

Les Waters
Manager, Licensing
Telephone 020 7282 2106
E-mail les.waters@orr.gsi.gov.uk

19 March 2015

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

Network licence condition 7 (land disposal): Holgate Works, York

Decision

1. On 23 January 2015, Network Rail gave notice of its intention to dispose of land to the rear of Wilton Rise and Holgate Works, York (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached). Network Rail has also provided additional plans and information included at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and there was no evidence that the disposal would affect adversely railway operations.
4. We note that the proposed disposal:
 - is near to York Central, a major area for regeneration and part of the City of York Council's (CYC) wider regeneration developments across York;
 - would facilitate a new road leading to improved access at York station; and
 - would facilitate Network Rail's acquisition of land from the CYC that would allow it to enhance its rail vehicle maintenance facility.
5. Network Rail's consultation raised an objection from West Coast Railway Company on the basis that insufficient thought had been given to railway operations in the area. All concerns appeared to relate to the CYC development of the nearby 'Teardrop' railway site which, in time, would require existing railway operations on the site to be relocated onto other Network Rail land. However these concerns do

not relate to the land proposed for disposal. Initial objections from Northern Rail and TransPennine Express were addressed by Network Rail and subsequently withdrawn. We note Network Rail's statements that it will retain control of land required for the future development of the railway to accommodate its proposals and arrangements for the future provision of stabling, sidings and depot facilities.

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

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

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

A handwritten signature in blue ink, reading 'Les Waters', is positioned above the printed name.

Les Waters

Duly authorised by the Office of Rail Regulation

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

Annex A: Notice given by Network Rail to ORR on 23 January 2015

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

1. Site	
Site location and description	<p>York: land and premises to rear of Wilton Rise and Holgate Works.</p> <p>The site is located close to Holgate Road in the west part of York. It is remote from the operational railway (Freight Avoiding Lines that bypass York station and which are shown on the plan – ELR code is HOS). As well as being remote from the railway, the site is separated from it by an area of Council land that is at a higher level and that is used for recreational purposes in conjunction with adjoining housing areas.</p> <p>The site is level and surfaced and also includes the dilapidated Network Rail building known as Alliance House. It is a linear strip of land that lies between the Network Rail National Supplies Centre site known as Holgate Works and an area of housing off Wilton Rise.</p> <p>The site lies on the south side of the operational railway. The Network Rail site north of the railway is known as York Central. The York Central site is subject to long term redevelopment proposals which will be the subject of future consultations.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan No. 70063 - Disposal site shown by blue colour. Network Rail retained land is shown by green colour.</p> <p>Plan No. E01514_1 - Associated purchase site shown by red verge.</p> <p>Plan No. YC-DR-MP-016 - showing route of proposed road through disposal site.</p>
Clearance Ref:	CR/21596
Project No.	143077
Ordnance survey coordinates	340187, 555547
Photographs (as required)	<p>Two aerial photos attached showing the location of the property – one by red verge.</p> <p>Photos show the Holgate Works site to the left of the property and the Freight Avoiding Lines to the north. Photos also show how the site is isolated from the operational railway network.</p>

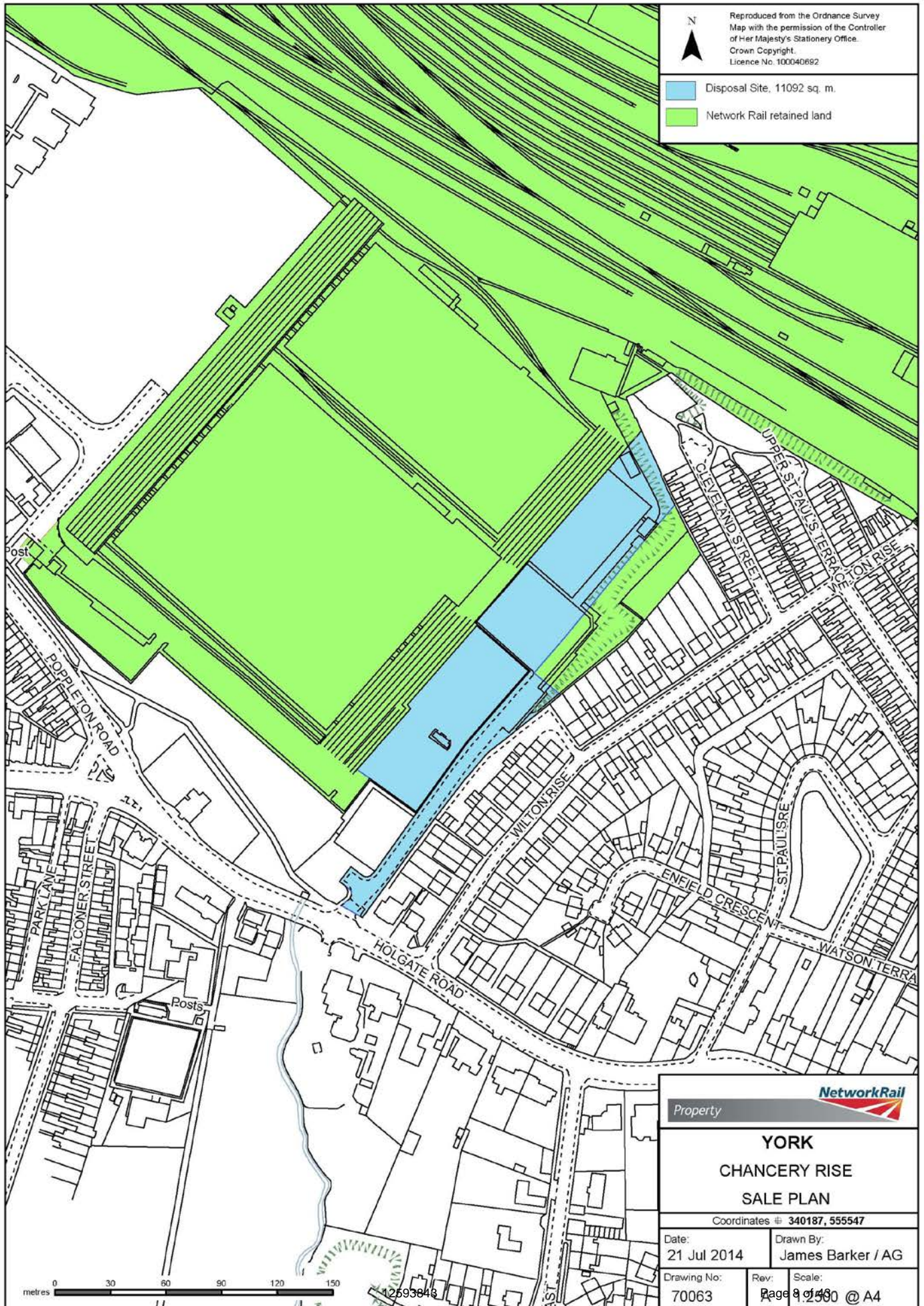
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold sale
Proposed party taking disposal	City of York Council
Proposed use / scheme	New highway to provide access into York Central development site and to the west side of York station. Parts of site may also be used for new residential development.
Access arrangements to / from the disposal land	Direct from adjoining Council land and also from the adjoining Holgate Road highway.
Replacement rail facilities (if appropriate)	<p>The current use of the site is for car parking and external storage as part of the Holgate Works site. The site also contains some electrical distribution equipment used as part of the Works. These facilities will be accommodated elsewhere within the Holgate Works site. Alliance House on the site is a dilapidated building scheduled for demolition and hence will not be replaced as a facility. The proposed purchaser, City of York Council, will, on completion of this disposal, transfer other land to Network Rail to enable further development, for rail purposes, of the Holgate Works site. This land is shown by red verge on the attached plan no. E01514_1. No facilities will be lost and the proposed transfer contributes towards enhancement of Network Rail's functions at this site.</p> <p>No other rail facilities are being displaced.</p>
Anticipated Rail benefits	<p>One anticipated rail benefit is that the proposed disposal will lead to the construction of a new access road through the land and into the York Central site. This will enable better access to the west side of York Station and ultimately will lead to journey time improvements for station users as the new road network will create a shorter road journey into the station.</p> <p>A second is that the proposed disposal will lead to land being transferred to Network Rail to use to enhance the Holgate Works site as a rail vehicle maintenance facility.</p>
Anticipated Non-rail benefits	Regeneration of the York Central site which will meet Council requirements to provide land for new housing and sites for employment development. This is one of the Major Regeneration sites in York.
3. Timescales	
Comments on timescales	The disposal is likely to complete in February/March 2015 provided consent is obtained.

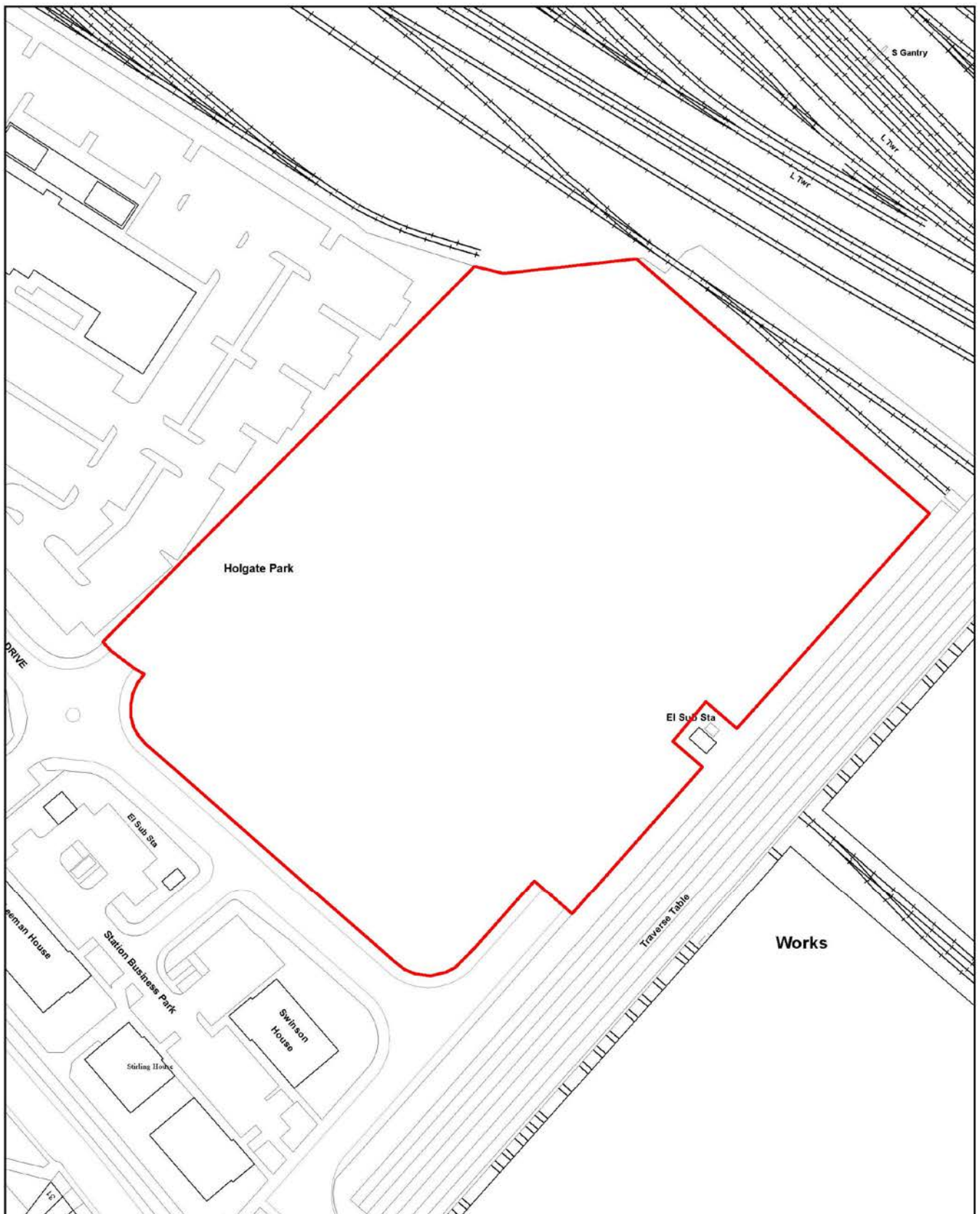
4. Railway Related Issues

History of railway related use	<p>The land was acquired for railway use in the late nineteenth century as part of the development of Railway workshops used to build new rail vehicles – carriages and rail wagons.</p> <p>The site has been used in conjunction with the adjoining Works since that date as either the site of buildings used for the Works, parking, open storage or offices. Part of the site is in use for parking and external storage in conjunction with Network Rail's current use of the site.</p> <p>Railway wagon construction in the Works ceased when the Thrall-Europa site closed in 2002. Network Rail has used the site since c2005 for rail vehicle maintenance and purchased it in 2009. The site was in third party ownership from c1994 (i.e. non BRB/Railtrack/Network Rail ownership)</p> <p>The Alliance House building ceased to be used for railway offices in c2010.</p>
When last used for railway related purposes	<p>Alliance House on the site was last used for railway offices in c2010. The building is in a dilapidated state and has only been used for storage of items such as files and old desks since that date.</p> <p>Part of the land is in use as a car park and external storage in conjunction with Holgate Works and these uses will be replaced within other parts of the extended Works site.</p>
Any railway proposals affecting the site since that last relative use	<p>The site is in temporary use for parking pending the construction of the new highway on the site. The railway related proposals affecting the site are the proposed redevelopment of the adjoining Holgate Works by Network Rail and the new road into the York Central site.</p> <p>(1) Holgate Works – the temporary use of part of the site will be relocated onto other land as part of the planned redevelopment.</p> <p>(2) New road – the proposed disposal will facilitate this scheme which is part of a planned scheme to improve access for users to get to the west side of York station.</p>
Impact on current railway related proposals	<p>Planned disposal is part of a strategy to facilitate railway related proposals referred to above.</p>
Potential for future railway related use	<p>The site is remote from York station and has no direct access to it so could not be used in conjunction with the station.</p> <p>The site does not adjoin an operational railway line so could not be used for railfreight purposes.</p> <p>It could be used for railway related uses as a car park in conjunction with Holgate Works but provision for this is made elsewhere in the Holgate Works site.</p> <p>The proposed disposal is part of a strategy related to enhancement of rail use in York.</p>

Any closure or station change or network change related issues	No.
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	<p>The disposal includes arrangements under which the other party will install new boundary fencing along the railway boundary.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on line-side works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
5. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	<p>No current planning permissions exist.</p> <p>The site is within the boundaries of site ST5 York Central Strategic Site allocation in the emerging York Local Plan.</p>
Contamination / Environmental Issues (if applicable)	Not applicable
6. Consultations	
Railway (internal – Network Rail)	Clearance for the disposal has been obtained. The site is not specifically referred to in any RUS.

Summary of position as regards external consultations	28 stakeholders were consulted and 26 replied. 1 no reply was from Grand Central and 1 was from DB Schenker but given the nature and location of the site the lack of response is not considered to be material. Consultation was initially carried out on the basis that in Network Rail's opinion the land had no foreseeable rail use and hence a General Consent would be used. However, specific consent is being sought given the outcome of the Consultation process. 25 stakeholders supported the application for disposal or had no objection. Transpennine Express and Northern Rail objected to start with but after a series of meetings and emails both lifted their objections to the disposal. West Coast Railway Company have still not lifted their objection to the disposal but have been advised that in the absence of an objection based on some foreseeable use for the land an application for consent will be sought with an unresolved objection.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	The West Coast objection does not relate to any specified rail use for the site. It is believed that the arguments presented against disposal have all been answered and the objection appears to be founded in dissatisfaction about existing rail facilities and proposed future disposals across the York area. The last response from West Coast does not withdraw the objection but acknowledges that they have little basis to object to the proposed disposal. Therefore, it is Network Rail's recommendation that there is no sustainable objection and that, as shown in the emails with West Coast in the Consultation Report, any genuine operational needs they have will be addressed as other disposals in York are taken forward.	
7. Local Authorities		
Names & Email Addresses:		
Local Transport Authorities:	N/A	
Other Relevant Local Authorities:	North Yorkshire County Council City of York Council	
8. Internal Approval		
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 16/01/2015





CBSS
Asset & Property
Management

Holgate Park Site

SCALE 1:1,250

DRAWN BY: CC

Originating Group:

Asset & Property Management

DATE: 18/04/2013

Drawing No.

E01514_1

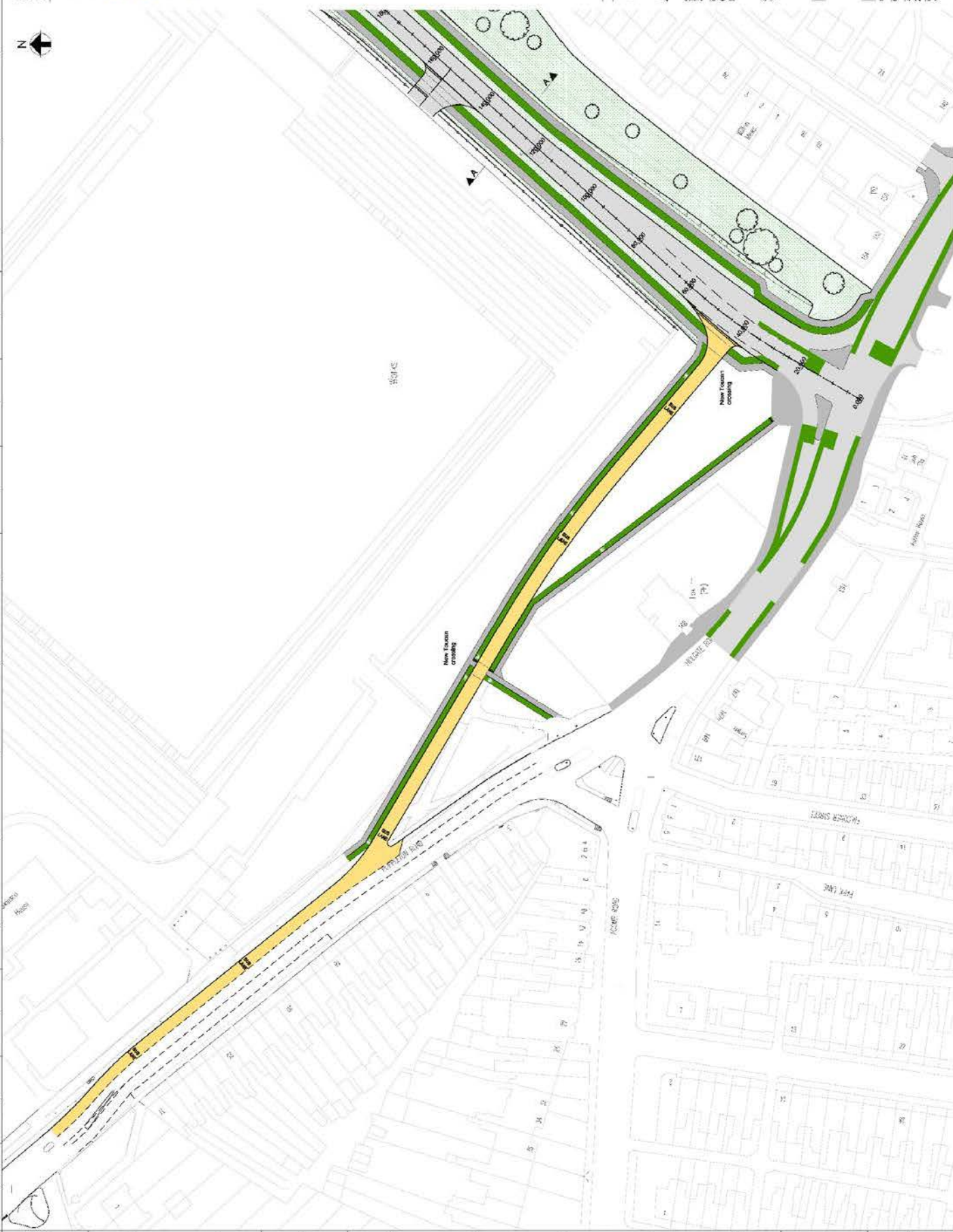
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This plan is intended to be used for the purpose of providing information only. It is not intended to be used for any other purpose. The City of York Council is not responsible for any errors or omissions in this plan. The City of York Council is not responsible for any damage or loss resulting from the use of this plan. The City of York Council is not responsible for any damage or loss resulting from the use of this plan.

- Legend**
- Highway
 - Footway
 - Cycleway
 - Vegetation/landscaped areas
 - Bus Lane
 - Lighting Structure
 - Boundary/Access Point
 - Structure



DT	10/1/214	10/2	10/3	10/4	10/5
10/6 and 10/7 Information					

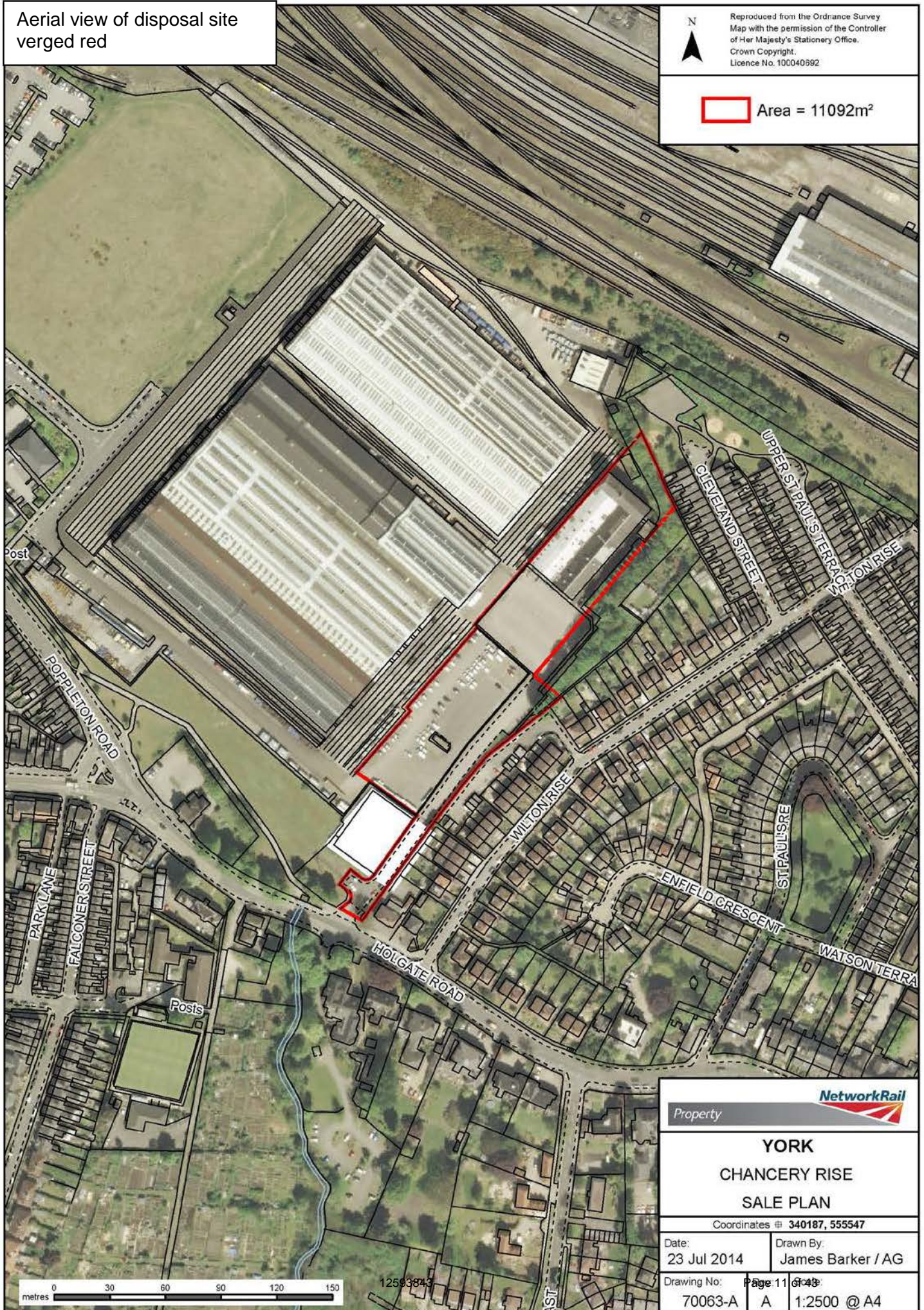
Aerial view of disposal site
verged red



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Area = 11092m²



Property

YORK
CHANCERY RISE
SALE PLAN

Coordinates # 340187, 555547

Date:
23 Jul 2014

Drawn By:
James Barker / AG

Drawing No:
70063-A

Page 11 of 43
A 1:2500 @ A4



DISPOSAL SITE

**PROPOSED PROPERTY DISPOSAL
CONSULTATION REPORT**

relating to

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

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

Site location/address: York: land and premises to rear of Wilton Rise and Holgate Works.

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

Summary of position regarding responses:

28 stakeholders were consulted and 26 replied. No replies were received from Grand Central and from DB Schenker but given the nature and location of the site the lack of response is not considered to be material. Consultation was carried out on the basis that in Network Rail's opinion the land had no foreseeable rail use and hence a General Consent would be used. However, specific consent is being sought given the outcome of the Consultation process. 25 stakeholders supported the application for disposal or had no objection. Transpennine Express and Northern Rail objected to start with but after a series of meetings and emails both lifted their objection to the disposal. West Coast Railway Company have still not lifted their objection to the disposal but have been advised that in the absence of an objection based on some foreseeable use for the land an application for consent will be sought with an unresolved objection.

The full list of external consultees is set out below:

No.	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport	Y	12/08/14	No comments – see Annex 1.	N/A
2	Arriva Trains Cross Country	Y	24/07/14	No objection – see Annex 1	N/A
3	c2c Rail Ltd	Y	23/07/14	No objections – see Annex 1	N/A
4	Chiltern Railway Company Limited	Y	24/07/14	No comments or objections – see Annex 1	N/A
5	East Coast Main Line Company	Y	08/08/14	No objection – see Annex 1	N/A
6	Eurostar International Limited	Y	23/07/14	No issue – see Annex 1	N/A
7	First Greater Western Limited	Y	23/07/14	No comment – see Annex 1	N/A

8	Grand Central Railway Company Limited	N	N/A	N/A	Email reminder sent 19/08/14 but responses always limited from Grand Central
9	London & South Eastern Railway Limited (Southeastern)	Y	28/07/14	No comment – see Annex 1	N/A
10	Merseyrail Electrics 2002 Limited	Y	23/07/14	No comments or objections - see Annex 1	N/A
11	Northern Rail Limited	Y	14/01/15	We do not have any objections – see Annex 1 Reply from xxxx objecting to disposal and then confirmation of no objection from xxxx	N/A
12	Transpennine Express	Y	09/12/14	We are content to withdraw our previous objection – see Annex 1	N/A
13	Alliance Rail Holdings	Y	20/08/14	No comments – see Annex 1	N/A
14	COLAS Freight	Y Reply from xxxx	19/08/14	No comment – see Annex 1	N/A
15	Direct Rail Services Limited	Y	18/08/14	No objections – see Annex 1	N/A
16	DB Schenker	N	N/A	N/A	Email reminder sent 19/08/14. Land isolated from railway and unsuitable for Freight so no further chasing.
17	Freight Transport Association	Y	19/08/14	No comment – see Annex 1	N/A
18	Freightliner Limited	Y	28/07/14	No comment – see Annex 1	N/A
19	GB Railfreight Limited	Y	04/08/14	No objection – see Annex 1	N/A
20	Rail Freight Group	Y	23/07/14	Ok with RfG – see Annex 1	N/A
21	West Coast Railway Company	Y	05/12/14	Minded to oppose any disposal – see Annex 1	N/A
22	W H Malcolm	Y	23/07/14	No objections – see Annex 1	N/A
23	Association of Community Rail Partnerships	Y	19/08/14	No objection – see Annex 1	N/A
24	British Transport Police	Y Reply from xxxx	15/08/14	Only concerns are good quality fencing – see Annex 1	N/A
25	High Speed Two (HS2) Ltd.	Y	01/08/14	No comments – see Annex 1	N/A
26	Passenger Focus	Y	28/07/14	No objection - see Annex 1	N/A

27	City of York Council	Y Response from xxxx	25/07/14	Fully support proposals –see Annex 1	N/A
28	North Yorkshire County Council	Y	28/07/14	Advised City Council best to comment – see Annex 1	N/A

We give copies of responses in Annex 1 to this report, as indicated above.

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

Annex 1

Consultee responses individually numbered and set out below. These are responses to Consultation email immediately below dated 23/07/2014.

From: @networkrail.co.uk

Sent: 23 July 2014 13:49

To:

Cc:

Subject: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Dear Consultee

We seek to consult you as regards your views, please, on our proposed disposal of land and premises to rear of Wilton Rise and Holgate Works, York, N Yorkshire.

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

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

- 1. The site is remote from York station and hence could not be used for purposes in conjunction with the station.**
- 2. The site is separated from the operational railway by third party land that is also at a higher elevation and hence could not be used for rail-freight purposes.**
- 3. The site is in Network Rail use for parking and external storage in conjunction with Network Rail's adjoining Holgate Works site. This Network Rail use is relocated as part of the proposed scheme to redevelop and enhance the Holgate Works site that includes acquisition of land from the proposed purchaser.**

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

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

We request your comments on this proposed disposal by **20th August 2014** (including any "no comment" response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

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

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

If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Consultee 1 – Department for Transport

From: @dft.gsi.gov.uk]

Sent: 12 August 2014 18:50

To:

Subject: FW: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

I confirm DfT has no comments to make on this proposal disposal.

Regional Rail Strategy | Rail Network Outcomes | Rail Executive |
Department for Transport | Zone 3/11-3/19 Great Minster House | 33
Horseferry Road | London | SW1P 4DR || @dft.gsi.gov.uk

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Consultee 2 – Cross Country Trains

From: @crosscountrytrains.co.uk]

Sent: 24 July 2014 10:28

To:

Subject: FW: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

XC Trains has no objection to this proposal.

Regards
CrossCountry

Phone: Mobile: Fax:

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

Consultee 3 - c2c Rail Ltd

From: @nationalexpress.com]

Sent: 23 July 2014 13:51

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

On behalf of National Express Group, I confirm that we have no objections to the proposed disposal

Rgds

Consultee 4 – Chiltern Railway Company Ltd

From: EXTL:

Sent: 24 July 2014 10:53

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Dear

Chiltern Railways have no comments or objections to the proposal.

Kind regards,

Consultee 5 – East Coast

From: @eastcoast.co.uk]

Sent: 08 August 2014 16:58

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

I can confirm that East Coast has no objection to the proposed land disposal. We see this development as a positive one in terms of the future growth of York Station, opening up currently under-utilised land and potentially improving access to the station from the York Ring Road.

East Coast is keen to remain involved in the development of York Central as one of the principal TOCs using the station, and we remain ready to help in any way we can.

Regards

East Coast Main Line Company Limited

East Coast House, 25 Skeldergate, York YO1 6DH

t. m. e. @eastcoast.co.uk

w. eastcoast.co.uk

EAST COAST



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Consultee 6 – Eurostar International Ltd

From: @eurostar.com]

Sent: 23 July 2014 14:31

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

No issue for EIL

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

Consultee 7 – First Greater Western

From: @firstgroup.com]

Sent: 23 July 2014 14:26

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Good afternoon

FGW has no comment thank you.

First Great Western

3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: @firstgroup.com | m:

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

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

Consultee 8 – Grand Central Railway Company Ltd

NO REPLY

Consultee 9 – London & South Eastern Railway Ltd

From: @southeasternrailway.co.uk]

Sent: 28 July 2014 08:45

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Good Morning

Many thanks for sending us notification of this consultation.

Southeastern has no comment regarding this proposal.

Regards

Consultee 10 – Merseyrail Electrics 2002 Limited

From: @merseyrail.org]

Sent: 23 July 2014 14:22

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

I can confirm Merseyrail have no comments or objections on the above proposal.

Regards

Merseyrail

Tel

Mob

Email @merseyrail.org

Web www.merseyrail.org

Consultee 11 – Northern Rail Ltd

From: EXTL: (@northernrail.org)

Sent: 14 January 2015 11:40

To:

Cc:

Subject: RE: York Land Use

Having spoken to my team we do not have any objections to the disposal of the land coloured blue on plan 70063, which is to the rear of Holgate works.

Many thanks

From: @networkrail.co.uk]

Sent: 06 January 2015 10:59

To:

Cc:

Subject: RE: York Land Use

Thanks for your reply and sorry for your loss.

There are two elements re the consultation. Based on what I have provided re land use strategy for the York area I am hoping, that like TPE, you can confirm that Northern have no objection to the disposal of the land coloured blue on the attached plan 70063 which is land to the rear of Holgate Works.

Secondly, as developments progress on the main York Central site, I will consult with TPE/Northern first before doing the full LC7 consultation on a proposed disposal of land within the main site. This is to ensure that going forward our development proposals do not conflict with the depot and stabling proposals. I believe we have set the schemes up so they don't but it hopefully then gives you the opportunity to check etc. The proposed phasing for the York Central scheme is

shown indicatively on the attached plan with the second plan showing a land use strategy for the area.

Therefore, I hope you can confirm that Northern have no objection to the disposal of the land coloured blue on Plan No. 70063.

Regards.

From: EXTL: (@northernrail.org)
Sent: 06 January 2015 10:44
To:
Cc:
Subject: RE: York Land Use

Apologies for the delay in responding to you. I did plan to do this over Christmas but unfortunately due to a bereavement in my family had to take time away from work.

In terms of our view on this I think based on your comments to x xxx at TPE my understanding is that you will re-consult the disposal once you are in position to do so and this will be aligned with the identification of alternative locations, is this the case?

Many thanks

From: [@networkrail.co.uk]
Sent: 19 December 2014 10:01
To:
Cc:
Subject: RE: York Land Use

Hi, are Northern able to respond on this please??

The attached string of emails with xxxx at TPE shows how I intend to take forward consultations on further phases of the York Central development in relation to the Northern/TPE land use issues.

Regards.

From: @networkrail.co.uk
Sent: 10 December 2014 11:18
To: EXTL: (@northernrail.org)
Cc:
Subject: RE: York Land Use

Thanks xxxx and I look forward to hearing back from you.

Regards

From: EXTL: (@northernrail.org)
Sent: 09 December 2014 06:47
To:
Cc:
Subject: RE: York Land Use

Hi

I have just returned from leave yesterday and will speak to my team today and respond to you asap

Many thanks

From: [@networkrail.co.uk]
Sent: 08 December 2014 22:36
To:
Cc:
Subject: RE: York Land Use

Hi xxxx, I refer to my email of 24th November and would be grateful for a reply from you.

Regards

From: @networkrail.co.uk
Sent: 24 November 2014 15:48
To: EXTL: (@northernrail.org)
Cc:
Subject: York Land Use

xxxx, thanks for the time and contribution from xxxx and xxxx to last Wednesday's meeting.

As a follow up to this I would be grateful if you could now confirm you have no objection to the disposal of the land to the rear of Holgate Works as shown by blue colour on the attached plan no 70063 and which you objected to in xxxx's email of 8th August.

As discussed, the objective in disposing of this piece of land is to facilitate the wider York Central development and the development of the Holgate Works site by Network Rail's National Supplies Chain. Transfer of this land to the Council means we can buy the 5 acre site lying to the west of the existing Holgate Works. The disposal land will be used for access into the York Central site which will enable land to be developed for growth of the city and also provide enhanced access (and journey time savings) into the west side of York station. The new road will also create unrestricted road access into this area for the first time thereby enhancing access to build, construct and operate the new depot compared to the current situation.

The land disposals within the York Central site will occur in phases. The provisional allocation of land uses on railway land within the York area is as shown on the attached plan no 73949 and picks up all NWR operational needs plus what we understand to be current and future TOC/FOC requirements. The phasing of development on the York Central site is as shown on the attached drawing and, as you will see, land that is likely to be utilised for the new Depot is at the end of the development programme. The phasing of the first two phases has been designed around getting the new road into the site, enhancements to the station and NRM and provision of public space to link these parts together. LC7 consultations will be promoted for these two areas in due course.

Therefore, the phases on land next to the FAL lines will only be promoted once these first two phases have been successful and hence are likely to have been preceded by all the operational schemes we referred to in York including the new depot. This will mean the land boundaries for the development plots will be adjusted to suit what land has been occupied for operational uses.

If you have any more queries or would like any further information then please let me know.

Regards.

Network Rail
George Stephenson House
Desk 48, Floor 3a
Toft Green, York, YO1 6JT
T
M
E @networkrail.co.uk

www.networkrail.co.uk/property

From: @northernrail.org]

Sent: 08 August 2014 15:15

To:

Cc:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Hello

Further to your email, our response regarding the proposed disposal at York is as follows:

Northern considers that in the light of the ongoing and large scale railway developments in the North West and the North of England in general, selling off railway land that may have future rail use could constrain the development of the wider railway by limiting the available options.

On this basis, Northern objects to Network Rail's proposal to dispose of the land and premises to the rear of Wilton Rise and Holgate Works.

My colleague xxxx, Head of Service Planning, would be happy to meet with you to discuss this and other proposed land disposals across our network – her contact details are @northernrail.org or

Kind regards

Consultee 12 – Transpennine Express

From: @firstgroup.com

Sent: 09 December 2014 10:46

To:

Cc:

Subject: Re: York Land Use

Dear

Please find attached FTPE's response.

Should you require anything further please don't hesitate to contact me.

Kind regards

Northern Programmes (Yorkshire)
First TransPennine Express
8th Floor Bridgewater House
Manchester M1 6LT

@firstgroup.com

First Keolis TransPennine Express
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Network Rail

(by email only)

09/12/2014

Dear

Proposed Land Disposal Consultation – land and premises to rear of Wilton Rise and Holgate Works, York

We initially wrote to you on 19th August 2014 with regards to the proposed land disposal at Holgate Works, stating our objection on the grounds that this area of land had been identified as a potential site for a depot and stabling location in Control Period 5.

Following this correspondence you requested that we meet in order to present the land use strategy for York Central in greater detail and discuss future plans for this location. We subsequently met with yourselves and Northern Rail on 19th November 2014, and found this to be a useful and informative meeting.

We understand from these discussions and your email of 24th November 2014 that disposal of the area of land identified in plan 70063 will facilitate the first stages of development of the York Central area, and that this disposal will enable Network Rail to purchase a 5 acre site to the West of the existing Holgate Works. Given the area of the land in question, and the fact Network Rail has stated that its disposal will result in the acquisition of more land for railway use, we are content to withdraw our previous objection.

However acceptance of this disposal in no way constitutes our endorsement of the wider York Central land use strategy and does not predetermine our acceptance of any future land use disposal consultations in this area. We understand that further land use disposal consultations will be issued by Network Rail for the York Central area in phases and FTPE will respond to these accordingly as per the terms within the Land Disposal Condition of Network Rail's Network License. As always our response will be made taking cognisance of current and future railway requirements and the need to safeguard land where potential benefit to the industry has been identified.

As discussed in the meeting we feel it is important to learn from recent experiences in LNW with regards to depot locations; Guide Bridge, which was identified as the preferred site for Central Manchester stabling, has subsequently proved to be unviable due to a combination of legal and land use factors and alternative options have since had to be developed at greater cost to the industry. Given this experience we will continue to seek comfort that Network Rail takes into account such potential pitfalls and is mindful of the need to safeguard land even when single options appear to have been identified.

Should you wish further clarification on the above please don't hesitate to contact me.

Yours sincerely

12593843

Page 24 of 43

From: @networkrail.co.uk>
To: @firstgroup.com>
Cc:
Date: 24/11/2014 15:46
Subject: York Land Use

xxxx thanks for the time and contribution you and xxxx put into last Wednesday's meeting.

As a follow up to this I would be grateful if you could now confirm you have no objection to the disposal of this land to the rear of Holgate Works as shown by blue colour on the attached plan no 70063 and which you objected to in your email of 19th August.

As discussed, the objective in disposing of this piece of land is to facilitate the wider York Central development and the development of the Holgate Works site by Network Rail's National Supplies Chain. Transfer of this land to the Council means we can buy the 5 acre site lying to the west of the existing Holgate Works. The disposal land will be used for access into the York Central site which will enable land to be developed for growth of the city and also provide enhanced access (and journey time savings) into the west side of York station. The new road will also create unrestricted road access into this area for the first time thereby enhancing access to build, construct and operate the new depot compared to the current situation.

The land disposals within the York Central site will occur in phases. The provisional allocation of land uses on railway land within the York area is as shown on the attached plan no 73949 and picks up all NWR operational needs plus what we understand to be current and future TOC/FOC requirements. The phasing of development on the York Central site is as shown on the attached drawing and, as you will see, land that is likely to be utilised for the new Depot is at the end of the development programme. The phasing of the first two phases has been designed around getting the new road into the site, enhancements to the station and NRM and provision of public space to link these parts together. LC7 consultations will be promoted for these two areas in due course.

Therefore, the phases on land next to the FAL lines will only be promoted once these first two phases have been successful and hence are likely to have been preceded by all the operational schemes we referred to in York including the new depot. This will mean the land boundaries for the development plots will be adjusted to suit what land has been occupied for operational uses.

If you have any more queries or would like any further information then please let me know.

Regards.

Network Rail
George Stephenson House
Desk 48, Floor 3a
Toft Green, York, YO1 6JT
T
M
E @networkrail.co.uk

www.networkrail.co.uk/property

From: @firstgroup.com
Sent: 19 August 2014 14:26
To:
Cc:
Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Dear

Please find attached FTPE's response to the proposed land disposal.

Kind regards

Northern Programmes (Yorkshire)
First TransPennine Express
8th Floor Bridgewater House
Manchester M1 6LT

@firstgroup.com

First  TransPennine Express

First Keolis TransPennine Express
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Network Rail

(by email only)

19/08/2014

Dear

Proposed Land Disposal Consultation – land and premises to rear of Wilton Rise and Holgate Works, York

Further to your correspondence on 23rd July 2014, First TransPennine Express (FTPE) has the following comments to make regarding the proposed disposal of land and premises to the rear of Wilton Rise and Holgate Works in the west part of York.

FTPE attended a meeting on 14th July 2014 which was convened by Network Rail to discuss options for locating new train depot facilities within the York area. We understand from the presentation given at this meeting that the site at Holgate is one of the locations which has been considered for potential development as a facility. It was stated at the meeting that the site at Holgate is currently being discounted due to space constraints. However given the likely requirements for depot facilities in this area over the coming Control Period, and the uncertainties which surround the location of this site, we feel that disposing of any Network Rail owned land in this vicinity at this stage would not be particularly prudent. Regardless of whether the site itself is developed as a depot the potential also remains for the relocation of buildings/activities from nearby sites as depot-related activity in this area increases.

Having given consideration to the disposal in light of the above FTPE are therefore not able to support this proposal.

Should you require any clarification or wish to discuss further please don't hesitate to contact me.

Yours sincerely

Consultee 13 – Alliance Rail Holdings

From: @alliancemail.co.uk]

Sent: 20 August 2014 13:28

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Alliance has no comments.

Regards

Consultee 14 – Colas Freight

From: @colasrail.co.uk]

Sent: 19 August 2014 16:52

To:

Cc:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

No comment.



• Dacre House - Floor 2, 19 Dacre Street, London, SW1H 0DJ

• T • M • @colasrail.co.uk • www.colasrail.co.uk

Creating tomorrow's railway

Consultee 15 – Direct Rail Services Ltd

From: @drsl.co.uk]

Sent: 18 August 2014 11:55

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Direct Rail Services have no objections to the proposed land/premises disposal at the rear of Wilton Rise and Holgate Works, York.

Regards

Tel:

Mobile:

E-mail: @drsl.co.uk

Direct Rail Services Limited
Kingmoor TMD
Etterby Road
Carlisle
CA3 9NZ

Consultee 16 – DB Schenker

NO REPLY

Consultee 17 – Freight Transport Association

From: @fta.co.uk]

Sent: 19 August 2014 11:03

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014


Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk



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



Consultee 18 – Freightliner Ltd

From: @Freightliner.co.uk]

Sent: 28 July 2014 09:14

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Hi

Freightliner has no comment to make on this proposal

Regards

Consultee 19 – GB Railfreight

From: @gbrailfreight.com]

Sent: 04 August 2014 15:25

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

I can confirm that GB Railfreight Ltd has no objection to the proposed disposal of land to the rear of Wilton Rise and Holgate Works as detailed in your email and attachments of 23/07/14.

Regards

GBRf Sevenoaks

Consultee 20 – Railfreight Group

From: @rfg.org.uk]

Sent: 23 July 2014 20:06

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Ok with RFG

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Tel

Fax

Mobile

@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

Consultee 21 – West Coast Railway Company

From: @aol.com

Sent: 15 January 2015 14:59

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premi...

I have only just received your message. I remain unhappy about any disposals in the York area (I certainly don't agree with the wider discussion) but accept on the strict ground by which we can object, it is unlikely to affect WCR. I am happy for my point to remain in the submission.

T

M

E @aol.com

From: @networkrail.co.uk

Sent: 15 January 2015 14:37

To: @aol.com'

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works

xxxx, further to the message I left for you today I have not had a response so can only assume you are not replying further or withdrawing your objection.

Regards.

From: @networkrail.co.uk

Sent: 02 January 2015 16:17

To: @aol.com

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works

Thank you for your response to my 5th December email.

West Coast are the only company I have consulted who are objecting to the disposal of this particular piece of land. The basis of objection should relate to "evidence of a clear, feasible and funded plan or plans put forward by a passenger or freight train operator or funder for the site for future development of the railway network" and I don't see this from the evidence you have provided to me. Therefore, in the absence of any lifting of your objection, I propose to submit an application to the ORR for consent to dispose of the land with your objection provided in full and stated as being unresolved.

I don't agree with your point re strategic thinking and the sale of capital assets. Future consultations for Land Disposals in the Teardrop site will hopefully show to industry stakeholders that we are not proposing disposal of land that may be required for the future development of the railway network and that the land required for this is retained in NWR control. In addition, the proposed current disposal is stated as being part of a scheme to facilitate enhanced access to the west side of York station and will lead to the transfer to Network Rail of the 5 acre site west of Holgate Works that will mean significant enhancement in the Works site by Network Rail to enhance the rail vehicle maintenance facility here. If the proposed disposal does not proceed then these enhancements to the railway network will not proceed.

In response to your four points made below:

- (1) The emails I have seen refer to this being raised at the point when Training for use of the new turntable was undertaken. I don't believe any promises were made to provide such a facility. As I have stated below, if you can propose a scheme to provide this facility then we will consider it but also, as stated below, I don't believe the land within the proposed disposal site could physically be used for this as it is separated from any operational railway lines by an embankment.
- (2) The proposed siding provision will give at least 6 Network Sidings for West Coast and other FOCs to use plus the 3 Holgate Sidings in the York area for stabling. Extensive may not be the correct description but it does give choice and availability in 9 sidings. Other arrangements are in place for private siding use for an existing FOC stabling requirement.
- (3) I understand that West Coast were the only objectors to the Network Change re Leeman Yard. My Freight colleagues within NWR are not expecting any FOC objections when the new Network Change is circulated but we will wait and see what transpires.
- (4) Noted and I wait to hear from you.

Therefore, and in summary, I would hope you can reconsider and confirm you have no objection to the disposal of the land coloured blue on the attached plan no. 70063. If not then I will be applying to the ORR for consent with West Coast's objection to the disposal being unresolved.

I look forward to hearing from you.

Regards

From: @aol.com

Sent: 05 December 2014 16:51

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premi...

Thank you - this probably opens up more questions, particularly with respect to the Teardrop, than it answers!

I note your point about the topography but equally I note that NR have just paid a king's ransom to buy back land at the other end of the works, so we are still minded to oppose any disposal, as we are not convinced that there is enough strategic thinking being applied to the railways York area, other than the sale of capital assets.

T
M
E @aol.com

In a message dated 05/12/2014 12:41:59 GMT Standard Time, @networkrail.co.uk writes:

We discussed land use issues in York at length some months ago as a follow up to the emails we exchanged in July.

I understand from the project team for the turntable that it was provided to replicate the turning triangle facility and provision of water was not part of the brief or remit as no watering facility existed on the triangle. **It was proposed but never included - so much for promises!**

Moving forward, the land use strategy for York will result in relocation of the existing operational uses from within the Teardrop site onto other Network Rail plots of land. This will then leave the Network Sidings shown in red on the attached plan no. 73295 for use by Operators across York. I would hope you would agree that this is a fairly extensive set of siding facilities that West Coast can make use of if they book the appropriate paths etc. and makes strategic provision across York – one of your issues when we talked was a lack of a strategy re what sidings are available to you and I hope this addresses that point. **I would not agree that it is a 'fairly extensive set of sidings' - Holgate does not change and the capacity from Sth Yd appears to be squeezed into two or three loops/sdgs, which is hardly going to provide spare capacity for other uses.**

A Network Change relating to closure of the sidings in Leeman Yard will be circulated for consultation in due course that follows up on the Network Change you objected to in 2013 and will refer to this overall Network siding provision strategy. **I am certain that other operators would object, too.**

If West Coast wish to propose the development of an enhanced facility for use by you for loco servicing that would utilise unused land in proximity to these Network Sidings then please advise and I will see if (a) the proposal does not conflict with other operational schemes and (b) if the land can be safeguarded for such a project for future implementation by you. If there is demonstrably a reasonably foreseeable scheme then I will seek to accommodate land for it. **We can consider this.**

The land shown on the attached plan no. 70063 by blue colour at the rear of Holgate Works cannot be used for an independent access to the land near the turntable area as there is an embankment between the two areas. Therefore, any access to the turntable area using this land would still have to pass through the Works site with the necessary security measures that you refer to. I have annotated a plan which is attached to seek to illustrate this. Therefore, I cannot see how it could be considered as having a rail use as disposal would not affect the existing road access through the Works site.

Therefore, I would be grateful if you could confirm that you have no reasonably foreseeable rail related use for the land coloured blue.

I would also be grateful if you would confirm if you do have any enhancement plans for facilities within the York area.

Regards

From: @aol.com
Sent: 02 August 2014 08:56
To:
Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premi...

Happy to have a chat, on you return.

best

T
M
E @aol.com

In a message dated 02/08/2014 07:44:02 GMT Daylight Time, @networkrail.co.uk writes:

I have been asking colleagues about the plans for any facilities with the turntable and all that was built was a replacement for the turning triangle. Anything in addition to this would be an Enhancement which, generally speaking, we would expect the beneficiary of the enhancement to pay for.

I am consulting on the disposal of a piece of land at the rear of Holgate Works. I don't believe that disposal of this land would affect any scheme to provide coal and water facilities as the disposal site is remote from any railway infrastructure. However, are there any particular sites you have in mind where you might want to consider the construction of the facility you refer to – if so, I would be grateful for any details so we can bear your aspirations in mind in terms of foreseeable rail uses around the York area. I understand you use existing facilities for coal and water within the NRM so no facilities have been lost to you and your operations.

I had meant to call you to discuss but I have run out of time this week and I am now on holiday until the 11th.

Regards

From: @aol.com
Sent: 24 July 2014 10:53
To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premi...

Like all things, the turntable was a bit of a bodge. Water was proposed but never installed and road access is currently through the works, if required, but involves the usual security.

The problem is that, whilst this can still be done at the NRM (north side), the time factor, transiting between the two, as I'm sure you'd appreciate, often works against us. This therefore present an opportunity to put things right (tourism gain for York City..?).

I would beg to differ as to the 'vast areas of unused sidings'! I am however pleased to see that the unforgiveable oversight at the other end is being corrected.

Perhaps better if we spoke.

T
M
E wotho@aol.com

In a message dated 24/07/2014 10:37:08 GMT Daylight Time, @networkrail.co.uk writes:

Thanks for your response. I am afraid the current OS data and photos available to me are not up to date enough to show the turntable but the proposed disposal does not affect this new piece of infrastructure as it is separated from it by the Council's intervening land which is at a higher level.

My understanding is that the project remit did not include for road access and a watering point to the turntable. What are your road access requirements? I assume the water hydrant is for supplying your locos? Where are they watered at the moment?

I note your comment about useable operational land but there are a number of Network sidings in the York area that you can book the use of. Do you have a particular requirement not being accommodated as future disposals of land in York are planned as the existing uses of the vast areas of unused sidings etc get rationalised.

The land to the west of Holgate Works is to be developed for rail access into part of the Works and for Network Rail maintenance facilities.

I look forward to hearing from you further.

Regards

From: @aol.com

Sent: 24 July 2014 08:42

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premi...

I have a couple of points:

i. None of your maps or photos show the correct and up-to-date position at Holgate - there is a newly-built turntable, immediately to the north of the site, on operational land. This was constructed in 2012/13, at considerable cost, as a replacement for loss of the engineers' triangle. As principal use of the turntable, Our concern is that it was never really 'finished off' (installation of a water hydrant and proper road access were discussed but never completed); for this disposal to take place, I would wish for further discussion to take place.

ii. The land in exchange, at the other end of the site, ie. in front of the traverser (which should never have left railway ownership) - what are the expected uses of that?

We have on-going concerns about any land disposals and development plans, given the lack of usable operational railway in York, already.

Do contact me to discuss further.

WCR

T
M
E wotho@aol.com

In a message dated 23/07/2014 13:49:58 GMT Daylight Time, @networkrail.co.uk writes:

Dear Consultee

We seek to consult you as regards your views, please, on our proposed disposal of land and premises to rear of Wilton Rise and Holgate Works, York, N Yorkshire.

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

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

- 1. The site is remote from York station and hence could not be used for purposes in conjunction with the station.**
- 2. The site is separated from the operational railway by third party land that is also at a higher elevation and hence could not be used for rail-freight purposes.**
- 3. The site is in Network Rail use for parking and external storage in conjunction with Network Rail's adjoining Holgate Works site. This Network Rail use is relocated as part of the proposed scheme to redevelop and enhance the Holgate Works site that includes acquisition of land from the proposed purchaser.**

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

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

We request your comments on this proposed disposal by **20th August 2014** (including any “no comment” response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

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

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

If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Network Rail
George Stephenson House
Desk 48, Floor 3a
Toft Green, York, YO1 6JT

T
M
E @networkrail.co.uk

www.networkrail.co.uk/property

Consultee 22 – WH Malcolm

From: @whm.co.uk]

Sent: 23 July 2014 13:55

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

WH Malcolm has no objections to the proposal.

Regards

Malcolm Group, Tillyflats, Laurieston Road, Grangemouth, UK, FK3 8XT

Tel: | **Fax:** **Mobile:**

Email: @whm.co.uk **Web:** <http://www.malcolmgroup.co.uk>

Consultee 23 – Association of Community Rail Partnerships

From: @btconnect.com]

Sent: 19 August 2014 15:02

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Hello

ACoRP have no objection to this disposal.

Kind regards

ACoRP

Consultee 24 – British Transport Police

From: @btp.pnn.police.uk]

Sent: 15 August 2014 11:08

To:

Cc:

Subject: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

In relation to this matter, please be advised that the only concerns for BTP are;

Good quality fencing will be required not just for trespass prevention on the tracks but also to prevent access into the remaining Holgate depot which does suffer from theft and trespass.

Kind regards

Strategic Development Department
British Transport Police,
25 Camden Road,
London NW1 9LN

Tel:

Email: @btp.pnn.police.uk

www.btp.police.uk

Consultee 25 – HS2

From: @hs2.org.uk]

Sent: 01 August 2014 10:15

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Dear

Thank you for consulting HS2 Ltd on this matter.

As it currently stands our proposed Phase Two line of route would not directly impact upon this site and as such we have no comments to make.

Kind regards,

| HS2 Ltd

Tel: | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, 25th Floor, One Canada Square, Canary Wharf, London E 14 5AB | www.hs2.org.uk

Consultee 26 – Passenger Focus

From: @passengerfocus.org.uk]

Sent: 28 July 2014 14:56

To:

Subject: Re: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works 2207c15

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

the land is between the National Supplies Centre and houses on Wilton Rise, and has no identified railway use as it is not adjacent to any operational railway;

some facilities will have to be moved to nearby railway property;

it is proposed to sell the site to the City of York Council for use in providing access to the "York Central" site, and also to the west side of the station, which will improve access to it;
after completion the council will transfer some land to Network Rail, for development of the rail vehicle maintenance facility at Holgate Works.

Passenger Focus has no objection to the proposed disposal.

Regards

Tel.

Consultee 27 – City of York Council

From: @networkrail.co.uk

Sent: 25 July 2014 10:09

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

All, I have consulted in your capacity as Transport Authority as need a response based on no objection as disposal does not affect foreseeable or potential schemes related to rail or better integration of public transport modes.

The scheme ultimately enhances the latter.

Regards

From: @york.gov.uk]

Sent: 25 July 2014 10:00

To:

Cc:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Fully support proposals as part of the enabling strategy to achieve regeneration and operational benefits through redevelopment of York Central site,

Unsure in what capacity we are being consulted (statutory/ non stat, as local highways authority/ planning authority) – are either of you aware – imagine it will affect what we say, how it's said and who says it?

Thanks

t: | e: @york.gov.uk

City of York Council | City Strategy

West Offices | Toft Green, York YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Consultee 28 –North Yorkshire County Council

From: @northyorks.gov.uk]

Sent: 25 July 2014 09:53

To: @york.gov.uk); @york.gov.uk'

Cc:

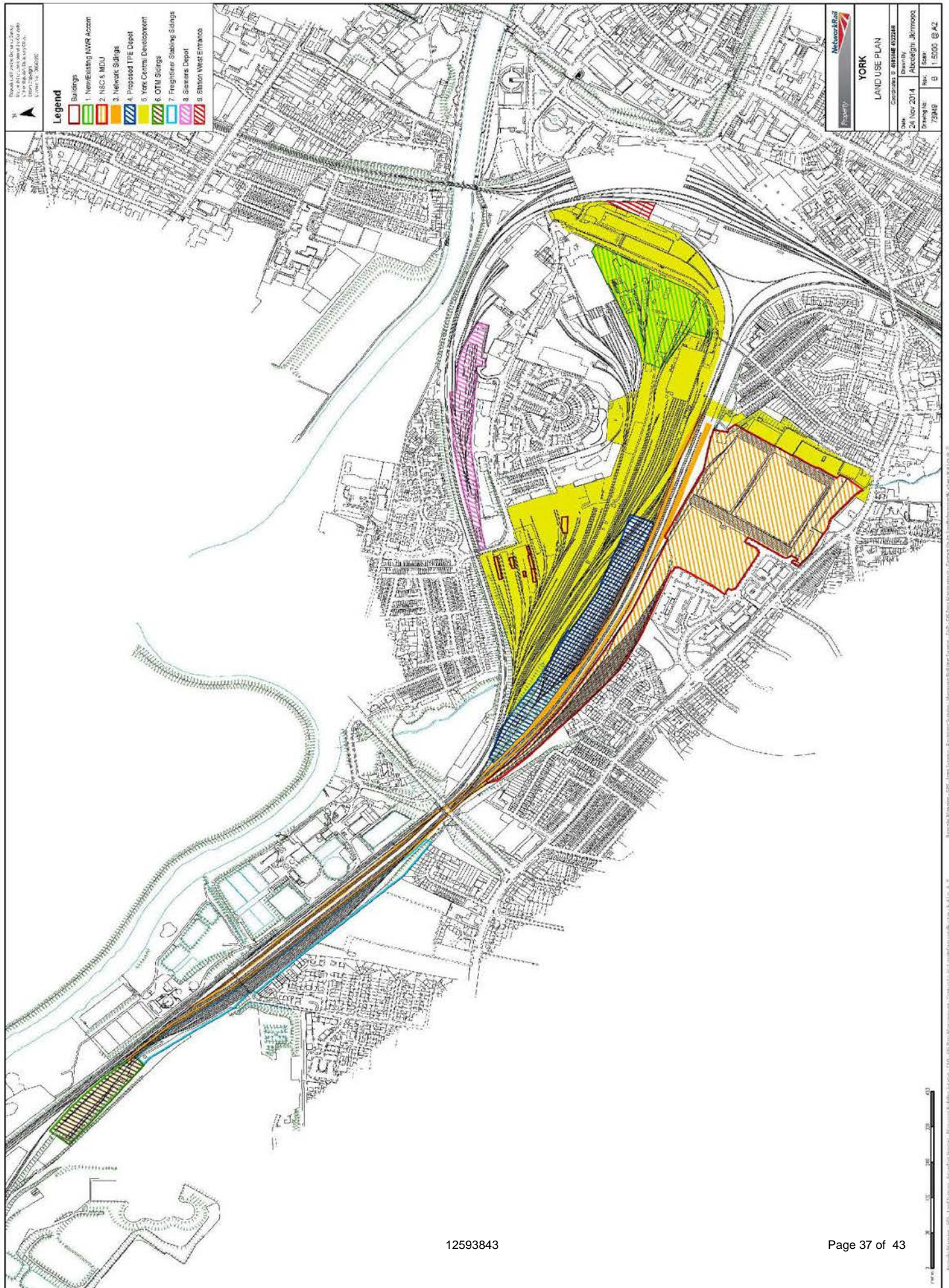
Subject: FW: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Assume you are the best two to comment on these and respond back to xxxx directly ? Please note the timescales.

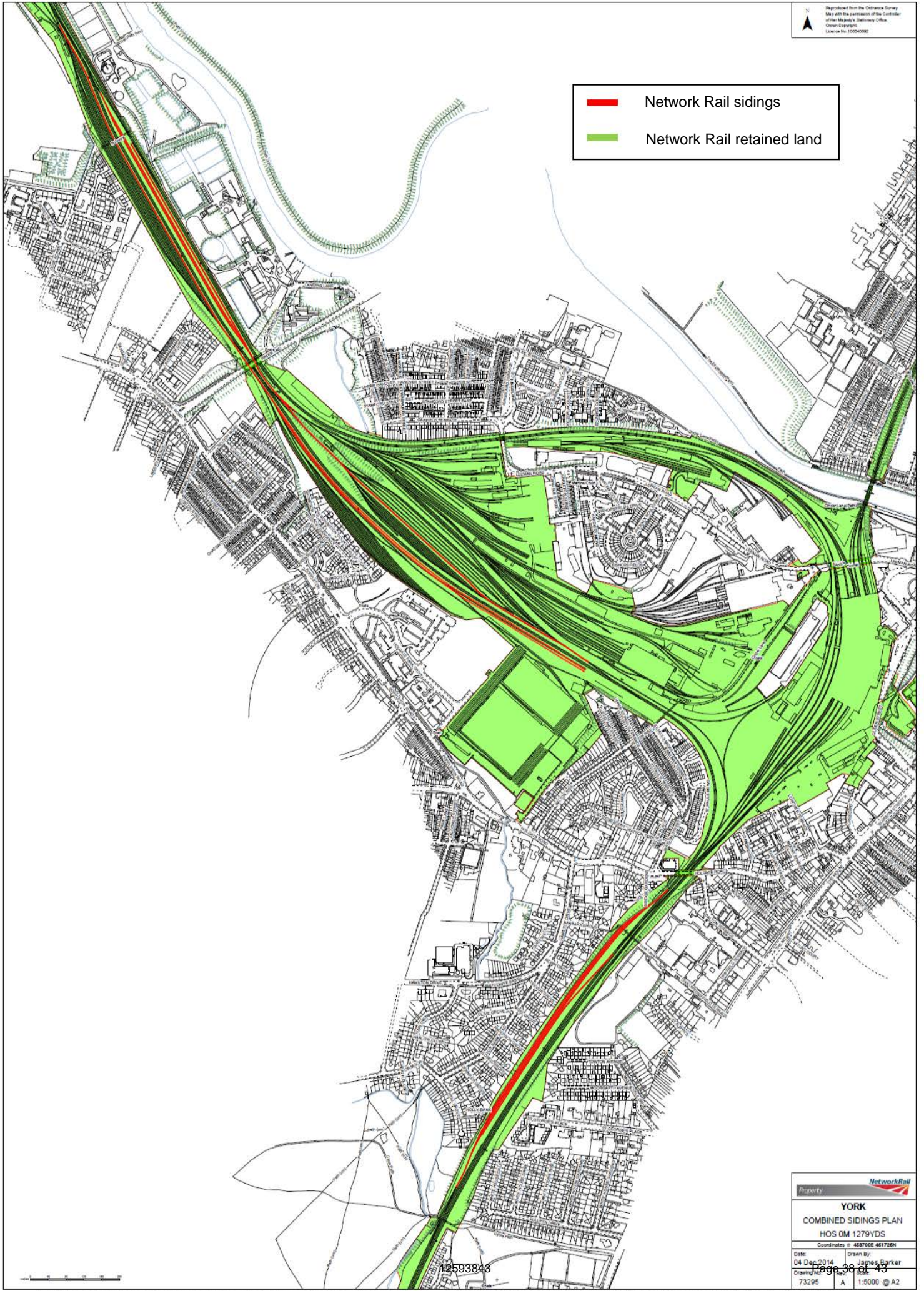
Integrated Passenger Transport, North Yorkshire County Council,
County Hall, Northallerton, North Yorkshire. DL7 8AD

Tel: @northyorks.gov.uk

Annex B: Additional information supplied by Network Rail

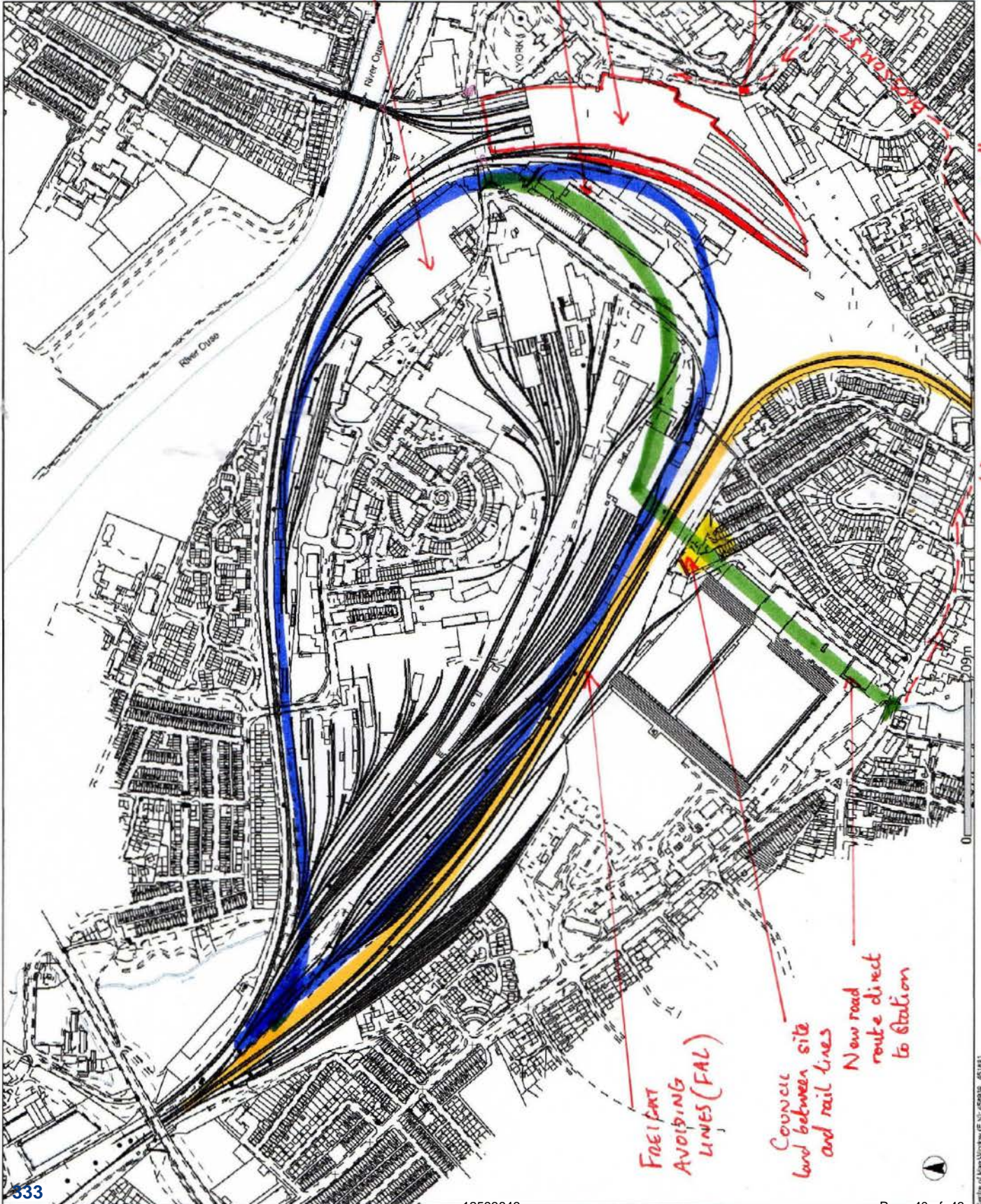


- Network Rail sidings
- Network Rail retained land





Bespoke Mapping - GPS - Land Surveys - Boundary Surveys - Measured Building Surveys - CAD - GIS Data Management - Contact Us At: Landinformation@Networkrail.co.uk

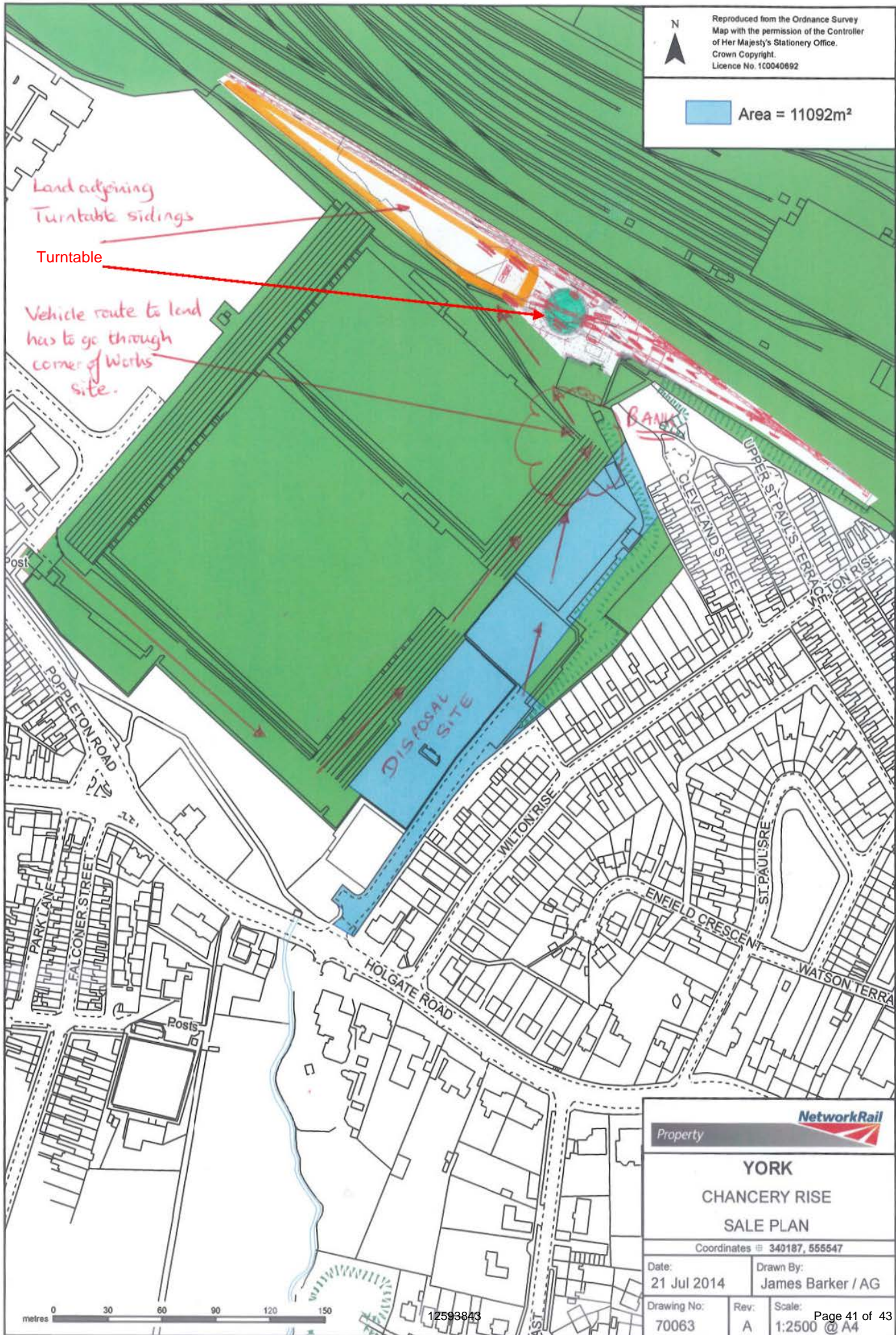


YORK Main Site	
Plot Scale	1:5000
Plot Date	31/3/2014
Network Rail	

N

Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Licence No. 100040692

Area = 11092m²



DB Schenker and East Midland Train consultations

From:

To: (SWT)

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works

Attachments: [image001.jpg](#)

Importance: High

I refer to my of 20th February and would be grateful to receive a response you as soon as possible.

Thanks.

xxxx

From: xxxxx

Sent: 20 February 2015 17:00

To: swtrains.co.uk

Subject: FW: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Importance: High

xxxxx

I have submitted an application to ORR for specific consent to disposal of the land coloured blue on the attached plan no. 70063.

ORR have asked me to consult EMT as EMT use York station. I apologise for the omission in contacting you in the first place but, as York is outside of your established operating area, I had overlooked what I understand is a Saturday only service to the station.

Therefore, I would be grateful if you could consider the attached application and confirm you have no objection to the disposal. The original 23rd July email explains why I think it should have been dealt with as a General Consent but as I received an objection to disposal from West Coast Trains (which I believe to be unsubstantiated) I had to make an application to ORR for specific consent. The full details are available on the ORR website if you wish to look at these.

The York Aerial annotated plan I have attached shows the location of the site separated from the Freight Avoiding Lines by an embankment in City of York ownership and the attached York Plan for ORR plan shows the site relative to the position of the station. The site location is at bottom centre of the plan below the green line showing a new road into the station.

I would be grateful for a response from you as soon as possible.

Regards.

xxxxxxxx

www.networkrail.co.uk/property

From: EXTL:

Sent: 06 February 2015 12:41

To:

Subject: RE: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

xxxx

I was only discussing this a few weeks ago and had established we had no objection, but my original response obviously went astray in the electronic wilderness.

I can confirm that taking into account Network Rail's intentions concerning future lineside road access, DB Schenker has no objection to the proposed land disposal as described.

Yours,

xxxxx

From: xxxxx@networkrail.co.uk]

Sent: 06 February 2015 11:14

To: xxxxxxx

Subject: FW: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Importance: High

Hi ,

For some reason I did not get a response from you last August to this consultation for a piece of land in York.

I have submitted an application to ORR for consent to the disposal and they have asked me to seek a response from you.

I look forward to hearing from you.

Regards.

xxxx

From:

Sent: 23 July 2014 13:49

To:

Cc: Strategy Clearance

Subject: Consultation on proposed land disposal: York, N Yorkshire: land and premises to rear of Wilton Rise and Holgate Works - final response date 20th August 2014

Dear Consultee

We seek to consult you as regards your views, please, on our proposed disposal of land and premises to rear of Wilton Rise and Holgate Works, York, N Yorkshire.

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

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

1. **The site is remote from York station and hence could not be used for purposes in conjunction with the station.**
2. **The site is separated from the operational railway by third party land that is also at a higher elevation and hence could not be used for rail-freight purposes.**
3. **The site is in Network Rail use for parking and external storage in conjunction with Network Rail's adjoining Holgate Works site. This Network Rail use is relocated as part of the proposed scheme to redevelop and enhance the Holgate Works site that includes acquisition of land from the proposed purchaser.**

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

(i) for, or in connection with, services relating to railways; or

(ii) for any other public transport use, which would provide benefit for rail passengers, through better integration of public transport modes.

We request your comments on this proposed disposal by **20th August 2014** (including any "no comment" response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

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

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

If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

www.networkrail.co.uk/property
