parking. The brown-shaded land continues to be used as access road, via London Road, for Network Rail to its adjoining maintenance yard and sidings.</p>
Any railway proposals affecting the site since that last relative use	None
Impact on current railway	None

related proposals	
Potential for future railway related use	The future use of the property has been considered by Network Rail's Strategic Planning team with reference to the relevant Long Term Plan / Anglia Route Study, and it is confirmed that the property has no future railway related use.
Any closure or station change or network change related issues	Station Change will need to be undertaken as a result of the proposed changes to the station lease area.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Access to the Maintenance Depot on the southern part of the property is currently via London Road to the south. Rights are to be retained for Network Rail to continue to use this route and also for access via Anchor Street.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which Solum Regeneration will install new boundary fencing along the railway boundary.</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)	<p>Full Application - 3/16/0530/OUT</p> <p>Car Park Application - 3/16/0707/FUL</p> <p>The land is allocated for residential development in the Local Plan</p>
Contamination /	Limited pockets of contamination within the site have been

Environmental Issues (if applicable)	identified. These will be remediated as part of the construction and site clearance process.
6. Consultations	
Railway (internal – Network Rail)	Internal Clearance has been obtained for the proposed disposal of the blue and brown shaded land – Clearance reference CR18116
Summary of position as regards external consultations	<p>Consultations were undertaken with 30 rail stakeholders. Formal responses were received from all but four of the consultees.</p> <p>No responses were received from London Midland, Grand Central Railway and DB Cargo despite a number of attempts to seek feedback. Full details of the responses are contained within the attached Land Disposal Consultation Report.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>The majority of the consultees either had no objection or comment on the proposed land disposal while some requested clarification of various matters before confirming they had no objection or comment to make.</p> <p>Contact has been made with Greater Anglia (Abellio) regarding the consultation but no formal consultation response has been received. Abellio initially sought confirmation that an area within the proposed disposal area was to be retained to accommodate a new multi-storey car park (MSCP) within the proposed development for use as station parking. Network Rail has confirmed that this is the case subject to the outcome of the current planning application and detailed design, when the precise boundaries for the MSCP will be determined.</p> <p>Following this confirmation from Network Rail, Abellio has not made any further formal comment on the proposed land disposal. The consultation period was extended twice at the request of Abellio, resulting from the delay of announcement by the Department for Transport of the new franchisee for the Anglia route. Network Rail's subsequent communications with Abellio are detailed in an email appended to the accompanying Consultation Report (Annex 2.10).</p> <p>London TravelWatch queried whether a possible additional bay/loop platform on the western side of the station which might be compromised by the proposed disposal. Network Rail provided clarification that no requirement has been identified for an additional platform or loop at Bishops Stortford. London TravelWatch subsequently confirmed it had no further comment on the proposed disposal.</p>

	East Hertfordshire District Council noted (at officer level) that the proposed land disposal area does not include all of the land that is within the current planning application (referred to in Section 5 above). Network Rail confirmed that the excluded land will be the subject of a future land disposal consultation if it is likely to become available for development in the future. The Council has made no further comment or objection.
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7. Local Authorities

Names & Email Addresses:	@eastherts.gov.uk East Herts Council, Wallfields, Pegs Lane, HERTFORD, SG13 8EQ Tel: , Mob:
Local Transport Authorities:	@hertfordshire.gov.uk Hertfordshire County Council, County Hall, Pegs Lane, Hertford SG13 8DQ @hertfordshire.gov.uk T:
Other Relevant Local Authorities:	N/A

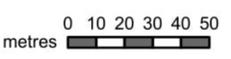
8. Internal Approval

Recommendation:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 17/10/16



Legend

- Sale Area
- Access



Landinformation	
Bishops Stortford	
Sale Plan	
ELR: BGK 30m & 0643yds	
Coordinates \pm 549185E 220745N	
Date:	Drawn By:
17 May 2016	Dan Faulkner
Drawing No:	Rev:
84582	C
Scale:	@ A3
1:2500	

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: the proposed disposal land adjoins the western side of Bishop's Stortford Station, Bishop's Stortford, Hertfordshire, CM23 5NF. The property is 3.57 hectares in total area. A description of the various current uses of the site and site plan are included with the attached Disposal Evaluation Form.

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

Summary of position regarding responses: 30 relevant parties have been consulted with regard to the proposed land disposal and four of these failed to respond. The consultation request is set out at Annex 1. Three reminder emails were sent to the non-responding parties and the consultation response deadline was extended by 31 days, but no response was received from Greater Anglia (Abellio), Grand Central Railway, London Midland or DBCargo. No objections to the proposed disposal have been received.

London TravelWatch, East Herts DC and Herts CC all raised queries relating to the proposals and following provision of responses by Network Rail no outstanding issues remain (see Annex 2).

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	@dft.gsi.gov.uk	Y	1/7/16	No comment	
2	Arriva Trains Cross Country	@crosscountrytrains.co.uk	Y	17/6/16	No comment	
3	c2c Rail Limited	@nationalexpress.com	Y	10/6/16	No objection	

4	Chiltern Railways	@chilternrailways.co.uk	Y	8/6/16	No comment	
5	East Midlands Trains Limited	@swtrains.co.uk Tel -	Y	17/6/16	No comment	
6	Eurostar International Limited	@eurostar.com	Y	13/6/16	No issue	
7	Great Western Railway	@gwr.com	Y	8/6/16	No objection	
8	Govia Thameslink Railway	@GTRailway.com	Y	27/6/16	No comment or objection	
9	Grand Central Railway Company Limited	@grandcentralrail.com	N			Three reminder emails sent including extensions of consultation response deadline for an additional 31 days

10	Greater Anglia (Abellio)	@abelliogreateranglia.co.uk	N		Request made for confirmation that the site of the proposed multi-storey station car park would be excluded from the proposed land disposal area. Confirmation provided by Network Rail on 01/07/16.	See letter of 5/10/16 at Annex 2, 10 summarising contacts made.
11	London Midland Limited	@londonmidland.com	N			Three reminder emails sent including extensions of consultation response deadline for an additional 31 days
12	London & South Eastern Railway Limited (Southeastern)	@southeasternrailway.co.uk	Y	8/6/16	No comment	

13	Merseyrail Electrics 2002 Limited	@merseyrail.org	Y	7/6/16	No comment or objection	
14	Northern Rail Limited	@northernrail.org	Y	8/6/16	No objection	
15	Virgin Trains East Coast	@virgintrainseastcoast.com	Y	8/6/16	No objection	
16	Alliance Rail Holdings	@alliancerail.co.uk	Y	28/6/16	No comment	
17	COLAS Freight	@colasrail.co.uk	Y	29/6/16	No comment	
18	Direct Rail Services Limited	@drsl.co.uk	Y	17/6/16	No comment	
19	DB Cargo (UK) Ltd	@dbschenker.com	N			Three reminder emails sent including extensions of consultation response deadline for an additional 31 days
20	Freight Transport Association	@fta.co.uk	Y	15/7/16	No comment	
21	Freightliner Limited	@Freightliner.co.uk	Y	17/6/16	No comment	
22	GB Railfreight Limited	@gbrailfreight.com	Y	15/6/16	No objection	
23	Rail Freight Group	@rfg.org.uk	Y	8/6/16	OK	

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24	West Coast Railway Company	@aol.com	Y	17/6/16	No formal objection, plus comment (see attached)	
25	W. H. Malcolm	@whm.co.uk	Y	8/6/16	No objection	
26	British Transport Police	@btp.pnn.police.uk	Y	13/6/16	No comment	
27	London TravelWatch	@londontravelwatch.org.uk	Y	10/8/16	See attached correspondence and final "No further comment"	
28	East Hertfordshire DC	@eastherts.gov.uk	Y	18/7/16	See attached correspondence – no outstanding issue.	
29	Association of Community Rail Partnerships	@acorp.uk.com	Y	17/6/16	No objection	
30	Hertfordshire County Council	@hertfordshire.gov.uk	Y	24/8/16	See attached correspondence – no outstanding issue	

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

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

Annex 1

Dear Consultee,

Bishop's Stortford - Consultation on proposed land disposal

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale and grant of Deed of Easement granting access and services rights.

We attach a draft application form to the Office of Rail and Road which, with the related plan, explain the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required 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. It is therefore important that we have your views, so that these may be considered in ORR's decision.

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.

We request your comments, please, by Tuesday 5th July 2016 (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by 5th July, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed.

If you have any queries as regards this proposal, please direct them to the undersigned (see contact details below). 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 – Stakeholder responses

1 Department for Transport

From: [<mailto:@dft.gsi.gov.uk>]

Sent: 01 July 2016 07:56

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

– the Department has no comment on this proposal, except to note that it is likely to require Station Change and a Minor Modification.
Regards,



Department for Transport

Network Services North - Rail Group

4/28, GMH, Great Minster House

33 Horseferry Road, London, SW1P 4DR

020

2 Arriva Trains Cross Country

From: [<mailto:@crosscountrytrains.co.uk>]

Sent: 17 June 2016 15:04

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

XC Trains Ltd has no comment on this proposed disposal.

Regards

[CrossCountry](#)

3 c2c Rail Limited

From: EXTL:

Sent: 10 June 2016 09:33

To:

Subject: Re: Bishop's Stortford - Consultation on proposed land disposal

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

4 Chiltern Railways

From: EXTL:

Sent: 08 June 2016 08:20

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Hi ,

There are no comments from Chiltern Railways.

All the best,

5 East Midlands Trains Limited

From: (SWT)

Sent: 17 June 2016 16:09

To:

Subject: Re: Bishop's Stortford - Consultation on proposed land disposal

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

Stagecoach South Western Trains / East Midlands Trains

6 Eurostar International Limited

From: [<mailto:@eurostar.com>]

Sent: 13 June 2016 10:12

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

No issue for EIL,

Thanks

Eurostar International Limited

7 Great Western Railway

From: [<mailto:@gwr.com>]

Sent: 08 June 2016 09:27

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Good morning

We have no objection thank you.

| **Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

@GWR.com |

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8 Govia Thameslink Railway

From: [<mailto:@gtrailway.com>]

Sent: 27 June 2016 16:16

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Hi

No comments nor objection to proposal from GTR.

Regards

Govia Thameslink Railway Ltd

9 Grand Central Railway Company Limited

No response received

10 Greater Anglia (Abellio)

No formal response to the consultation has been received from Abellio. The two emails below were sent by Network Rail

- i. to clarify a telephone query raised by Abellio and
- ii. to inform Abellio of its intention to submit the LC7 application to the ORR if no response from Abellio was received.

From: @networkrail.co.uk

Sent: 01 July 2016 09:31

To: @abelliogreateranglia.co.uk

Subject: FW: Bishop's Stortford - Consultation on proposed land disposal

Following our conversation earlier this week I write to confirm that

1. A multi-storey car park (MSCP) is planned to be constructed in part of the proposed area for disposal. The MSCP will be included within the station lease to be managed by the SFO, once its precise location has been confirmed and planning consent obtained.
2. The area of the MSCP, once fixed, will be excluded from the actual area for disposal.
3. The location and size of the MSCP will be included within a Station Change proposal for agreement with the SFO and will probably also be subject to Minor Modification procedure.
4. The Station Change proposal (currently being drafted) will include other additions and exclusions from the current lease area.

I trust this clarifies the position sufficiently.

Regards

Network Rail Property

From: @networkrail.co.uk

Sent: 05 October 2016 15:39

To: (@abelliogreateranglia.co.uk)

Subject: Bishop's Stortford - Land disposal LC7 consultation

As you know we have been in discussions with AGA regarding the development of land adjoining Bishop's Stortford station for some time. We have considered the appropriate level of future station parking provision following redevelopment and how current provision can be maintained and increased during construction. This culminated in May this year with your confirmation of support of the proposed parking proposals. A planning application that incorporates these proposals is currently being considered by the local planning authority.

We have been seeking AGA's comments now for four months, as part of the consultation process prior to applying to the ORR for specific consent for land disposal. As you'll appreciate, although AGA has already provided 'in principle' support for the phased parking strategy associated with the proposed development, without any consultation response from the TOC, this adds a significant degree of uncertainty and delay to the proposed disposal and development.

I outline below the timescale provided for AGA's consultation response and subsequent contacts between us:

- 7 June – the formal LC7 consultation period started with an end date of 5th July
- 27 June – the deadline was extended to 15th July on AGA's request due to the delay in announcement of the new franchisee for Anglia
- 15 July – the deadline was extended to 5th August on AGA's request due to the continued delay in announcement of the new franchisee
- 25 Aug – an email follow-up by me after the announcement of Abellio as the new franchisee requesting AGA's response
- 1 Sept – a phone conversation where it was suggested that Abellio may make a 'holding objection'
- 5 Sept – an email follow-up from me suggesting a meeting to discuss matters
- 6 Sept – an email from me clarifying that the Phase 4 land is not proposed for disposal, but to provide new station parking
- 20 Sept – an email follow-up from me seeking a response
- 28 Sept – a phone conversation when you indicated that internal advice was awaited before a response could be given.

The 28-day consultation period was extended by an extra month on AGA's request. It is now two months since the expiration of this extended period with no response received. Network Rail would welcome any comments on the proposed disposal by Wednesday 12th October 2016 after which time we intend to submit a Licence Condition 7 application to the ORR for the proposed land disposal.

Regards

Property

Network Rail

1 Eversholt Street | London | NW1 2DN

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11 London Midland Limited

No response received

12 London & South Eastern Railway Limited (Southeastern)

From: [<mailto:@southeasternrailway.co.uk>]

Sent: 08 June 2016 14:53

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

13 Merseyrail Electrics 2002 Limited

From: [<mailto:@merseyrail.org>]

Sent: 07 June 2016 19:39

To:

Subject: Re: Bishop's Stortford - Consultation on proposed land disposal

I can confirm Merseyrail have no comments and objections to the above proposal.

Regards

Merseyrail

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14 Northern Rail Limited

From: [<mailto:@northernrail.org>]

Sent: 08 June 2016 08:18

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To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Hello

Northern has no objection to the land disposal at Bishop's Stortford

Kind regards

Telephone:

Mobile:

Northern House

York

YO1 6HZ

@northernrail.org

www.northernrailway.co.uk



15 Virgin Trains East Coast

From: EXTL:

Sent: 08 June 2016 07:58

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Virgin Trains East Coast has no objection to the proposed disposal



Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH

t: m: e: @virgintrainseastcoast.com

16 Alliance Rail Holdings

From: [<mailto:@alliancemail.co.uk>]

Sent: 20 June 2016 11:23

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Alliance has no comment

Regards

17 COLAS Freight

From: t [<mailto:@colasrail.co.uk>]

Sent: 29 June 2016 18:23

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

No comment on proposals

Tel. - Mob.

@colasrail.co.uk

COLAS RAIL LTD

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

www.colasrail.co.uk

18 Direct Rail Services Limited

From: [<mailto:@drsl.co.uk>]

Sent: 17 June 2016 14:26

To:

Subject: FW: Bishop's Stortford - Consultation on proposed land disposal

Hi

DRS have no comments on the attached

Regards

19 DB Cargo (UK) Ltd

No response

20 Freight Transport Association

From: [<mailto:cmacrae@fta.co.uk>]

Sent: 15 July 2016 15:15

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Apologies we have no comment.

Freight Transport Association

21 Freightliner Limited

From: [<mailto:@Freightliner.co.uk>]

Sent: 17 June 2016 15:12

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Freightliner has no comment to make on this proposal

Thanks

22 GB Railfreight Limited

From: EXTL:

Sent: 15 June 2016 14:25

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To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

No objections from GB Railfreight.

Regards,

GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,

23 Rail Freight Group

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

Sent: 08 June 2016 12:15

To:

Subject: RE: *** SPAM ***Bishop's Stortford - Consultation on proposed land disposal

Ok with RFG

Rail Freight Group

24 West Coast Railway Company

From: [[mailto:wcr.com](mailto:wcr@wcr.com)]

Sent: 17 June 2016 15:41

To:

Subject: Re: Bishop's Stortford - Consultation on proposed land disposal

Whilst I cannot make a formal objection, I have personal recollection using the sidings for charter trains servicing in the late 1990s. I am disappointed to see further relatively recently-operational infrastructure being removed and disposed.

Best

WCR

25 W. H. Malcolm

From: [<mailto:@whm.co.uk>]

Sent: 08 June 2016 14:12

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

No objections.

Regards.

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

26 British Transport Police

From: [<mailto:@btp.pnn.police.uk>]

Sent: 13 June 2016 11:42

To:

Cc:

Subject: FW: Bishop's Stortford - Consultation on proposed land disposal

Importance: High

Good morning,

Please note that BTP have no further comments to make, however please contact our crime reduction team in relation to the development of the multi-storey car park and the elements affecting the station. Details are below

Thank you

British Transport Police

27 London TravelWatch

From: [<mailto:@londontravelwatch.org.uk>]

Sent: 10 August 2016 12:03

To:

Cc:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal 0706o17

Dear

London TravelWatch has no further comment on this proposed disposal.

Yours sincerely

Follow us on [Twitter](#), [You Tube](#) and [Flickr](#)



London TravelWatch, 169 Union Street, London, SE1 0LL

Tel: 020 3176 5940

www.londontravelwatch.org.uk

From: [<mailto:@networkrail.co.uk>]

Sent: 10 August 2016 11:57

To:

Subject: FW: Bishop's Stortford - Consultation on proposed land disposal 0706o17

As discussed I attach the consultation document together with the emails below showing the comments to date from xxxx and my response. The consultation period has now expired and I would like to check whether London TravelWatch has any further comment before making a submission to the ORR. Please call me to discuss if you wish. If you have no further comment please could you confirm this by email.

Regards

Network Rail Property

From: @networkrail.co.uk

Sent: 01 July 2016 14:30

To:

Land disposal consultation report

V 1.1

Cc: ; @londontravelwatch.org.uk;

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal 0706o17

Dear

Further to my previous email below, I have now obtained a response from my Network Strategy & Capacity Planning colleagues about your comments on a potential bay / loop platform on the western side of the station. I set out their response below.

“The Anglia Route Study, which is a railway industry produced document presenting options to address medium and long term requirements on the network, does not identify a requirement for additional platforms or a loop at Bishop’s Stortford in any context.

The Anglia Route Study recognises capacity, connectivity and journey time aspirations to Stansted Airport as well as for London/Cambridge in the Lea Valley area, linked to demand forecasts and input from the industry and wider stakeholders. It presents options to address the ‘conditional outputs’ associated with these aspirations & requirements. Additional analysis was undertaken between the publication of the draft and final route study and further information on these options (e.g. four-tracking/Crossrail 2, doubling of Stansted Tunnel etc.) can be found in the Anglia Route Study Chapter 5. Operator service specifications which determine the routing of services and origin/destination of stations are set by the DfT and agreed with the TOC, subject to the physical capability of the network to accommodate a proposed service.

The empirical analysis undertaken as part of the Anglia Route Study did not identify any requirements for Bishop’s Stortford such as the bay / loop platform mentioned by London Travelwatch. We therefore have no evidence identifying or supporting such a requirement and subsequently cannot request that additional land is safeguarded for this purpose.”

I would be grateful if I could have any comments you wish to make by **Friday 15th July**, which is the extended deadline for receipt of consultation comments.
Regards

Network Rail Property

From: @networkrail.co.uk

Sent: 09 June 2016 10:33

To:

Cc: '@londontravelwatch.org.uk'

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal 0706o17

Dear

My apologies for not including London TravelWatch in the consultees regarding the above. It was wrongly assumed that Bishop’s Stortford was within the remit of Transport Focus.

Land disposal consultation report

V 1.1

Please accept this email as a direct request for the views of London TravelWatch in relation to this matter. I attach the initial consultation email requesting comments from consultees together with the relevant documents and have copied this to xxx for her attention. I would be grateful if comments from London TravelWatch can be directed to me by Tuesday 5th July.

I note your comments about the potential for an additional bay / loop platform on the western side of the station. I have asked Network Rail's Strategic Planning team to comment on this and will provide you their response when received.

Regards

Network Rail Property

From: [<mailto:@londontravelwatch.org.uk>]

Sent: 09 June 2016 10:07

To:

Cc:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal 0706o17

Dear

No we hadn't been consulted in this although it is clearly within our remit and area. The scheme has been around for a very long time, and previously we have commented that we did not want to see any scheme compromise the ability in future to add an additional bay / loop platform on the western side of the station, but to the south of the existing platforms to allow for additional services on the route to serve Stansted Airport

We would hope that the planned interchange would be up to the standards outlined in our Interchange Matters report http://www.londontravelwatch.org.uk/documents/get_lob?id=4040&field=file

Yours sincerely

28 East Hertfordshire DC

From: [<mailto:@eastherts.gov.uk>]

Sent: 18 July 2016 07:18

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Thank you for that further response and information. That is very helpful.
regards

Land disposal consultation report

V 1.1

East Herts Council
Wallfields
Pegs Lane
HERTFORD
SG13 8EQ
Tel:
Mob:

From: [<mailto:@networkrail.co.uk>]
Sent: 15 July 2016 13:30
To:
Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Thank you for your response.

You are correct that Solum's current planning proposals encompass a larger area than that which is the subject of this consultation process. The area not currently proposed for disposal is described as Phase 4 of the Solum scheme within its Planning Statement. A separate consultation will be undertaken in future when Network Rail's current use of the land ceases, releasing it for redevelopment.

Regards
Network Rail Property

From: [<mailto:@eastherts.gov.uk>]
Sent: 15 July 2016 13:06
To:
Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Thank you for forwarding the details of the proposed disposal on to me again.

I only have one comment to make. This is at officer level – in that it is not endorsed by the Members of the Council. It is that the planning proposals referred to relate to all of the land between the operational passenger rail line and the river Stort, to the west and south west of the railway station at Bishop's Stortford. The land disposal proposed does not include all of the land referred to above – land to the east and west of the brown coloured land (over which access is to be granted) is not included in the disposal.

It is assumed therefore that Solum is not in a position to be able to confirm that it can implement the development in full, for which it is applying and if planning permission is granted. Additional land which may be required, would be the subject of a separate disposal process by Network Rail, the outcome of which cannot currently be predicted.

With regards

East Herts Council

29 Association of Community Rail Partnerships

From: [<mailto:@btconnect.com>]

Sent: 17 June 2016 19:26

To:

Subject: Re: Bishop's Stortford - Consultation on proposed land disposal

ACoRP have no objection to this disposal

Regards

ACoRP

30 Hertfordshire County Council

From: [<mailto:@hertfordshire.gov.uk>]

Sent: 24 August 2016 17:17

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Apologies for the delay in replying.

I confirm that the county council is suitably reassured with the responses you have provided.

Thanks.

Environment

Postal Point CHN216

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN

t: Comnet / Internal:

From: [<mailto:@networkrail.co.uk>]

Sent: 24 August 2016 12:11

Land disposal consultation report

V 1.1

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

As discussed on the phone today I need to have the Council's response to my email to you of 10th August. Please could you obtain your colleague's comment and respond by tomorrow at the latest.

Regards

Network Rail Property

From: <mailto:@networkrail.co.uk>

Sent: 15 August 2016 12:12

To:

Subject: FW: Bishop's Stortford - Consultation on proposed land disposal

Following my email (below) and our conversation last week, I understand you were waiting for a response from a colleague before indicating whether the Council had any outstanding issue or comment. I'd be grateful if you could get back to me asap so with a response so that the proposal can be submitted to the ORR.

Regards

Network Rail Property

From: <mailto:@networkrail.co.uk>

Sent: 10 August 2016 11:11

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

Thank you for your response to Network Rail's land disposal consultation.

With regard to your requests for assurances relating to the scheme I respond as follows:

1. Vehicular and pedestrian access to the station – Vehicular access to the station is not intended to be disposed of or curtailed. It has been indicated in the blue shaded freehold disposal area to avoid the need for additional land disposal consultation should any minor layout amendments be made during the planning and detailed design stages. If any proposals were ever put forward for amendment of access to the station these would be subject to relevant rail regulatory process with consultation with relevant parties.
2. Bus interchange – While the bus interchange is to be remodelled and improved, it is not intended to be disposed of. It is included in the blue shaded area for the same reasons as set out in 1 above.

Land disposal consultation report

V 1.1

3. Control of use of the new access road linking to London Road – The access road is not proposed for freehold disposal. It is shaded brown on the consultation plan (and noted in Section 2 of the consultation form) to indicate that only a Deed of Easement (or other legal agreement) will be granted for access and services rights for the benefit of the proposed development on the blue shaded land. Network Rail will retain freehold ownership of the brown shaded access road and will retain control of it

I hope the above comments provide the Council with sufficient reassurance in relation to the proposed disposal. If you have any outstanding concerns please give me a call. If you have no further comment I would be grateful if you could send me a brief email to that effect.

Regards

Network Rail Property

From: [<mailto:@hertfordshire.gov.uk>]

Sent: 04 August 2016 16:51

To:

Subject: RE: Bishop's Stortford - Consultation on proposed land disposal

[Bishop's Stortford – Consultation on Proposed Land Disposal](#)

We are writing in response to your request for our views on your proposed land disposal for the site adjacent to Bishop's Stortford Railway Station.

The site in question is predominantly used for car parking, at present, but it also includes vehicular access to the station, and the bus interchange at the station. As you are aware, we are currently reviewing a hybrid planning application for the site, and this includes a new bus interchange and vehicular access and drop off to the station. Whether or not the planning application progresses, we would need assurances that, if the site is disposed of, that the vehicular access to the station is permanently provided and that a bus interchange provision is still provided at the station. We would also look to ensure that pedestrian access to the station is maintained and that there are no adverse impacts on the surrounding road network, or junctions local to the site.

We note the access route shown on the Sale Plan from London Road to the site; we would advise you that this has always been considered to be a sustainable link, and therefore the control and use of this route has yet to be determined. We would also like to have some assurance that, given that this strip of land will access a potential third party site, that there will be some protection or reserve applied to its use.

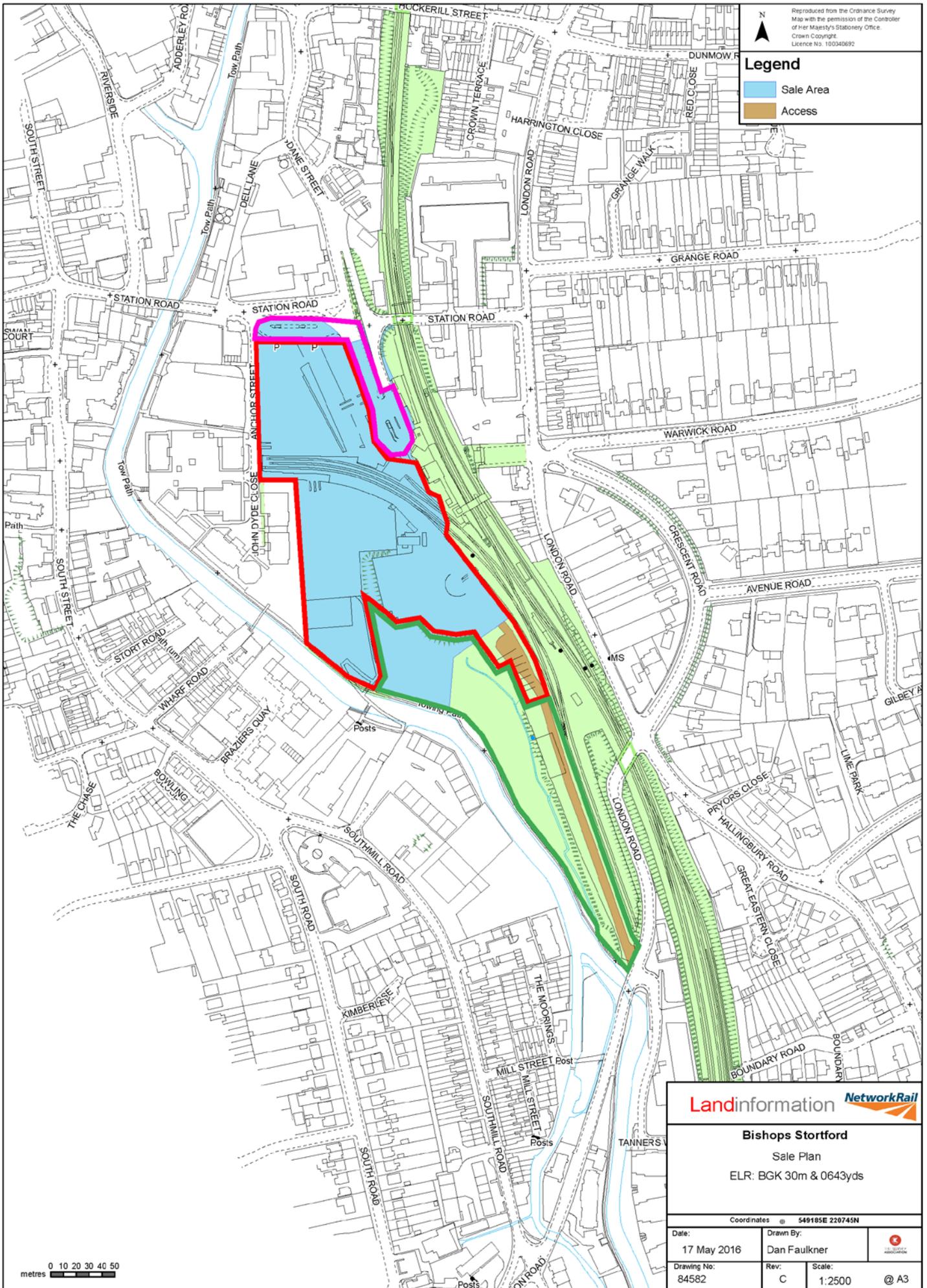
Environment

Postal Point CHN216

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN

t: Comnet / Internal:

Annex B: Additional information supplied by Network Rail



Landinformation 

Bishops Stortford
 Sale Plan
 ELR: BGK 30m & 0643yds

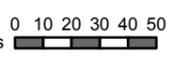
Coordinates @ 549185E 228745N

Date: 17 May 2016	Drawn By: Dan Faulkner	
Drawing No: 84582	Rev: C	
Scale: 1:2500		@ A3



Legend

-  Sale Area
-  Access



			
Bishops Stortford			
Sale Plan			
ELR: BGK 30m & 0643yds			
Coordinates \square 549185E 220745N			
Date: 10 Nov 2016	Drawn By: Dan Faulkner		
Drawing No: 84582	Rev: D	Scale: 1:2500	
			@ A3