

# 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: Lichfield Staffordshire – Former MAFF depot off Burton Road as shown coloured blue on the attached Plan No. 5597971 Rev A

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

### Summary of position regarding responses:

35 stakeholders were consulted, 28 responded confirming they had no comments or objection, 5 gave no response despite reminders being sent and two initially objected (London Midland and Freightliner).

Freightliner initially objected to the proposed disposal in June 2017 on the basis that they were of the view that the Property had potential for rail-related freight use. However, following consultation with Network Rail they subsequently withdrew their objection in August 2017.

London Midland indicated that they generally supported this scheme and indeed any scheme to increase parking at railway stations,

especially at Lichfield Trent Valley station where there was already high demand. However, London Midland indicated that they would support the proposed disposal on the condition that the railway car park remained in Network Rail freehold ownership and that the new car park would be incorporated into the SFO's existing station lease so that they could ensure that the facility benefited railway passengers.

Network Rail refuted the imposition of the proposed condition on the basis that it was unreasonable and the LC7 consultation process was not a vehicle to allow stakeholders to seek to impose their own commercial requirements, thus limiting Network Rail's ability to rent/sell their assets in a prudent commercial manner. Network Rail advised that the car park element of the scheme would benefit railway passengers and would be available for additional station parking use to ensure sufficient capacity was available at the station for customers regardless of ownership or management of the proposed facility. Network Rail indicated that another party could manage the new car park and that until such time as Network Rail had obtained planning consent and certainty that the development would occur, it was premature for Network Rail to identify a specific party to manage the new car park facility. Further it remained an option for Network Rail to include the car park within the station lease but alternative options needed to remain open to Network Rail at this early stage. Network Rail also indicated that they would expect appropriate management of the car park facility to ensure that sufficient car parking was made available for station customers.

London Midland were not prepared to concede and believed that a vage assurance that there would be a car park for rail passengers without any clear explanation of how it would be achieved was not guaranteeing the best interests of the rail industry as a whole or of the fare paying public.

Please see the consultation report below for full email exchanges.

Unfortunately a suitable resolution was not found and the parties reached an impasse on this particular matter Therefore a submission is made to ORR for approval of the proposed land disposal by ORR on the following basis:

Network Rail does not consider it reasonable to be commercially constrained by a condition agreeing to transfer the car park into the SFO's lease demise. Network Rail can ensure that the car park benefits rail passengers by including a restriction in any freehold sale (or lease) such that the land must be used as a car park. The option still remains for Network Rail to include the new car park in the station lease but Network Rail cannot be constrained in making this commitment. Given the location of the proposed car park Network Rail considers that the proposed new car park would likely be occupied in the main by station users as it is a short walk to the station along Burton Road and over the pedestrian crossing to Station Approach. It should also be noted that Miller Homes have also now constructed a car park on land immediately adjacent to the Property so this will contributes to the improved car park capacity in the area. The provision of a car park facility on the Property would be subject to planning consent.

The full list of external consultees is set out below:

<b>No.</b>	<b>External party (name)</b>	<b>Contact name, email address and telephone</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
1	Merseyrail		Yes	13 <sup>th</sup> April 2017	No objections	Responded
2	Northern Rail		Yes	13 <sup>th</sup> April 2017	No objections	Responded
3	South Eastern Railway		Yes	13 <sup>th</sup> April 2017	No objections	Responded
4	GB Railfreight		Yes	13 <sup>th</sup> April 2017	No issues	Responded
5	Alliance Rail		Yes	13 <sup>th</sup> April 2017	No comments	Responded
6	W H Malcom Limited		Yes	13 <sup>th</sup> April 2017	No objections	Responded
7	ACORP		Yes	13 <sup>th</sup> April 2017	No comment	Responded
8	Eurostar International Limited		Yes	13 <sup>th</sup> April 2017	No issue	Responded
9	Virgin Trains		Yes	14 <sup>th</sup> April 2017	No objection	Responded

10	<b>Cross Country Trains</b>		Yes	14 <sup>th</sup> April 2017	No comment	Responded
11	<b>WCR</b>		Yes	15 <sup>th</sup> April 2017	No comments	Responded
12	<b>Rail Freight Group</b>		Yes	17 <sup>th</sup> April 2017	Ok with RFG	Responded
13	<b>Transport Focus</b>		Yes	21 <sup>st</sup> April 2017	No objection	Responded
14	<b>Direct Rail Services</b>		Yes	21 <sup>st</sup> April 2017	No comments	Responded
15	<b>Lichfield District Council</b>		Yes	24 <sup>th</sup> April 2017	The proposed mixed-use development of the site would likely be supported in principle. The MAFF Depot site to which this consultation relates was identified and allocated for residential development in the 1998 Lichfield District Local Plan through policy L7A (Buffer Depot, Streethay). Policy L7A of the 1998 Lichfield District Local Plan remains saved, as set out at Appendix J of the adopted Local Plan Strategy (adopted February 2015) and is to be considered through the second part of Lichfield Districts new development plan – the Local Plan Allocations document. Consultation on the Local Plan Allocations document is currently underway. It should be noted that the emerging Local Plan Allocations document identifies the site as a proposed allocation for residential development to accommodate approximately 50 dwellings.	Responded
16	<b>Department for Transport</b>		Yes	25 <sup>th</sup> April 2017	No comments	Responded
17	<b>Colas Rail</b>		Yes	26 <sup>th</sup> April 2017	No comment	Responded

18	DRSL		Yes	28 <sup>th</sup> April 2017	No comments	Responded
19	British Transport Police		Yes	2 <sup>nd</sup> May 2017	I have noted the attachments to the original e mail. I note that fencing is to be installed either by Network Rail or the developer when sold. The standard of the fencing should be stated i.e. palisade 1.8metre single point to current Network Rail standards.The car park for 78 car parking spaces will be built to the current Network Rail standard. This should be to the standard to achieve the British Parking Association Safer Parking Award which the current car parks at Lichfield TV are currently accredited.	Responded
20	HS2		Yes	12 <sup>th</sup> May 2017	<p>Following assessment of the material provided and with reference to the attached hybrid Bill plan, I can confirm that part of the site 'sale area' (i.e. Book of Reference land parcel 129) is within formal HS2 Phase One safeguarding limits, Limits of Land to be Acquired and Used (LLAU) and the Consolidated Land Boundary (CLB) for HS2.</p> <p>Safeguarding is an established part of the town planning process, designed to ensure that land which has been identified for major infrastructure projects is protected from conflicting developments. The current safeguarding directions relate to Phase One of HS2 between London and the West Midlands, Phase 2a of HS2 between the West Midlands to Crewe and Phase 2b of HS2 between Crewe and Manchester, and the West Midlands to Leeds.</p> <p>See: <a href="https://www.gov.uk/government/collections/hs2-safeguarding">https://www.gov.uk/government/collections/hs2-safeguarding</a>. Phase One of HS2 took a major step forward on 23<sup>rd</sup> February 2017 as Britain's new railway successfully completed over 3 years of Parliamentary scrutiny to receive Royal Assent and construction is now scheduled to begin on schedule in the Spring.</p>	Responded

					<p>The land in question is also identified on drawing CT-05-148 in Volume 4 Map Book 'Off Route Effects' as an HS2 Construction Access via Existing Track to serve the existing Lichfield Sidings adjacent to the West Coast Main Line, which are to be used for stabling engineering trains. See: <a href="https://www.gov.uk/government/publications/volume-4-off-route-effects-and-map-book">https://www.gov.uk/government/publications/volume-4-off-route-effects-and-map-book</a> for further details.</p> <p>Details of the proposed site freehold disposal for 'part residential and part additional station parking' are noted in the Property Disposal report together with the following statements in relation to HS2 interests and involvement respectively:</p> <p><i>"A 24/7 vehicular right of way will be reserved for Network Rail and High Speed 2 from the public highway (Burton Road) and through the Property to the adjoining railway line for articulated vehicles up to 22.5m in length as indicated on the indicative development drawing or along such other route as is deemed acceptable to NR for operational purposes."</i></p> <p><i>"HS2 approval "in principle" has been obtained to diverting the existing access, as HS2 has rights under HS2 Hybrid Bill."</i></p> <p>Accordingly HS2 Ltd does not wish to raise any objections to the proposed land disposal in safeguarding or delivery terms.</p>	
21	Transport for North		Yes	22 <sup>nd</sup> May 2017	No comments	Reminder sent 22 <sup>nd</sup> May 2017 and thereafter responded
22	Fradley & Streethay Parish Council		Yes	22 <sup>nd</sup> May 2017	Choose not to make any comments	Reminder sent 22 <sup>nd</sup> May and thereafter

						responded
23	<b>The Go-Ahead Group PLC (Govia)</b>		Yes	22 <sup>nd</sup> May 2017	We note that as part of the scheme additional car parking is being provided which will be of benefit to future rail passengers. Overall I can confirm that Govia is supportive of the proposal.	Consulted initially on 16 <sup>th</sup> May and provided with original email dated 13 <sup>th</sup> April 2017
24	<b>Freight Transport Association</b>		Yes	22 <sup>nd</sup> May 2017	No comment	Reminder sent 22 <sup>nd</sup> May and thereafter responded
25	<b>Serco</b>		Yes	23 <sup>rd</sup> May 2017	No objections	Following re-direction consulted initially on 23 <sup>rd</sup> May and provided with original email dated 13 <sup>th</sup> April 2017
26	<b>Great Western Railway</b>		Yes	23 <sup>rd</sup> May 2017	No objection	Reminder sent 22 <sup>nd</sup> May and thereafter responded
27	<b>Chiltern Railways</b>		Yes	23 <sup>rd</sup> May 2017	No issues to raise	Reminder sent 22 <sup>nd</sup> May and thereafter responded
28	<b>London Midland</b>		Yes	25 <sup>th</sup> May, 14 <sup>th</sup> June, 13 <sup>th</sup> July, 18 <sup>th</sup> Aug	Seeking condition on disposal that that the new station car park should remain in Network Rail's freehold ownership and be incorporated into the station lease. See exchange of e-mails between	Reminder sent 22 <sup>nd</sup> May and thereafter responded

				2017	Network Rail and London Midland below.	
29	Abellio		Yes	26 <sup>th</sup> May 2017	No objection	Consulted initially on 16 <sup>th</sup> May and provided with original email dated 13 <sup>th</sup> April 2017
30	Freightliner		Yes	2 <sup>nd</sup> and 9 <sup>th</sup> June and 18 <sup>th</sup> Aug 2017	<p>Initial response was as follows “Having considered this carefully, Freightliner is of the view that this property does have potential for rail-related freight use. We have bulk customers looking for sites in this area; plus there is a potential for using the site as a staging post for HS2 construction supply. Further HS2 announcement is expected in the near future, which could well have an impact. As such we wish to object to the proposed Disposal of the site.</p> <p>Following Network Rail’s response to the above, Freightliner subsequently advised “We’ve considered this matter further, and Freightliner is now prepared to withdraw its object to the disposal of this site”</p>	Reminder sent 22 <sup>nd</sup> May and 2 <sup>nd</sup> June and thereafter responded
31	c2c Rail Limited		No	No response	No response	Reminder sent 22 <sup>nd</sup> May and 2 <sup>nd</sup> June but no response received
32	Grand Central Railway Company Limited		No	No response	No response	Reminder sent 22 <sup>nd</sup> May and 2 <sup>nd</sup> June but no response received
33.	DB Cargo UK Ltd		No	No	No response	Reminder sent 22 <sup>nd</sup> May and



	(Formerly DB Schenker)			response		2 <sup>nd</sup> June but no response received
34	<b>Staffordshire County Council</b>		No	No response	No response	Reminder sent 22 <sup>nd</sup> May and 2 <sup>nd</sup> June. Read initial e-mail on 13 <sup>th</sup> April but no response received
35	<b>Transpennine Express</b>		No	No response	No response	Reminder sent 22 <sup>nd</sup> May and 2 <sup>nd</sup> June but no response received

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

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

## Annex 1 – Consultee Responses

### 1. Merseyrail

**From:** merseyrail.org]

**Sent:** 13 April 2017 11:28

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

We have no objections.

Thanks a lot

**Legal & Contract Assistant**  
**Merseyrail**

Email [@merseyrail.org](mailto:@merseyrail.org)

Web [www.merseyrail.org](http://www.merseyrail.org)

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### 2. Northern Rail

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

**Sent:** 13 April 2017 12:05

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Hello

Northern has no objection to the land disposal at Lichfield, Staffordshire

Kind regards

Franchise Compliance Manager

Telephone:

Mobile:  
NorthernHouse,  
9 RougierStreet  
York, YO1 6HZ

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

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

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### 3. South Eastern Railway

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

**Sent:**13April201712:14

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern have no comment on this proposal.

Kind Regards

Access Contracts Business Partner

southeasternrailway.co.uk

**southe**astern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ

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4. GB Railfreight

**From:**@gbrailfreight.com]

**Sent:**13April201712:56

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No issues from GBRf.

Regards,

NationalAccessManager,  
GB Railfreight Ltd.,

3<sup>rd</sup> Floor,

55 Old Broad Street,

London,EC2M1RX.

Tel

Mobile:

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

GBRailfreightLtd.RegisteredinEngland&WalesNo.03707899.

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

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5. Alliance Rail

**From:**@Alliancerail.co.uk]

**Sent:**13April201712:58

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Alliance has no comments.

Regards

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6. W H Malcolm Limited

**From:**mccroner@whm.co.uk]

**Sent:**13April201713:20

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No objections.

Regards.

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

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

**DD: | Mobile:**

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

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## 7. ACORP

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

**Sent:**13April201714:55

**To:**TurnerRob

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No comment

Senior Operations Manager



**Mobile**

**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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## 8. Eurostar International Limited

**From:**@eurostar.com]

**Sent:**13April201715:38

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No issue for EIL,

Thanks

**PA to Strategy Director & General Counsel**

**EurostarInternationalLimited**

TimesHouse|BravingtonsWalk|LondonN19AW

**eurostar.com**

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9. Virgin Trains

**From:**@virgintrains.co.uk]

**Sent:**14April201708:50

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No objection to this proposal from Virgin Trains

Kind regards



*Operations Director*

Victoria Square House, Victoria Square, Birmingham B2 4AJ

**t: m: e:** [@virgintrains.co.uk](mailto:@virgintrains.co.uk)

P.A. m: e: [@virgintrains.co.uk](mailto:@virgintrains.co.uk)

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## 10. Cross Country Trains

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

**Sent:**14April201711:46

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

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## 11. WCR

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

**Sent:**15April201711:00

**To:**

**Subject:** Re: Consultation on proposed land disposal: Lichfield Staffordshire - Former ...

no comments

WCR

T

M

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

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## 12. Rail Freight Group

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

**Sent:**17April201720:23

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Ok with RFG

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile

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

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

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

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### 13. Transport Focus

**From:**@transportfocus.org.uk]  
**Sent:**21April201709:03  
**To:**  
**Subject:** Lichfield 1104e18

Too early for any detail about how those using the proposed car park would get to/from the station? A staircase down from Burton Road to the down platform?

Regards,

---

**From:**  
**Sent:**21April201709:21  
**To:**  
**Subject:** RE: Lichfield 1104e18

JohnIt's a detail but steps could be provided up the road support slope from the Property to Burton Road. Otherwise they would exit the car park onto Burton Road via the entrance road/path, walk up Burton Road to cross at the new pedestrian crossing (see photo) on the bridge, then walk down Burton Road and to the station along Station approach. As per image below



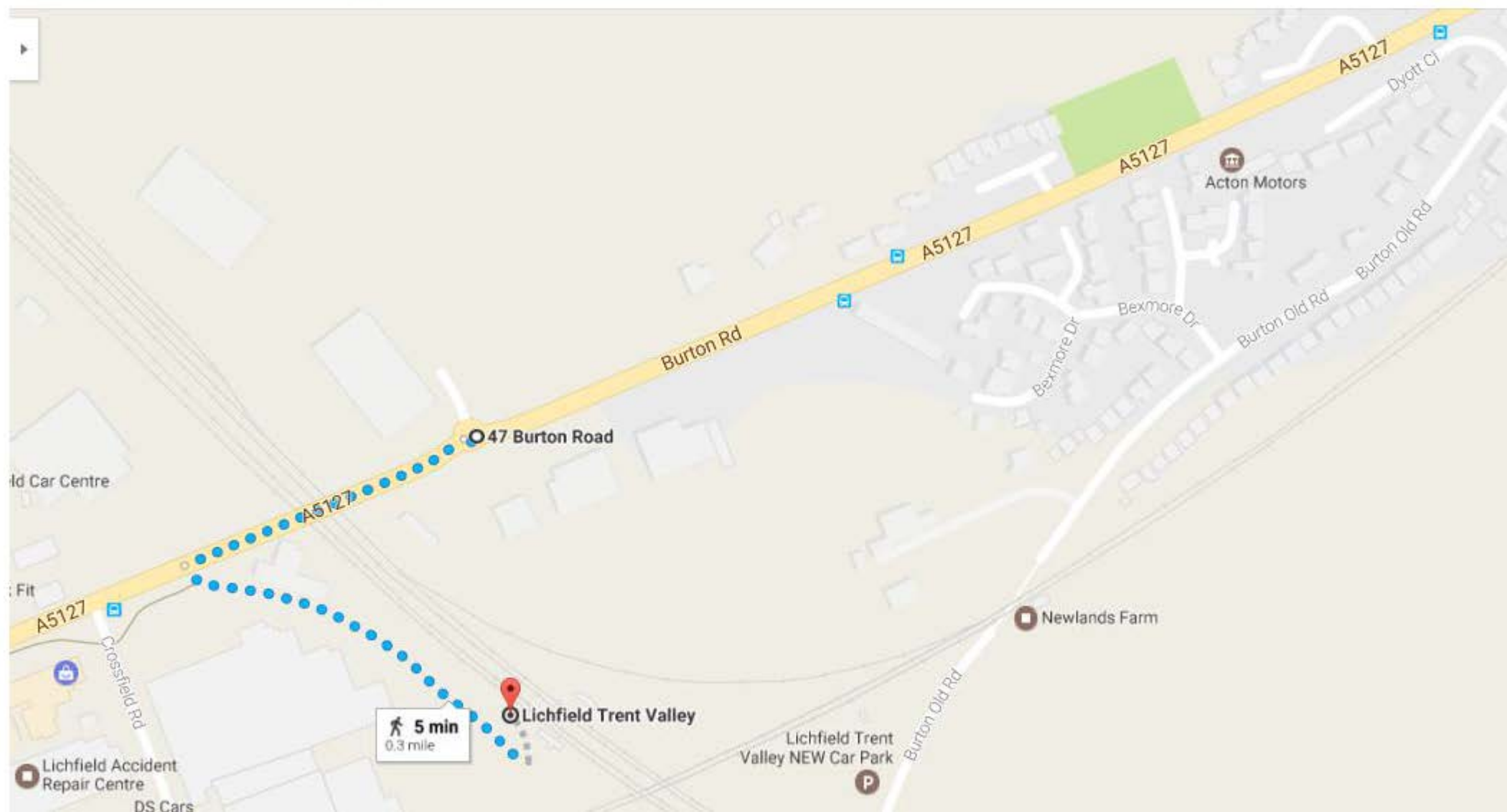
<https://www.google.co.uk/maps/dir/52.6884168,-1.8008955/Lichfield+Trent+Valley,+Trent+Valley+Road,+Lichfield/@52.6881312,-1>

47 Burton Rd, Lichfield WS1...



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It is not proposed to provide a staircase down from Burton Road to the down platform.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

---

**From:**@transportfocus.org.uk]  
**Sent:**21April201709:44  
**To:**  
**Subject:** RE: Lichfield 1104e18

Many thanks. It'll be a trek, but not quite as far as the well-used "overspill" car park for my local station!

---

**From:** @transportfocus.org.uk]

**Sent:** 21 April 2017 09:50

**To:**

**Subject:** Re: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017 1104e18

Rob,

Thank you for sending Transport Focus details of the proposed land disposal in Lichfield, and for the additional information regard access between the proposed car park and the station. They note that:

the land is c. 2.5 hectares on the up side of the WCML just north of Lichfield Trent Valley station;

it was bought for use during the WCRM scheme, but is no longer required;

an access route to the railway will be reserved;

it is to be sold freehold, and, subject to planning, will probably be used for 49 houses and at least 78 parking spaces for the station;

completion is likely in 2018/9.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

---

14. Direct Rail Services

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

**Sent:** 21 April 2017 13:53

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Good Afternoon

DRS have no comments.

Kind Regards,

Buyer – Engineering & Civils



**DirectRailServices**,RegentsCourt,  
Baron Way, Carlisle, CA6 4SJ.

Tel:

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15. Lichfield District Council

**From:**@lichfielddc.gov.uk]

**Sent:**24April201714:43

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Good afternoon

With regards to the email consultation I would respond as follows:

The proposed mixed-use development of the site would likely be supported in principle. The MAFF Depot site to which this consultation relates was identified and allocated for residential development in the 1998 Lichfield District Local Plan through policy L7A (Buffer Depot, Streethay). Policy L7A of the 1998 Lichfield District Local Plan remains saved, as set out at Appendix J of the adopted Local Plan Strategy (adopted February 2015) and is to be considered through the second part of Lichfield Districts new development plan – the Local Plan Allocations document. Consultation on the Local Plan Allocations document is currently underway. It should be noted that the emerging Local Plan Allocations document identifies the site as a proposed allocation for residential development to accommodate approximately 50 dwellings.

Kind regards

**Principal Spatial Policy & Delivery Officer**

Lichfield District Council

District Council House, Frog Lane, Lichfield, Staffordshire WS13 6YZ

**T:**

**E:** [@lichfielddc.gov.uk](mailto:@lichfielddc.gov.uk)

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**From:**

**Sent:** 25 April 2017 11:07

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Thank you for your response Patrick and given the planning status of the Property I will assume Lichfield District Council have no objections to the proposed disposal.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

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16. Department for Transport

**From:**@dft.gsi.gov.uk]  
**Sent:**25April201710:46  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road

Hi

The Department has no comments for the proposed land disposal.

Regards,

**ProjectSupportassistant, Intercity,DepartmentforTransport**

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## 17. Colas Rail

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

**Sent:**26April201711:06

**To:**T

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No comment on proposed disposal



Property & Estate Manager

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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## 18. Direct Rail Services Limited

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

**Sent:**28April201714:26

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Hi

DRS have no comments

Thanks

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19. British Transport Police

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

**Sent:**02May201713:23

**To:**

**Subject:** FW: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

**Importance:** High

Good afternoon,

Please note the email below.

Thank you

Business Support Manager

**Strategy & Performance Department**

British Transport Police

25 Camden Road

Camden

London NW1 9LN

Tel:

Mobile :

**From:**

**Sent:** 02 May 2017 12:52

**To:**

**Cc:**

**Subject:** FW: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

**Importance:** High

Good Afternoon,

I have noted the attachments to the original e mail.

I note that fencing is to be installed either by Network Rail or the developer when sold.

The standard of the fencing should be stated i.e. palisade 1.8metre single point to current Network Rail standards.

The car park for 78 car parking spaces will be built to the current Network Rail standard. This should be to the standard to achieve the British Parking Association Safer Parking Award which the current car parks at Lichfield TV are currently accredited.

Kind Regards

**Crime Prevention Through Design Advisor CPDA**

British Transport Police, Midlands Division, Axis, 10 Holliday Street, Birmingham B1 1UP Address

office  
internal

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

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

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**From:**

**Sent:** 05 May 2017 10:30

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Thank you for sending the e-mail from

The fencing standard required will be included in the Property sale/development documentation.

Please note that it is proposed that the car park will be built to the current Network Rail standard and in accordance with local planning requirements. We do not yet know the operator of the car park but consideration will be given in due course, as the scheme develops, as to whether the car park is to be built to the standard to achieve the British Parking Association Safer Parking Award.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

**M**

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

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

**From:**@hs2.org.uk]

**Sent:**12May201712:33

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

**OUR REF: HS2-LDC-PE-046**

Dear

Thank you for consulting HS2 Ltd on this matter, we have the following comments to make on the proposed land disposal.

Following assessment of the material provided and with reference to the attached hybrid Bill plan, I can confirm that part of the site 'sale area' (i.e. Book of Reference land parcel 129) is within formal HS2 Phase One safeguarding limits, Limits of Land to be Acquired and Used (LLAU) and the Consolidated Land Boundary (CLB) for HS2.

Safeguarding is an established part of the town planning process, designed to ensure that land which has been identified for major infrastructure projects is protected from conflicting developments. The current safeguarding directions relate to Phase One of HS2 between London and the West Midlands, Phase 2a of HS2 between the West Midlands to Crewe and Phase 2b of HS2 between Crewe and Manchester, and the West Midlands to Leeds. See: <https://www.gov.uk/government/collections/hs2-safeguarding>. Phase One of HS2 took a major step forward on 23<sup>rd</sup> February 2017 as Britain's new railway successfully completed over 3 years of Parliamentary scrutiny to receive Royal Assent and construction is now scheduled to begin on schedule in the Spring.

The land in question is also identified on drawing CT-05-148 in Volume 4 Map Book 'Off Route Effects' as an HS2 Construction Access via Existing Track to serve the existing Lichfield Sidings adjacent to the West Coast Main Line, which are to be used for stabling engineering trains. See: <https://www.gov.uk/government/publications/volume-4-off-route-effects-and-map-book> for further details.

Details of the proposed site freehold disposal for 'part residential and part additional station parking' are noted in the Property Disposal report together with the following statements in relation to HS2 interests and involvement respectively:

*"A 24/7 vehicular right of way will be reserved for Network Rail and High Speed 2 from the public highway (Burton Road) and through the Property to the adjoining railway line for articulated vehicles up to 22.5m in length as indicated on the indicative development drawing or along such other route as is deemed acceptable to NR for operational purposes."*

*"HS2 approval "in principle" has been obtained to diverting the existing access, as HS2 has rights under HS2 Hybrid Bill."*

Accordingly HS2 Ltd does not wish to raise any objections to the proposed land disposal in safeguarding or delivery terms.

If you have any queries in respect of the above do not hesitate to contact me.

Yours sincerely,

Safeguarding Planning Manager | HS2 Ltd

Tel: [@hs2.org.uk](https://www.hs2.org.uk) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, 25th Floor, One Canada Square, Canary Wharf, London E14 5AB | [www.hs2.gov.uk/hs2](http://www.hs2.gov.uk/hs2)



---

## 21. Rail North

**From:**@railnorth.org]

**Sent:**22May201712:30

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

No comments, thanks – this is well outside the Rail North area.

Head of Investment Planning,

Rail North

---

## 22. Fradley & Streethay Parish Council

**From:**@fradleystreethay.staffslc.gov.uk]

**Sent:**22May201713:46

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

DearRob

Apologies for not replying to your previous email. The Parish Council chooses not to make any comments on this proposal.

Kindregards

ParishClerk  
Fradley&StreethayParishCouncil  
MarketingSuiteOffice, WellingtonCrescent  
FradleyPark,LichfieldWS138RZ  
Tel: / Mobile:

---

23. The Go-Ahead Group PLC (Govia)

**From:**[@go-ahead.com](mailto:@go-ahead.com)

**Sent:**22May201713:14

**To:**

**Subject:** Re: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 31st May 2017

Hi

As requested Govia have reviewed the consultation relating to the disposal of the former MAFF depot at Lichfield. We note that as part of the scheme additional car parking is being provided which will be of benefit to future rail passengers. Overall I can confirm that Govia is supportive of the proposal.

If you require any further information please let me know.

Best regards

**Bid Director**

**The Go-Ahead Group plc**

Mob  
Email: [@go-ahead.com](mailto:@go-ahead.com)

---

24. Freight Transport Association

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

**Sent:**22May201716:57

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Apologies we have no comment.

---

**Head of Policy – Rail Freight and Scotland**  
**Freight Transport Association**

Mobile :

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

---

25. Serco

**From:**@serco.com]

**Sent:**23May201708:59

**To:**EXTL;@sleeper.scot

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017 [I]

**Classification:** Serco Internal

Please note that our emails should be @serco.com

We have no objections to the proposals.

Regards



---

26. Great Western Railway

**From:**@gwr.com

**Sent:**23May201714:34

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

We have no objection thank you

I am sorry for the delay.

**NetworkAccessManager|GreatWesternRailway**

1MilfordStreet|Swindon|SN11HL

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

FirstGreaterWesternLimited|RegisteredinEnglandandWalesnumber05113733

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

---

27. Chiltern Railways

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

**Sent:**23May201716:40

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Hi

Thank you for the advice

Noted by WCR - no issues to raised.

Regards

Interim Manager

Chiltern Railways

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

[@chilternrailways.co.uk](mailto:@chilternrailways.co.uk)

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

---

28. London Midland

**From:**

**Sent:** 22 August 2017 16:02

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I thank you for your further comments.

I have explained our position and that we do not believe it is reasonable to be commercially constrained by a condition agreeing to transfer the car park into the SFO's lease demise. The initial consultation form stated under "Anticipated rail benefits" - "Provision of a new car park with a minimum of 78 car parking spaces to provide additional parking capacity for customers using Lichfield Trent Valley railway station. Network Rail will seek to protect the "rail user" on any freehold disposal of the car park by including a restriction on use that it has to be used as a car park.

As indicated in my e-mail below dated 18<sup>th</sup> July 2017 and based upon our further exchange, it seems that we have reached an impasse. I confirm that Network Rail therefore propose to refer this matter to ORR, including our correspondence, for a decision on the land disposal.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

**From:**[@londonmidland.com](mailto:@londonmidland.com)]

**Sent:**18August201710:40

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Rob,

Having discussed it internally, we are not prepared to withdraw our objection. We believe that a vague assurance that there will be a car park for rail passengers without any clear explanation of how that will be achieved is not guaranteeing the best interests of the rail industry as a whole, or of the fare paying public. We believe that the new parking facility should remain in Network Rail's freehold ownership and be incorporated into the station lease area.

Regards,

Franchise & Network Planning Manager



London & Birmingham Railway Limited (trading as London Midland)

102 New Street, Birmingham, B2 4HQ

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

[www.londonmidland.com](http://www.londonmidland.com)

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

**Sent:** 18 August 2017 10:15

**To:** [@londonmidland.com](mailto:@londonmidland.com)>

**Cc:** [@londonmidland.com](mailto:@londonmidland.com)>

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I refer to my e-mail below to which I am unable to trace receiving your response.

In view of my comments below can you please confirm if London Midland is now prepared to withdraw their proposed condition and that they are supportive of the proposed disposal on the basis that the car park is available for use by station customers regardless of ownership or management of the proposed facility.

Network Rail would welcome the withdrawal of the objection on the proposed disposal by 25<sup>th</sup> August 2017 after which time we intend to submit a Licence Condition 7 application to ORR for the proposed land disposal.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

**M**

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

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

**From:**

**Sent:** 18 July 2017 11:25

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I refer to your e-mail below dated 13<sup>th</sup> July 2017.

Network Rail has already agreed that the facility will benefit railway passengers in that the car parking element of the scheme will be available for station parking use. For the reasons outlined in this email and in our previous exchange, Network Rail still do not consider your proposed condition to be reasonable

An alternative to the SFO managing the car park is for another party to manage it, which is the case elsewhere, where Network Rail or other third parties manage station car park facilities.

Until such time as Network Rail has planning consent and certainty that the development will occur, it is premature for Network Rail to identify a specific party to manage the new car park facility.

As stated previously, it still remains an option for Network Rail to include the car park within the station lease but at this stage alternative options need to remain open to Network Rail.

The provision of parking associated with new housing developments is a matter for the Local Planning Authority. Network Rail would expect appropriate management of the car park facility to ensure that sufficient car parking was made available for station customers.

My previous comments remain but if you do not agree, and wish to maintain your position, then we have reached an impasse and I believe it would be appropriate to refer this matter to ORR but please advise.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

**From:**[@londonmidland.com](mailto:@londonmidland.com)]

**Sent:**13July201711:39

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I have spoken to my manager and my director about this.

We feel that it is reasonable for us to expect the new car park to be incorporated into the station so that we can ensure that the facility benefits railway passengers.

We would be interested to know what the alternative to the SFO managing the car park is – who would be responsible for maintaining for example? Given that most new housing developments do not include adequate parking, we are concerned that this will just become an overflow car park for residents of the new development and therefore provide no benefit to railway passengers.

Regards,

Huon

Franchise & Network Planning Manager

London & Birmingham Railway Limited (trading as London Midland)

102 New Street, Birmingham, B2 4HQ

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

[www.londonmidland.com](http://www.londonmidland.com)

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

**Sent:** 27 June 2017 15:39

**To:** [@londonmidland.com](mailto:@londonmidland.com)>

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I refer to your e-mail below dated 14<sup>th</sup> June 2017.

I note that London Midland is seeking to impose a condition on the car parking element of the scheme in order to provide their support to the proposed disposal. However, this condition requires Network Rail to retain the freehold ownership of the railway car park and that the new car park would be incorporated into the SFO's existing station lease.

We consider this to be unreasonable and the LC7 consultation process is not a vehicle to allow stakeholders to seek to impose their own commercial requirements thus limiting Network Rail's ability to rent/sell their assets in a prudent commercial manner.

Network Rail is able to confirm that the car parking element of the scheme will be available for additional station parking use, which is the primary driver here, to ensure sufficient capacity is available at the station for customers. I understood that this was accepted by London Midland and provided the additional spaces are made available for such use then there should be no need for the condition you are seeking to impose. It of course still remains an option for Network Rail to seek to include the car parking area within the station lease demise but it is not considered acceptable that this forms a condition to the proposed disposal.

In view of my above comments can you please confirm that London Midland are prepared to withdraw their proposed condition and that they are supportive of the proposed disposal on the basis that the car park is available for use by station customers regardless of ownership or management of the proposed facility.

Network Rail would welcome the withdrawal of the objection on the proposed disposal by 10 working days from today's date after which time we intend to submit a Licence Condition 7 application to ORR for the proposed land disposal.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

**From:**[@londonmidland.com](mailto:@londonmidland.com)]

**Sent:**14June201713:21

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Hi

Apologies for the delay to this.

London Midland would be happy to support the proposal on the condition that the railway car park remains in Network Rail's freehold ownership and that the new car park would be incorporated into the SFO's existing station lease.

If you can formally confirm that this will be the case I will send an acceptance.

Regards,

Franchise & Network Planning Manager



London & Birmingham Railway Limited (trading as London Midland)



102 New Street, Birmingham, B2 4HQ

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

[www.londonmidland.com](http://www.londonmidland.com)

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

**Sent:** 14 June 2017 12:46

**To:** [@londonmidland.com](mailto:@londonmidland.com)

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I refer to my e-mail below dated 25<sup>th</sup> May 2017 and subsequent reminder dated 5<sup>th</sup> June 2017 requesting a response by 9<sup>th</sup> June 2017. To date I am still unable to trace receiving your response.

Can you please let me know by 19<sup>th</sup> June 2017 whether you have any objections to the land disposal. If I do not receive your response to my e-mail below by that date then I will assume you have no objections to the proposal.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

**From:**

**Sent:** 05 June 2017 11:59

**To:** "

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Further to my e-mail below, can you please let me know by Friday 9<sup>th</sup> June 2017 as to whether you have any objections to the proposed disposal?

Thanks



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

**M**

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

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

**From:**

**Sent:** 25 May 2017 09:12

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I thank you for your response. As requested please find attached a copy of e-mail dated 21<sup>st</sup> July 2016 to of London Midland which includes a copy of the Report advising how the number of spaces has been calculated. The number of 78 spaces was agreed based on this Report and I attach e-mails dated 12<sup>th</sup> Sept 2016 from of London Midland and 26<sup>th</sup> November 2016 from confirming that London Midland consider that 78 spaces is an acceptable number.

It is currently unknown as to who will own, manage and maintain the car park or whether it will remain in Network Rail's freehold ownership. Network Rail will be considering this further as the scheme develops along with the comments from (London Midland) who previously commented in his attached e-mail to me dated 17<sup>th</sup> Sept 2015 that "We would like the option to deliver and manage any potential car park scheme. This will be dependent on agreeing commercial terms."

In terms of your question regarding the car park layout and a future deck to meet increased demand, the car park and residential development has been designed so that it reserves a 24/7 vehicular access to the railway for Network Rail and HS2 and to provide the agreed 78 spaces which already caters for increased demand. Also, the provision of this access roadway and the housing element has limited the car park design. In addition Network Rail consider that a future deck at this location would not be compatible with the adjacent residential development.

The disposal of any part of the Property will be subject to Network Rail's standard form of Transfer containing appropriate covenants to protect the adjacent operational railway.

Network Rail is only at the stage of pre application discussions with Lichfield District Council and so I am not able to confirm whether there will be any S106 restrictions.

I trust that the above information allays your concerns and you have no objections to the proposed disposal but can you please confirm?

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

**From:**[@londonmidland.com](mailto:@londonmidland.com)]

**Sent:**25May201708:38

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Rob,

Apologies for the delay in responding to this. I have had consult widely with colleagues which took longer than expected.

London & Birmingham Railway Limited generally supports any scheme to increase parking at railway stations, especially at Lichfield Trent Valley where there is already high demand. However, before we agree to this scheme, we have the following questions.

- We would appreciate more detail as to how the number of spaces has been calculated. There is no-one currently working here who remembers agreeing to this number previously and since 2012 we have opened a new car park at the station on private land adjacent to the station. We did not expect this car park to reach capacity for many years and yet it is already full, therefore we would not necessarily agree that this is the right number of spaces without further clarification.
- Who will own the new car park? Will it remain in NR's freehold ownership and be leased to the Station Facility Owner? If not, who will be responsible for the car park? If it is not managed by the SFO, will there be signs which clearly state that it for the use of railway passengers only? Who will be responsible for the security and maintenance of the car park?
- Will the car park be laid out in such a way that a car park deck can be added in the future to meet increased demand?
- What covenants will be applied to the land? Will there be any s106 restrictions applied?

Please can you supply this information and hopefully we will then be able to accept the proposal.

Regards,

Franchise & Network Planning Manager



London & Birmingham Railway Limited (trading as London Midland)

102 New Street, Birmingham, B2 4HQ

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

[www.londonmidland.com](http://www.londonmidland.com)

**From:** [@Abellio.com](mailto:@Abellio.com)]

**Sent:** 26 May 2017 06:57

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 31st May 2017

Hi

Having reviewed the documents West Midlands Trains has no objection to the proposed disposal.

Many thanks

Bid Director

---

30. Freightliner

**From:**

**Sent:** 18 August 2017 10:05

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Thank you for your response confirming that Freightliner has now withdrawn their objection to the proposed disposal.

Regards



Development Surveyor(North), Property  
1<sup>st</sup> Floor, Baskerville House, Centenary Square  
Broad Street, Birmingham B1 2ND

M  
E@networkrail.co.uk

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

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

**Sent:** 18 August 2017 09:52

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

**Importance:** High

Dear

We've considered this matter further, and Freightliner is now prepared to withdraw its object to the disposal of this site

Regards

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

**Sent:** 11 August 2017 14:17

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I refer to your e-mail below dated 9<sup>th</sup> June 2017. Please accept my apologies for the delay in responding.

I note that you have suggested that the Property has potential for rail-related freight use and as a staging post for HS2 construction supply. The Property is allocated for residential use within the Council's Local Planning policy. In addition it lies immediately adjacent to a site which is currently under construction by Miller Homes for 750 new homes. The Property has never previously been used for freight use and is the former site of the Ministry of Agriculture, Fisheries and Food depot, which Network Rail acquired from the previous owner with the benefit of residential planning consent.

The Council is concerned by the suggested freight use given the proximity to existing newly constructed residential properties and the likely noise generated by freight operations on the adjoining residential occupants. The District Council's Environmental Health Officer expressed concerns related to noise from any freight use as this type of use would likely have a lot of scope for noise disturbance and 24 hour working. This would require mitigation including the likely housing of the facility within a noise insulated building, possible mitigation measures being subject to a noise report to determine the likely issues which might need to be addressed. The Council are supportive of the Property being developed for residential use with some land being used for additional station car parking. In this regard Network Rail has obtained the following comments from Lichfield policy team regarding Freightliners suggested freight use:

'In terms of the Buffer Depot site this is currently allocated for residential development through the saved policies of the 1998 Local Plan. Additionally the emerging Local Plan Allocations document seeks to continue the residential allocation of the site. As such the Council is supportive of the principle of the residential development of the site. Any alternative uses would be contrary to the established and emerging policy position and would clearly need to demonstrate why any such alternative use was suitable.'

Network Rail's Freight representative has commented that for the construction sector and rail freight use for drystone materials, he doubts very much whether planning permission would be granted for any re-processing of materials such as concrete batching or asphalt manufacturing particularly in view of the close proximity of the new housing estate.

Given the above, the planning background and adjoining residential use it is not considered to be a suitable site for introducing a new freight use. Does Freightliner believe that a customer would be able to realistically use the site, given the constraints that are highly likely to be placed on it by the Council?

You state that Freightliner have bulk customers looking for sites in this area. Nonetheless there appears to be no certainty here that a bulk customer could be found who could use the site for freight use.

You also state that there is potential for using the site as a staging post for HS2 construction supply. HS2 were consulted as part of the LC7 application and have no objections to the proposed disposal as it reserves a suitable vehicular access through the site to the West Coast Mainline railway. In terms of any future residential development on the site, HS2 has confirmed that “ *Accordingly subject to the above access requirements being reserved as part of any planning application, HS2 Ltd does not wish to raise any objections to the proposed residential development and new station car park in safeguarding or delivery terms.*”

In addition the site is currently a potential liability to Network Rail. It has been subject to occupation by itinerants and the vacant buildings pose a fire risk due to trespass, which could potentially result in stoppage of trains in the event of fire, as the two large buildings directly adjoin the mainline railway. Network Rail is concerned that whilst the site remains vacant and the uncertainty on use prevails it will attract further trespass and introduce risk to the railway. Network Rail is keen to obtain certainty and pursue their intended use and has already undertaken pre-application discussions with Lichfield District Council. Following these pre-application discussions the Policy Officer has confirmed - “In conclusion, the principle of residential development on this site has previously been established with Saved Policy L7A identifying the site for housing. In addition, the site is allocated within the emerging Local Plan Allocations as a site that can accommodate approximately 50 dwellings within the plan period”

Despite my above comments, should Freightliner wish to maintain their objection to the proposed disposal, Network Rail would propose to approach the ORR requesting that Freightliner demonstrates that occupation of the site for the suggested freight use is a credible and funded proposal, rather than an aspiration. In addition Network Rail would propose to discuss with ORR the possibility of an application for LC7 consent being conditional upon Freightliner being able to occupy the site for freight use within a reasonable timescale.

In view of the above can you please let me have any further comments and confirm whether Freightliner is prepared to retract or wishes to retain their objection. Please can you provide your response on or prior to 1<sup>st</sup> September 2017. If you have any further queries please contact me.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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

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

**Sent:**09June201715:35

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Dear Rob

Thank you for giving us additional time in which to respond.

Having considered this carefully, Freightliner is of the view that this property does have potential for rail-related freight use.

We have bulk customers looking for sites in this area; plus there is a potential for using the site as a staging post for HS2 construction supply.

Further HS2 announcement is expected in the near future, which could well have an impact.

As such we wish to object to the proposed Disposal of the site.

Regards



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

**Sent:**02June201714:21

**To:**

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Thanks

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

**Sent:**02June201714:00

**To:**

**Subject:** Re: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

I confirm that I am prepared to allow you until 9th June 2017 to respond but if I do not hear by then will assume you have no objections to the proposed disposal.

No objections to date from any FOC's.

Regards

DevelopmentSurveyor(North),Property  
1st Floor, Baskerville House, Centenary Square

Broad Street, Birmingham B1 2ND

**M**

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

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

On 2 Jun 2017, at 12:20, <[@Freightliner.co.uk](mailto:@Freightliner.co.uk)> wrote:

Hi

Apologies that we did not respond as requested.

I have been awaiting comments from Ops colleagues on this proposal and, due to sheer volume of work/emails here, did not realise that the deadline had passed.

Is there any way we could have another week (until 9<sup>th</sup> June) to respond please ?

The site is a good size, is adjacent to the rail infrastructure, and as such I feel it is important that we comment on this

It would be unfortunate to dispose of such a site without either Freightliner or DB Cargo having given a substantive response (your email indicated that DB haven't yet replied either)

Out of interest - what comments have been made by other FOCs ?

Thanks

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## **Annex 2 - Network Rail's Consultation Request (and reminder e-mails)**

**From:**

**Sent:** 13 April 2017 11:20

**To:** @dft.gsi.gov.uk; @crosscountrytrains.co.uk; @serco.com; EXTL: @chilternrailways.co.uk; @eurostar.com; @gwr.com; EXTL: (@grandcentralrail.com); @londonmidland.com; @southeasternrailway.co.uk; @merseyrail.org.; @northernrail.org; EXTL: @alliancerail.co.uk; @colasrail.co.uk; @colasrail.co.uk; @drsl.co.uk; @deutschebahn.com; e@fta.co.uk; @Freightliner.co.uk; EXTL: @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @hs2.org.uk; @Transportfocus.org.uk; @firstgroup.com; @londonmidland.com; @railnorth.org; @fradleystreethay.staffslc.gov.uk

**Cc:** @drsl.co.uk

**Subject:** Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Dear consultee,

### **Property: Lichfield Staffordshire - Former MAFF depot off Burton Road**

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

We attach a draft application form to the Office of Rail and Road which, with the 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 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 12<sup>th</sup> May 2017** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by 12<sup>th</sup> May 2017, 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. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to myself. 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,



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

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

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**From:**

**Sent:**16May201717:11

**To:**

**Cc:**

**Subject:** FW: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 31st May 2017

As a bidder for the West Midlands re-franchising we need to consult with you on this proposed disposal.

Would you be able to respond by the end of May?

Thanks,

---

**From:**

**Sent:**16May201717:14

**To:**

**Cc:**

**Subject:** FW: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 31st May 2017

As a bidder for the West Midlands re-franchising we need to consult with you on this proposed disposal.

Would you be able to respond by the end of May?

Thanks,

---

**From:**

**Sent:** 22 May 2017 12:23

**To:** @serco.com; EXTL: @chilternrailways.co.uk; @gwr.com; EXTL: (@grandcentralrail.com); @londonmidland.com; @deutschebahn.com; @fta.co.uk; @Freightliner.co.uk; @firstgroup.com; @londonmidland.com; @railnorth.org; @fradleystreethay.staffslc.gov.uk

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Dear consultee,

I refer to my attached e-mail dated 13<sup>th</sup> April 2017 seeking a formal response by 12<sup>th</sup> May 2017 on the above mentioned matter.

To date, I am unable to trace receiving your reply. Can you please let me have your comments by 26<sup>th</sup> May 2017 otherwise I will assume you have no objections to the proposal.

Regards



Development Surveyor (North), Property  
1<sup>st</sup> Floor, Baskerville House, Centenary Square  
Broad Street, Birmingham B1 2ND

M  
E

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

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**From:**

**Sent:** 02 June 2017 09:55

**To:** (@grandcentralrail.com); @deutschebahn.com; @Freightliner.co.uk; @firstgroup.com

**Subject:** RE: Consultation on proposed land disposal: Lichfield Staffordshire - Former MAFF depot off Burton Road - Response required by 12th May 2017

Dear consultee,

I refer to my attached e-mail dated 13<sup>th</sup> April 2017 seeking a formal response by 12<sup>th</sup> May 2017 on the above mentioned matter.

I also refer to my e-mail below dated 22<sup>nd</sup> May 2017 requesting your comments by 26<sup>th</sup> May otherwise I would make the assumption that you had no objections to the proposal.

Since I have not received your response I confirm that I am now progressing further with the land disposal on the basis that you have no comments or objections.

Regards



DevelopmentSurveyor(North),Property  
1<sup>st</sup>Floor,BaskervilleHouse,CentenarySquare  
Broad Street, Birmingham B1 2ND

M  
E

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

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