

# 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: Consultation on proposed land disposal: Land off Queens Road - Stockton

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

Summary of position regarding responses: 27 stakeholders were consulted and responses were received from all except Transport for North and Grand Central Railways. They were chased by email and telephone calls, their lack of response is not considered critical. The 25 respondents stated 'no objection' or 'no comment'

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	30/01/2017	No Comment See Annex 1	
2	Tees Valley Combined Authority		Y	13/02/2017	No Comment See Annex 1	
3	Transport for North					Emails sent on 19/01/17 @ 15:16 01/02/17 @ 16:34 13/02/17 @ 11:01 Telephoned on 20/02/17 at 15:19 & 22/02/2017 at 15:49 and left a voicemail on the mobile number.
4	Arriva Trains Cross Country		Y	20/01/2017	No Comment See Annex 1	
5	c2c Rail Limited		Y	19/01/2017	No Objection See Annex 1	

6	Chiltern Railway Company Limited		Y	02/02/2017	No Comment See Annex 1	
7	Eurostar International Limited		Y	20/01/2017	No Issue for EIL See Annex 1	
8	Great Western Railway		Y	20/02/2017	No Objection See Annex 1	
9	Grand Central / Grand Union					Emails sent on 19/01/17 @ 15:16 01/02/17 @ 16:34 13/02/17 @ 11:01 Telephoned on 20/02/17 at 15:23 & 22/02/2017 at 15:50 and left a voicemail on the mobile number.
10	London and South Eastern Railway		Y	23/01/2017	No Comment See Annex 1	
11	Merseyrail Electrics 2002 Limited		Y	20/01/2017	No Objection See Annex 1	
12	Northern Rail Limited		Y	24/01/2017	No Objection See Annex 1	
13	Transpennine Express		Y	20/02/2017	No Issues See Annex 1	
14	Alliance Rail Holdings		Y	24/01/2017	No Comments See Annex 1	
15	COLAS Freight		Y	24/01/2017	No Comment	

					See Annex 1	
16	Direct Rail Services Limited (DRS)		Y	27/01/2017	No Comment See Annex 1	
17	DB Cargo UK Ltd (Formerly EWS)		Y	14/02/2017	No Objection See Annex 1	
18	Freight Transport Association		Y	01/02/2017	No Comments See Annex 1	
19	Freightliner Limited		Y	26/01/2017	No Comments See Annex 1	
20	GB Railfreight Limited		Y	23/01/2017	No Issues See Annex 1	
21	Rail Freight Group		Y	23/01/2017	Ok with RFG See Annex 1	
22	West Coast Railway Company		Y	02/02/2017	No Comment See Annex 1	
23	W.H. Malcolm		Y	19/01/2017	No Objection See Annex 1	
24	Association of Community Rail Partnerships		Y	19/02/2017	No Objection See Annex 1	
25	British Transport Police		Y	22/02/2017	No Objection but see Comments in	

					Annex 1	
26	Transport Focus (Rail Passenger Council)		Y	23/01/2017	No Objection  See Annex 1	
27	Stockton Council		Y	14/02/2017	See Comments in Annex 1	

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

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

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

## Annex 1 – Stakeholder responses

### 1 Department for Transport

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

**Sent:** 30 January 2017 16:44

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

The Department has no comments on this land disposal proposal.

Many thanks,

Intercity, Department for Transport  
2/21 |

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### 2 Tees Valley Combined Authority

**From:** [mailto:@teesvalley-ca.gov.uk]

**Sent:** 13 February 2017 11:14

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

**Cc:**

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hello

No comment on the proposed disposal from Tees Valley Combined Authority.

Regards,

---

### 3 Transport for North

No Response Received

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### 4 Arriva Trains Cross Country

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

**Sent:** 20 January 2017 11:16

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards  
CrossCountry

Phone: 0121 Mobile: Fax:

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

Buy train tickets online at [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



INVESTORS  
IN PEOPLE | Gold

## 5 c2c Rail Limited

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

**Sent:** 19 January 2017 15:30

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

**Subject:** Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

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

Rgds  
t

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## 6 Chiltern Railway Company Limited

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

**Sent:** 02 February 2017 12:03

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

There are no comments from Chiltern.

All the best,

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## 7 Eurostar International Limited

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

**Sent:** 20 January 2017 09:41

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

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**



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## 8 Great Western Railway

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

**Sent:** 20 February 2017 15:26

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Good afternoon

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Many thanks for this. GWR has no objection.

I'm sorry this response was not provided sooner.

Yours,

**Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](http://GWR.com) |

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

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

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## **9 Grand Central / Grand Union**

### **No Response Received**

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## **10 London & South Eastern Railway Limited**

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

**Sent:** 23 January 2017 16:12

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Good Afternoon

Thank you for the opportunity to review the below. Southeastern have no comment on this proposal.

Kind Regards

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

**southeastern**

Friars Bridge Court

41-45 Blackfriars Road

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London, SE1 8NZ



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### 11 Merseyrail Electrics 2002 Limited

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

**Sent:** 20 January 2017 11:17

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

I can confirm that Merseyrail have no 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>

2016  
EXCELLENCE 600

## 12 Northern Rail Limited

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

**Sent:** 24 January 2017 10:09

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hello

Northern has no objection to the land disposal at Queen's Road, Stockton

Kind regards

Telephone:

Mobile:

Northern House, 9 Rougier Street  
York, YO1 6HZ

[@northernrailway.co.uk](mailto:@northernrailway.co.uk)  
[northernrailway.co.uk](http://northernrailway.co.uk)

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## 13 Transpennine Express

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

**Sent:** 20 February 2017 15:34

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

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Dear

I am unable to see any issues with regard to this disposal.

Regards

---

First TransPennine Express  
7th Floor  
Bridgewater House  
58-60 Whitworth St  
Manchester  
M1 6LT  
Tel  
[@firstgroup.com](mailto:@firstgroup.com)  
[www.tpexpress.co.uk](http://www.tpexpress.co.uk)

First Transpennine Limited  
Registered in England & Wales number 09111801  
Registered office: 50 Eastbourne Terrace, Paddington, London W2 6LG

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#### 14 Alliance Rail Holdings

**From:** [mailto:@Alliancerail.co.uk]  
**Sent:** 24 January 2017 09:51  
**To:** @networkrail.co.uk  
**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Alliance has no comments

Regards

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#### 15 COLAS Rail Limited

**From:** [mailto:@colasrail.co.uk]  
**Sent:** 24 January 2017 10:57  
**To:** @networkrail.co.uk  
**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

No comment on proposed disposal

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Tel. - Mob.  
[@colasrail.co.uk](mailto:@colasrail.co.uk)

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**COLAS RAIL LTD**

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

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



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**16 Direct Rail Services Limited (DRS)**

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

**Sent:** 27 January 2017 10:57

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

**Cc:**

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

DRS have no comments on the below.

Regards

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### 17 DB Cargo UK Ltd (formerly DB Schenker)

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

**On Behalf Of** @deutschebahn.com

**Sent:** 14 February 2017 15:47

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

**Subject:** Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

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

Yours,  
DB Cargo (UK) Limited  
310 Goswell Road  
London EC1V 7LW  
Tel.

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### 18 Freight Transport Association

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

**Sent:** 01 February 2017 16:44

**To:**

**Subject**@networkrail.co.uk: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Apologies we have no comment.

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### Freight Transport Association

Mobile :

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

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## 19 Freightliner Limited

**From:** xxxx @Freightliner.co.uk]

**Sent:** 26 January 2017 17:08

**To:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Freightliner has no comment to make on this proposal

Regards

xxxx

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## 20 GB Railfreight Limited

**From:** xxxx @gbrailfreight.com

**Sent:** 23 January 2017 10:50

**To:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

xxxx

No issues from GB Railfreight.

Regards,

xxxx

National Access Manager,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,

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London, EC2M 1RX.

Tel: xxxx.

Mobile xxxx.

E-mail: [xxxx@gbraillfreight.com](mailto:xxxx@gbraillfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

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

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## 21 Rail Freight Group

**From:** xxxx @rfg.org.uk

**Sent:** 23 January 2017 09:48

**To:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

OK with RFG

xxxx Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile xxxx

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

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

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

Twitter @railfreightUK

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## 22 West Coast Railway Company

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**From:** xxxx @aol.com xxxx @aol.com]

**Sent:** 02 February 2017 09:45

**To:** xxxx

**Subject:** Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - ...

no comments

xxxx WCR

T xxxx

M xxxx

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

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## 23 W.H. Malcolm

**From:** xxxx @whm.co.uk

**Sent:** 19 January 2017 15:57

**To:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

xxxx

No objections.

Regards.

xxxx

xxxx **Contracts, Rail & Estate Management | W H Malcolm Ltd**

Malcolm Logistics, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, ML1 5RY

**DD:** xxxx | **Tel:** xxxx

**Email:** xxxx **Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

 **SAVE PAPER - Please do not print this e-mail unless absolutely necessary**

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## 24 Association of Community Rail Partnerships

**From:** xxxx @acorp.uk.com]

**Sent:** 19 February 2017 16:14

**To:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

No Objection

Brian

xxxx  
Senior Operations Manager



**Mobile** xxxx

**Web:** [acorp.uk.com](http://acorp.uk.com)

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



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## **25 British Transport Police**

**From:** xxxx @btp.pnn.police.uk

**Sent:** 22 February 2017 11:08

**To:** xxxx

**Subject:** FW: Disposal of land. Stockton on Tees.

Good morning,

Please note the comments below.

Thank you

xxxx

Business Support Manager

### **Strategy & Performance Department**

British Transport Police

25 Camden Road

Camden

London NW1 9LN

Tel: xxxx

Mobile : xxxx

---

**From:** xxxx

**Sent:** 03 February 2017 09:32

**To:** xxxx

**Cc:** xxxx

**Subject:** Disposal of land. Stockton on Tees.

Xxxx

I write to you in line with my role as a British Transport Police (BTP) Crime Prevention Design Advisor (CPDA) and in connection with the proposed disposal of land formally used as a railway yard and located on the redundant North Shore branch Line, Stockton on Tees.

The area in question is identified in the Network Rail Plan drawing ref: 5390509.

The BTP CDPA reference for my communication is CRU-2017-0110.

Having reviewed the attached document appertaining to the sale of non-operational railway land I confirm I support this action and have no objections.

The only comment I wish to record is the need to monitor the areas of the railway boundary (fence line) in the area of the land sale aimed to ensure that where there maybe a future development of residential properties located close to the railway, the railway boundary definition is appropriate and takes into account the change of use of the land to a residential area from what was an area of former redundant land. This will also be applicable to define and secure any proposed infrastructure maintenance / railway access route.

I note the wording on Page 1 of the proposed Property Disposal Document dated 18.01.2017 identifying "the sales conveyance will oblige the developer to gain asset protection approval when the housing layout is being designed". This statement should be tracked to ensure compliance.

Regards

xxxx **Crime Prevention Design Advisor.**

British Transport Police,  
C Division. Pennines Sector.  
1<sup>st</sup> Floor, West Gate House,  
Grace St, Leeds, LS1 2RP  
T. xxxx

---

Mobile xxxx  
Email xxxx  
[www.btp.police.uk](http://www.btp.police.uk)

---

## 26 Transport Focus (Rail Passenger Council)

**From:** xxxx @transportfocus.org.uk]  
**Sent:** 23 January 2017 09:23  
**To:** xxxx  
**Subject:** Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017 1801f17

xxxx  
Thank you for sending Transport Focus details of the proposed land disposal in Stockton-on-Tees.  
They note that:

the land lies on the up side of the railway north of Stockton station, and is a former railway yard and part of the former North Shore branch line;  
it will be sold freehold or long leasehold for housing;  
it has been disused for c. 30 years, and a recent consultation regarding its status as a Strategic Freight Site concluded that it has no future railway use;  
a railway maintenance access route through the site from an existing access point will be designed after disposal;  
disposal is expected sometime within three years of consent being granted.

Transport Focus has no objection to the proposed disposal.

Regards,

xxxx  
Tel. xxxx

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## 27 Stockton Council

**From:** xxxx

**Sent:** 14 February 2017 16:17

**To:** xxxx @stockton.gov.uk

**Cc:** xxxx

**Subject:** RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

Gregory

Thank you for your synopsis on the site, once the disposal approvals are in place we will be able to progress the legal and planning stages.

I understand from your comments that you have no objection to the disposal.

The requirement for the cycle way will be something we consider through the planning process.

Regards

xxxx

xxxx **MRICS**

Development Surveyor | Residential

Network Rail

George Stephenson House | York | YO1 6JT

M xxxx E

xxxx [@networkrail.co.uk](mailto:xxxx@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



**From:** xxxx  
**Sent:** 14 February 2017 15:49  
**To:** xxxx  
**Subject:** FW: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

Hi xxxx

See comments and attachment from Gregory Archer.

Can you keep me in the correspondence chain.

Thanks  
xxxx



xxxx  
Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY  
**T** xxxx  
**E** xxxx

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

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**From:** xxxx @stockton.gov.uk]  
**Sent:** 14 February 2017 15:44  
**To:** xxxx  
**Cc:** Planning Administration  
**Subject:** FW: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

This email was classified as : OFFICIAL

Xxxx

, Stockton Borough Council would not seek retention of this land for public transport (bus or rail) but considers that there is a need for the delivery of a footpath/cycleway as shown on the attached plan (not to scale). This was agreed as part of the original Barratt's application (07/1265/FUL) to provide a link from the existing network and the development into Stockton Town Centre. The element of the route not on Network Rail land would be deliverable on SBC highway land, as shown.

For your information, the area of land identified for sale, on drawing 5390509, sits wholly within the extents of the previously approved residential development (07/1265/FUL) and as such the impact on the highway network has been previously considered and accepted for a limited quantum of development accessed from the A177 Durham Road Bypass via Richmond Street.

Having reviewed the information contained within the Transport Assessment (TA), submitted in support of the previously approved development (07/1265/FUL), the quantum of development that could be served from the A177 Durham Road Bypass equates to approximately 90 dwellings. Assuming a density of 30 units / ha this level of development would utilise approximately 67.5% of the land identified for sale however, this does take account of any constraints within the site which may reduce the developable area.

Should an increased density / total number of dwellings be sought it would be necessary to re-assess the impact on the highways network, as this would be beyond the scope of the original TA, or access the additional dwellings via the adjoining development parcel to the east. It should however be noted that the total number of dwellings achievable, between the two parcels of land, would again be constrained by the quantum of development assessed within the original TA.

In relation to the site access it would appear, from records held by the Council, that the area of land identified for sale may adjoin the adopted highway and if this is the case may not be reliant on 3rd party land. It is however recommended that the land owner confirms that this is in fact the case.

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Whilst it is may be possible to develop the area of land identified for sale in isolation, to the adjoining development parcel, linkages between the two sites would be positively encouraged to ensure, should both sites come forward, that an integrated development is achieved.

A not to scale plan showing the extent of the adopted highway in the vicinity of Railway Street has been included, for information, to assist in this exercise. However as noted above Network Rail are responsible for confirming adjoining land ownership details and any access rights.

It should be noted that changes in legislation in respect of surface water management could impact on the site redevelopment should a proposal rely on adjoining sites to achieve a viable surface water management system.

The above information is officer opinion only and does not bind the council in respect of any future planning application. Pre-application discussions would be encouraged prior to the submission of any planning application for the site.

Kind Regards

XXXX

Major Projects Officer

Planning Development Services

Economic Growth and Development Services

Stockton on Tees Borough Council

Municipal Buildings

Church Road

Stockton on Tees

TS18 1LD (TS19 1UE satnav)

Main Switchboard: XXXX

Direct Line XXXX

Email: XXXX

Planning applications can be viewed online at the web-link below.

<http://www.developmentmanagement.stockton.gov.uk/online-applications/>

**Annex 2 – Network Rail’s consultation email**

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**From:** xxxx

**Sent:** 19 January 2017 15:16

**To:** 'NetworkServicesBriefing@dft.gsi.gov.uk'; xxxx @teesvalley-ca.gov.uk'; xxxx @railnorth.org';  
xxxx @crosscountrytrains.co.uk'; xxxx; ' xxxx @eurostar.com'; ' xxxx @gwr.com';: xxxx  
(@grandcentralrail.com); ' xxxx @southeasternrailway.co.uk'; xxxx @merseyrail.org'; xxxx  
@northernrail.org'; xxxx @alliancerail.co.uk'; 'property.management@colasrail.co.uk'; ' xxxx  
@colasrail.co.uk'; 'procurement@drsl.co.uk'; xxxx @drsl.co.uk';  
'DBcargoconsultations@deutschebahn.com'; ' xxxx @fta.co.uk'; ' xxxx @Freightliner.co.uk'; xxxx  
@rfg.org.uk'; xxxx @aol.com'; ' xxxx @whm.co.uk'; xxxx @acorp.uk.com';  
'SDDBusinessSupport@btp.pnn.police.uk'; xxxx @Transportfocus.org.uk'; xxxx @stockton.gov.uk'  
**Subject:** Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is  
17th February 2017

Dear Colleague

We seek to consult you as regards your views, please, on our proposed disposal of land at **Queens Road, Stockton**, shown coloured blue on the attached plan.

We attach a draft application form which, with its related plans and attachments, explains the proposal in detail.

To date Network Rail has not been able to identify any reasonably foreseeable railway related use for the proposed disposal area for the following reasons:

- **The site has received business and technical approval**
  - **The site is not rail connected and has not been used for rail purposes for in excess of 30 years**
-

- The site has been delisted from SFS status following a recent industry stakeholder consultation approval.
- It is a landlocked site
- The land was previously granted planning consent for residential development (now expired).
- The site has been identified as having potential to meet Network Rail's target of releasing surplus land for housing.

Therefore (and subject to stakeholder comments) we are currently minded to treat this disposal as one that falls within ground (d)(ii) of the general consent mechanism, in that the land has no reasonably foreseeable railway use:

- (i) for, or in connection with, services relating to railways; or
- (ii) for any other public transport use, which would provide benefit for rail passengers, through better integration of public transport modes.

We request your comments on this proposed disposal by **Friday 17<sup>th</sup> February 2017** (including any "no comment" response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

Following this consultation and having considered any comments that are received we will decide whether to not to proceed with this disposal. As previously stated we are currently minded to treat this disposal as one falling within the general consent mechanism. However, subject to stakeholder comments we may decide to submit a formal application to ORR for consent to dispose under the terms of our network licence land disposal condition. If we decide to make a formal application to ORR we will, in accordance with ORR's regulatory arrangements for land disposal send you a notification of our application in due course.

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If you have any queries as regards this proposal, please contact myself using the contact details at the foot of this email.

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

XXXX



**Jayne**  
Technical  
Square  
4  
Travis  
**T**  
**E** xxxx [@networkrail.co.uk](mailto:xxxx@networkrail.co.uk)

Support  
One,  
Street,  
0161

Assistant,  
1<sup>st</sup>  
Manchester  
880

M1

**Dyson**  
Property  
Floor  
2NY  
3561