Network licence condition 7 (land disposal): Wellingborough, Northamptonshire

Decision

1. On 12 August 2015, Network Rail gave notice of its intention to dispose of three areas of land in the vicinity of Wellingborough station, Northamptonshire (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).

2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and no objections were received. We note that:

   • there is no evidence that railway operations would be adversely affected by the proposed disposal;

   • Network Rail has stated that the proposed disposal would not affect the four track restoration through the station; and

   • the scheme will provide new passenger facilities and increase station car parking to a minimum of 1,000 spaces.

4. Network Rail has provided additional plans to show how the three areas of land relate to our consent dated 26 May 2011. The plans are shown at Annex B.

5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

6. We have had regard to our decision criteria in Land disposal by Network Rail: the regulatory arrangements, December 2013,† and balanced our section 4 duties given to us.

† Available from www.rail-reg.gov.uk/server/show/nav.150
under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

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

Les Waters

Duly authorised by the Office of Rail Regulation
# Proposed Property Disposal

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

## 1. Site

<table>
<thead>
<tr>
<th>Site location and description</th>
<th>Wellingborough Stanton Cross. Please note that an associated LC7 consent already exists, which was granted by the ORR in 2011. This consultation for disposal and easements relates to the bridges crossing the Midland Mainline (MML) only. It is as a result of the detailed design exercise requiring the slight relocation of ‘Route 2’ and additional land take for bridge piers of both ‘Routes 2 and 6’ over bridges, plus additional land for highway enhancement works on Finedon Road. The overall scheme comprises a 3,650 new home urban extension of Wellingborough, called Stanton Cross.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</td>
<td>Plan 1: Route 2 sale and easement plan (1:1250 scale @ A4). Plan 2: Route 6 sale and easement plan (1:1250 scale @ A4). Plan 3: Finedon Road sale plan (1:1250 scale @ A4). Plan 4: Master Plan of the whole scheme (not to scale). 5: Original LC7 consent including plans in 2011.</td>
</tr>
<tr>
<td>Clearance Ref:</td>
<td>CR/24597 - Route 2 CR/24595 - Route 6 CR/24578 - Finedon Road Stage 1 Business Clearance was granted in January 2015 and Stage 2 Technical Clearance was granted in March 2015 on all three clearances.</td>
</tr>
<tr>
<td>Project No.</td>
<td>S00122</td>
</tr>
<tr>
<td>Ordnance survey coordinates</td>
<td>Route 2 - E490999, N267437 Route 6 - E490013, N270283 Finedon Road - E490483, N269244</td>
</tr>
<tr>
<td>Photographs (as required)</td>
<td>No photographs attached</td>
</tr>
</tbody>
</table>

## 2. Proposal

<p>| Type of disposal (i.e. lease / freehold sale) | Freehold / long leasehold for the bridge piers and permanent easement for the bridge deck / roadways. |</p>
<table>
<thead>
<tr>
<th>Proposed party taking disposal</th>
<th>Bovis Homes Limited will be delivering the infrastructure for the Stanton Cross development. The road bridges will be adopted by the highways authority, Northamptonshire County Council.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed use / scheme</td>
<td>New road over bridges and highways enhancement works. The urban extension promoted and developed by Bovis Homes Limited for 3,650 new homes is called Stanton Cross. The enabling works package is due to commence shortly, with the first tranches of houses being built in 2016. The project is expected to take 10-15 years.</td>
</tr>
<tr>
<td>Access arrangements to / from the disposal land</td>
<td>The attached Masterplan (plan 4) includes the highway layout for the whole scheme, including the road over bridges.</td>
</tr>
<tr>
<td>Replacement rail facilities (if appropriate)</td>
<td>As part of the Stanton Cross development Bovis will be constructing a new station building to the east of the MML, a Equalities Act compliant footbridge extension from the island platform to the east side of the MML, an increase in station car parking to 1,000 spaces and new station plaza on the west side.</td>
</tr>
<tr>
<td>Anticipated Rail benefits</td>
<td>The construction of the bridges is the first step of this urban extension. The overall scheme will deliver approximately £20 million of new passenger facilities. This includes the provision of a new Westside station plaza, a new Eastside station building with interchange, an increase in car parking to a minimum 1,000 station parking spaces, a new footbridge with lifts accessing existing platforms and linking to the new eastside of the station. The current vehicular access into Neilson's sidings is across third party land. Network Rail was granted consent to dispose of the land in 2011 that will facilitate a new access from the south, under Finedon Road bridge, thereby opening up more potential for freight activity on this Strategic Freight Site (SFS).</td>
</tr>
<tr>
<td>Anticipated Non-rail benefits</td>
<td>The proposed scheme will provide a substantial extension to Wellingborough providing approximately 3,200 dwellings and mixed employment use. This includes an integrated transport network with bus, cycle and pedestrian links to the town and good car access where necessary. The new Midland Road will assist in opening up land lying to the east of Wellingborough for further development in accordance with Bovis’s outline planning consent. This includes railway land and will ultimately result in the regeneration of under utilised and semi derelict lands. The urban extension of this town will secure real benefits for the local community and the wider regional economy that could bring up to 7,000 new jobs for the town. For this reason the scheme has wide spread and high level support including the local planning authority (Borough Council of Wellingborough), the county council (Northamptonshire County Council) and central Government who have allocated Growth Area Funding to North Northamptonshire.</td>
</tr>
</tbody>
</table>
### 3. Timescales

| Comments on timescales | The enabling works for the overall scheme is due to commence soon. The first tranche of houses will be under construction in 2016 and Bovis has forecast Stanton Cross will take 10-15 years to build out. |

### 4. Railway Related Issues

| History of railway related use | The three subject sites have no recorded history of use for railway purposes other than making up of an embankment. |
| When last used for railway related purposes | We do not believe the site has been used for railway purposes, other than part of the site making up part of an embankment. |
| Any railway proposals affecting the site since that last relative use | Electrification of the railway with 25Kv OLE and 4 tracking the railway on the MML scheduled to commence in 2016. |
| Impact on current railway related proposals | The electrification and 4 tracking teams have been consulted at length to ensure that the proposed land take for Routes 2 and 6 does not conflict their requirements and clearance was granted in March 2015 on this basis. The proposed sale plans reflect what has been agreed. The proposed Routes 2 and 6 alignments are at the same location as bridges SPC3/83 and SPC3/68. The electrification necessitates the demolition and reconstruction of these bridges including the raising of bridge heights by approximately 1.5 metres, re-grading of the land including the approach and departure from the bridge. The proposed new bridge spans must not create a limited clearance situation. These works are currently programmed to be completed by December 2016. Should the proposed Route 2 and 6 works be undertaken prior to the completion of the MML electrification project works, then Network Rail approval in principle is granted subject to full unrestricted preferential access to, plus the use of the land, both at no charge to Network Rail, to undertake any works deemed necessary including, but not limited to maintenance, modification, demolition, reinstatement or the like to any Network Rail asset being retained. Additionally Network Rail would require the right to modify as necessary and without charge, any adjoining assets in the ownership of Bovis. |
| Potential for future railway related use | The overall scheme provides the ability to significantly enhance existing station facilities which would not otherwise be provided. |
| Any closure or station change or network change related issues | No Network Change issues that we are aware of. |
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | No |
| Position as regards safety / operational issues on severance of land from railway |
| The disposal includes arrangements under which Bovis will install new boundary fencing along the railway boundary. The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail’s safety obligations, with which Network Rail will continue to comply. Network Rail’s network licence requires compliance with Railway Group Standards. These set out requirements for - amongst other things - fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate. |

### 5. Planning History and Land Contamination

| Planning permissions / Local Plan allocation (if applicable) |
| Outline Planning Permission (application number WP/2004/0600/O) was granted on 28 January 2008 for mixed used development including 215 acres of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access road, bridges and highway structures, footways, footpaths, bridleways and associated works and facilities at land between Finedon Road and the railway, Neilson’s Sidings and land north of Finedon Road, Wellingborough. |

| Contamination / Environmental Issues (if applicable) |
| Site remediation works will be the responsibility of Bovis and a full environmental impact assessment was submitted as part of the planning process. The property comprises predominately or surfaced station car park, roadway, industrial units and land adjacent to operational land. The station building is Grade II listed. |

### 6. Consultations

| Railway (internal - Network Rail) |
| • Property and Operational Clearances have been obtained.  
• Board level Railway Investment Panel |

There have been extensive internal consultations with the strategic and route development parts of the organisation with regard to rail development issues.
### Summary of position as regards external consultations

**Govia Thameslink Railway** - Did not object though commented that standards for construction next to the railway are to be adopted.

**DB Schenker** - Checked that liaison with the MML capacity projects to ensure that full compatibility with the 4-track restoration through the station including a fourth platform and on to Bedford to minimise interference by these trains with freight traffic north of Bedford had been carried out. NR confirmed this liaison had occurred. They stated no objection on the basis that a grant of new rights and/or transfer of ownership will not complicate the reinstatement of track on currently vacant track beds and any associated bridge strengthening or rebuilding.

**GB Railfreight Limited** - Retained the right to review the commitment made by xxxx in 2010 to fund 50% of the cost of widening the carriageway of the spur road when the land disposal of station island (and new access into Neilsons Sidings) gets underway. Happy to meet with the developer to discuss but their ability to contribute will rest on the ‘cost’ of such works. To be clear, xxxx’s response was caveated by the ‘subject to contract’ phrase.

**Borough Council of Wellingborough** - Looked at the proposal and the drawings and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

### Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward

| Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward | N/A |

### 7. Local Authorities

**Names & Email Addresses:**
- Northamptonshire County Council
  - [northamptonshire.gov.uk](http://northamptonshire.gov.uk)

**Local Transport Authorities:**
- Northamptonshire County Council

**Other Relevant Local Authorities:**
- Borough Council of Wellingborough
  - [wellingborough.gov.uk](http://wellingborough.gov.uk)

### 8. Internal Approval

**Recommendation:**
Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.

**Declaration:**
Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.

**Surveyor Name:**

**Approved by Property Development Manager:**

**Date Approved by PDM:** 19 June 2015
This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Wellingborough Stanton Cross. Routes 2 and 6 bridges and Finedon Road.

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

Summary of position regarding responses: 27 external stakeholders were consulted, as per list below. There were no objections and the following specific comments.

Govia Thameslink Railway - On the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensures that NR's T&Cs for construction next to the railway are adopted.

DB Schenker - Concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

GB Railfreight Limited - However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the ‘cost’ of such works. To be clear, response was caveated by the ‘subject to contract’ phrase.

Borough Council of Wellingborough - We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

The full list of external consultees is set out below:

<table>
<thead>
<tr>
<th>No.</th>
<th>External party (name)</th>
<th>Whether response received (y/n)</th>
<th>Date of response</th>
<th>Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report</th>
<th>Comments (e.g. as regards endeavours to obtain response where none given)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Department for Transport</td>
<td>Y</td>
<td>24/04/2015</td>
<td>No comment</td>
<td>N/A</td>
</tr>
<tr>
<td>2</td>
<td>Arriva Trains Cross Country</td>
<td>Y</td>
<td>07/04/2015</td>
<td>No objection</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>c2c Rail Limited</td>
<td>Y</td>
<td>31/03/2015</td>
<td>No objection</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>Chiltern Railway Company Limited</td>
<td>Y</td>
<td>01/04/2015</td>
<td>No comments</td>
<td>N/A</td>
</tr>
<tr>
<td>5</td>
<td>East Midlands Trains Limited</td>
<td>Y</td>
<td>01/05/2015</td>
<td>No comments</td>
<td>N/A</td>
</tr>
<tr>
<td>6</td>
<td>Eurostar International Limited</td>
<td>Y</td>
<td>31/03/2015</td>
<td>No issue with EIL</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Company Name</td>
<td>Objection</td>
<td>Date</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------</td>
<td>-----------</td>
<td>----------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>First Great Western Limited</td>
<td>No objection</td>
<td>09/04/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Govia Thameslink Railway</td>
<td>No objection</td>
<td>23/04/2015</td>
<td>On the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR's T&amp;Cs for construction next to the railway are adopted.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Grand Central Railway Company Limited</td>
<td>No comment</td>
<td>11/05/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>London &amp; South Eastern Railway Limited</td>
<td>No comment</td>
<td>30/04/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Merseyrail Electrics 2002 Limited</td>
<td>No comments</td>
<td>31/03/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Northern Rail Limited</td>
<td>No objection</td>
<td>01/04/2015</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Alliance Rail Holdings</td>
<td>No comments</td>
<td>31/01/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>COLAS Freight</td>
<td>No comment</td>
<td>31/03/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Direct Rail Services Limited</td>
<td>No comments</td>
<td>11/05/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>DB Schenker</td>
<td>No objection</td>
<td>02/04/2015</td>
<td>My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Freight Transport Association</td>
<td>No comment</td>
<td>30/04/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Freightliner Limited</td>
<td>No comment</td>
<td>02/04/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>GB Railfreight Limited</td>
<td>No objection</td>
<td>12/05/2015</td>
<td>See comments below</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Rail Freight Group</td>
<td>OK with RFG</td>
<td>31/03/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>West Coast Railway Company</td>
<td>No comments</td>
<td>31/03/2015</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Name of Respondent</td>
<td>Valid</td>
<td>Date</td>
<td>Response</td>
<td>Notes</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------------------</td>
<td>-------</td>
<td>----------</td>
<td>-------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>22</td>
<td>W. H. Malcolm</td>
<td>Y</td>
<td>06/04/2015</td>
<td>No objections</td>
<td>N/A</td>
</tr>
<tr>
<td>23</td>
<td>Association of Community Rail Partnerships</td>
<td>Y</td>
<td>05/05/2015</td>
<td>No comment</td>
<td>N/A</td>
</tr>
<tr>
<td>24</td>
<td>British Transport Police</td>
<td>Y</td>
<td>29/04/2015</td>
<td>No further comment</td>
<td>N/A</td>
</tr>
<tr>
<td>25</td>
<td>Transport Focus</td>
<td>Y</td>
<td>09/04/2014</td>
<td>No objection</td>
<td>See email below in comments</td>
</tr>
<tr>
<td>26</td>
<td>Northamptonshire County Council</td>
<td>Y</td>
<td>15/06/2015</td>
<td>No objection</td>
<td>N/A</td>
</tr>
<tr>
<td>27</td>
<td>Borough Council of Wellingborough</td>
<td>Y</td>
<td>12/05/2015</td>
<td>No objections</td>
<td>To the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.</td>
</tr>
</tbody>
</table>

Copies of responses are given in the annexes to this report, as indicated above. A copy of the consultation request is given in below in Annex A.
Annex A

1. Department for Transport
From: [mailto:railexecutive.gsi.gov.uk]
Sent: 24 April 2015 07:00
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
the Department has no comment on this proposal.
Regards,

2. Arriva Trains Cross Country
From: [mailto:crosscountrytrains.co.uk]
Sent: 07 April 2015 14:59
To:
Subject: FW: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
XC trains has no objection to this proposal.
Regards

3. c2c Rail Limited
From: [mailto:nationalexpress.com]
Sent: 31 March 2015 20:42
To:
Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.
Rgds

4. Chiltern Railway Company Limited
From: EXTL:
Sent: 01 April 2015 08:53
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
Hi
There are no comments from Chiltern Railways.
All the best,

5. East Midlands Trains Limited
From:
Sent: 01 May 2015 15:31
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
With respect to the above proposed Land Disposal, on behalf of East Midlands Trains Ltd and Stagecoach South Western Trains Ltd 'No Comment'

6. Eurostar International
From: [mailto:eurostar.com]
Sent: 31 March 2015 19:37
To:
Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
No issue for EIL,
Kind regards
7. First Great Western Limited  
**From:** [mailto:@firstgroup.com](mailto:@firstgroup.com)  
**Sent:** 09 April 2015 15:08  
**To:**  
**Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
Hello  
We have no objection thank you.

8. Govia Thameslink Railway  
**From:**  
**Sent:** 23 April 2015 11:41  
**To:**  
**Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
Thanks and yes the necessary asset protection and barriers will be in place for construction.

**From:** [mailto:@GTRailway.com](mailto:@GTRailway.com)  
**Sent:** 23 April 2015 11:36  
**To:**  
**Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
I am pleased to advise that GTR has no objection to this proposed sale on the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR’s T&Cs for construction next to the railway are adopted  
Regards

9. Grand Central Railway Company Limited  
**From:**  
**Sent:** 11 May 2015 16:36  
**To:**  
**Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
GC has no comment on this proposal.  
Kind regards

10. London & South Eastern Railway Limited (Southeastern)  
**From:** [mailto:@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk)  
**Sent:** 30 April 2015 09:07  
**To:**  
**Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
Morning  
No need to apologise. I don’t think that everyone was correctly informed that I was taking over from As far as this Land Disposal (Wellingborough Stanton Cross) is concerned, Southeastern have no comment to make.  
Kind regards

11. Merseyrail Electrics 2002 Limited  
**From:**[mailto:@merseyrail.org](mailto:@merseyrail.org)  
**Sent:** 31 March 2015 16:17  
**To:**  
**Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
I can confirm Merseyrail have no comments on the above proposal.  
Regards
12. Northern Rail Limited
Sent: 01 April 2015 08:48
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
Hello
Northern has no objection to the land disposal at Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road
Kind regards and have a lovely Easter break (if you’re allowed time off!)

13. Alliance Rail Holdings
From: [mailto:@alliancerail.co.uk]
Sent: 31 March 2015 16:31
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
Alliance has no comments
Regards

14. COLAS Freight
From: [mailto:@colasrail.co.uk]
Sent: 31 March 2015 16:32
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
Dear
I have no comment.
Thanks
Regards

15. Direct Rail Services Limited
From: [mailto:@drsl.co.uk]
Sent: 11 May 2015 11:27
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
DRS have no comments in relation to the Wellingborough Stanton Cross consultation.
Kind regards,

16. DB Schenker
From: EXTL:
Sent: 01 April 2015 16:50
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
In principle DB Schenker should have no objection to this further proposal is respect of various bridges, but wishes to check that full liaison has been carried out with the MML electrification and MML capacity projects, to ensure that this is fully compatible with the most favourable option to freight traffic, namely full 4-track restoration through the station including a fourth platform (and on to Bedford), and the junction work south of the station needed for crossing over St. Pancras - Corby trains as required, to minimise interference by these trains with freight traffic north of Bedford.
Yours,
I can confirm that the MMLE and Bedford-Kettering 4 track project teams have been consulted in great detail as part of the clearance process between January and March and gave their all clear last week.

In that case I am content to do the same. My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

17. Freight Transport Association
From: [mailto:@fta.co.uk]
Sent: 30 April 2015 21:05
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
FTA has no comment.

18. Freightliner Limited
From: [mailto:@Freightliner.co.uk]
Sent: 02 April 2015 13:43
To:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
Hi
Freightliner has no comment to make on these proposals
Regards

19. GB Railfreight Limited
From: [mailto:@gbrailfreight.com]
Sent: 12 May 2015 08:39
To:
Cc: EXTL:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015
GBRf has no objection to the land disposal requests included in this consultation. However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the ‘cost’ of such works. To be clear, response was caveated by the ‘subject to contract’ phrase.
Rgds,
20. Rail Freight Group  
From: RFG [mailto:@rfg.org.uk]  
Sent: 31 March 2015 17:52  
To:  
Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
Ok with RFG

21. West Coast Railway Company  
From: @aol.com [mailto:@aol.com]  
Sent: 31 March 2015 17:48  
To:  
Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon...  
nocomments

22. W. H. Malcolm  
From: [mailto:@whm.co.uk]  
Sent: 06 April 2015 09:08  
To:  
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
WH Malcolm has no objections to the proposal.

23. Association of Community Rail Partnerships  
From: [mailto:@btconnect.com]  
Sent: 05 May 2015 18:22  
To:  
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
ACoRP have no comment.  
Regards

24. British Transport Police  
From: [mailto:@btp.pnn.police.uk] On Behalf Of SDD Business Support  
Sent: 29 April 2015 10:57  
To:  
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015  
No further comment

25. Transport Focus  
From: [mailto:@Transportfocus.org.uk]  
Sent: 09 April 2015 09:21  
To:  
Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015 0704c16  
  
Thank you for sending Transport Focus details of the proposed land disposal at Wellingborough. They note that:  
it is required as part of the previously consulted and approved Stanton Cross development;  
detailed design work requires the slight relocation of ‘Route 2’, additional land for the overbridge piers of Routes 2 and 6, and additional land for highway enhancement works on Finedon Road;  
disposal will be freehold/long leasehold for the bridge piers, and permanent easement for the bridge deck/roadways;  
Bovis Homes Limited will be building the bridges, which will be adopted by the highways authority, which is Northamptonshire County Council.  
Transport Focus also notes that:  
the two bridges will require demolition and rebuilding for the widening and electrification of the MML;  
the relevant teams have agreed to the proposals, with clearance granted in March 2015;
Network Rail’s approval in principle is granted subject to it having various rights to “undertake any works deemed necessary”, and “the right to modify as necessary and without charge, any adjoining assets in the ownership of Bovis”.
Transport Focus has no objection to the proposed disposal.
Regards,

26. Northamptonshire County Council
From: [mailto: @northamptonshire.gov.uk]
Sent: 15 June 2015 09:43
To:
Cc: @kierwsp.co.uk’
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Just to confirm that, from the perspective of the County as landowner, there are no comments or objections to this proposed disposal.
Apologies for the delay in responding.
Regards

27. Borough Council of Wellingborough
From: [mailto: @wellingtonborough.gov.uk]
Sent: 12 May 2015 09:06
To:
Cc:
Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.
Kind regards,
Annex B: Additional plans