



OFFICE OF RAIL REGULATION

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

21 July 2015

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

**Network licence condition 7 (land disposal):
land south of Elstree and Borehamwood station**

Decision

1. On 2 June 2015, Network Rail gave notice of its intention to dispose of land adjacent to Elstree and Borehamwood station, Hertfordshire (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
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 at Elstree and Borehamwood station would be adversely affected and that Network Rail will retain its access rights to the operational railway.
4. We also note that planning permission is required to enable the disposal to progress. However, matters relating to town planning are outside our locus and instead are for the local authorities to consider and address.
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*,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".



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

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.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail Regulation

Annex A: Notice given by Network Rail to ORR on 2 June 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	The site is located circa 50 metres south of Elstree and Borehamwood station and adjacent to a large residential development located in Coleridge Way. The rectangular shaped site is approximately 65 metres in length and a maximum of 30 metres in width. The site extends to approximately 0.2 hectares.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan 1: Site Location Plan (scale 1:5000) illustrating the location of Elstree & Borehamwood Station in relation to the site.</p> <p>Plan 2: Sale Plan (scale 1:1250) illustrating the land considered for disposal coloured blue, Network Rail's retained land coloured green, land granted LC7 consent for disposal in 2011 hatch blue and the access land owned by Taylor Wimpey coloured red.</p> <p>Plan 3: Elstree LC7 Plan (scale 1:2500) of adjacent site granted specific consent by the ORR in 2011, which now has planning permission for 43 residential units.</p> <p>Plan 4: Architect's Site Layout Plan (scale 1:100 @ A1) illustrating the proposed scheme of the residential units. This scheme may change once planning permission is sought.</p>
Clearance Ref:	CR/24580. Stage 1 clearance was granted approval on 20 January 2015 and Stage 2 Clearance on 18 February 2015.
Project No.	S03300
Ordnance survey coordinates	Easting: 519399 / Northing: 195761
Photographs (as required)	See Appendix 1
2. Proposal	
Type of disposal (i.e. lease/freehold sale)	Freehold / long leasehold / easement.
Proposed party taking disposal	xxxx
Proposed use / scheme	Residential.
Access arrangements to / from the disposal land	Access to the site from the adopted highway Coleridge Way is via a parcel of land owned by a third party, xxxx.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	The development will improve the appearance of the area and provide natural surveillance helping deter anti-social behaviour and trespass.

	The disposal will remove the maintenance and management liability associated with the land. It shall also enable the delivery of housing.
Anticipated Non-rail benefits	The disposal will result in the enhancement of the local built environment.
3. Timescales	
Comments on timescales	We forecast a planning application will be submitted during 2015, which should be determined in 13 weeks. The disposal is expected to complete in 2016.
4. Railway Related Issues	
History of railway related use	The subject site has no recorded history of use for railway purposes other than making up the lower part of an embankment. There is a tunnel portal located circa 400 metres to the south where water run off collects from higher ground further to the south. Network Rail has constructed a drain from the tunnel portal the length of the other development site and into the adopted sewer in Coleridge Way. That development is further improving the current system in place by up grading the current infrastructure. The proposed development will utilise this new infrastructure.
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 the lower part of an embankment.
Any railway proposals affecting the site since that last relative use	There are no known railway proposals affecting the site.
Impact on current railway related proposals	Clearance was granted subject to enough land being retained to accommodate possible future platform extensions. Therefore the new operational boundary has ensured a minimum 5 metres clearance to the nearest running rail, a minimum of 3 metres beyond the rear face of the overhead line equipment masts / stanchions and a minimum of 3 metres beyond the line of the return conductor. Whilst no industry stakeholder has identified any potential railway related use for the site, as part of its internal consideration, Network Rail has assessed whether the site could offer any potential use as a station car parking facility. However, although the site is only approximately 50 metres as 'the crow flies' from Elstree and Borehamwood station, the site is approximately 350 metres away via the highway network. Furthermore there is no independent access to the site from the adopted highway. As such we consider the site is not appropriate for the use as additional station car parking. With reference to the East Midlands RUS, published in February 2010, we have noted reference to works between March 2009 and December 2011 as part of the Thameslink project.
Potential for future railway related use	The RUS has been reviewed and no potential for future railway use has been identified. The internal consultation undertaken as part of the clearance process did not identify any potential future railway use with the exception of safeguarding enough land for possible future platform extensions including the provision of overhead line equipment.

Any closure or station change or network change related issues	There are no station change or network change issues involved with this disposal.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Subject to the results of stakeholder consultation, no railway related access needs have been identified by Network Rail.
Position as regards safety / operational issues on severance of land from railway	The disposal includes arrangements under which the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest. 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.

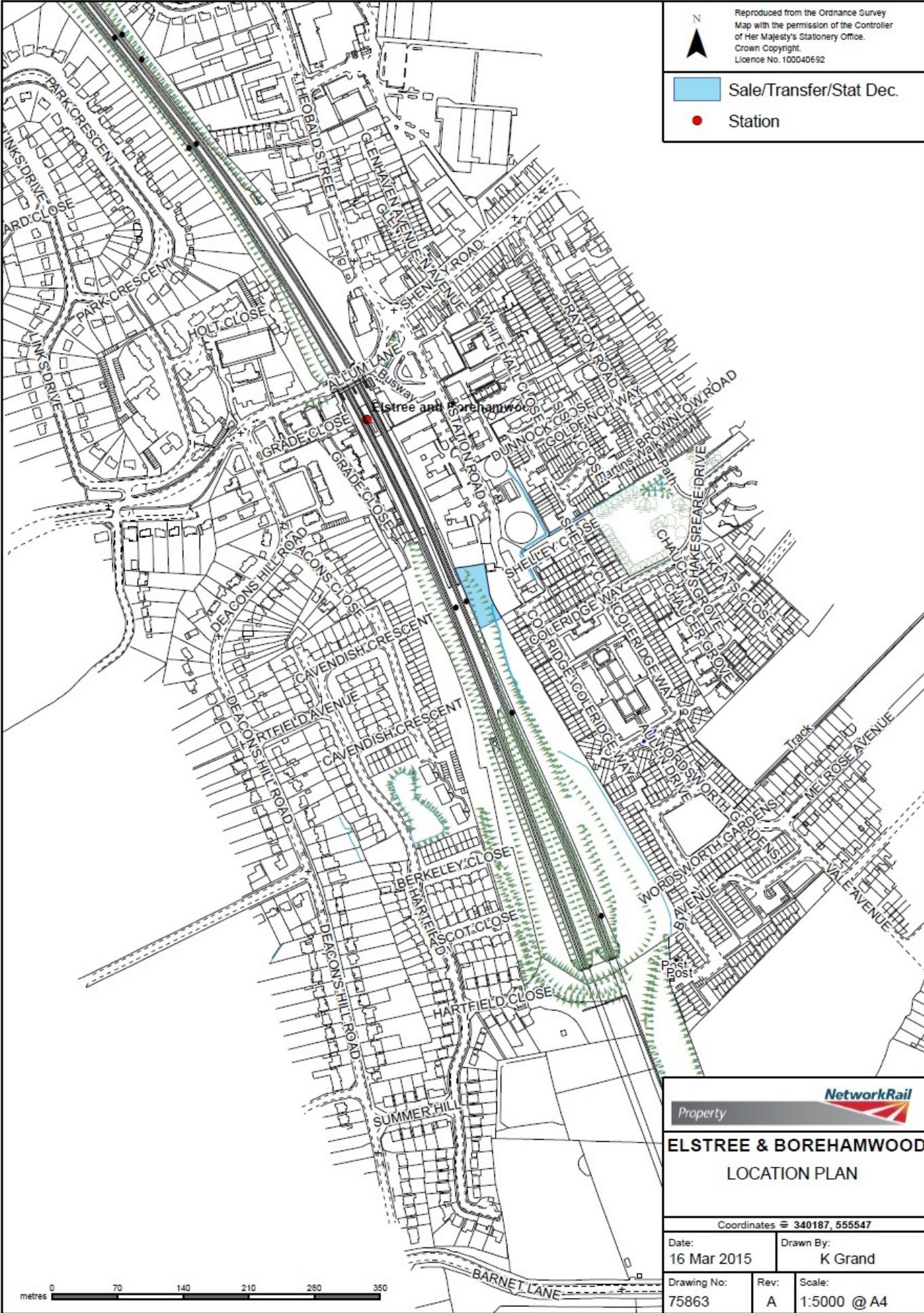
5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The site is has no specific land allocation within the Hertsmere Borough Council's adopted local plan (2003) and any development would be subject to planning consent. The location of the station is significant in providing a sustainable transport choice for residents of the area. This is in keeping with the Government's objective of reducing the need to travel by private car, as outline in PPS 1 - Delivery Sustainable Communities.
Contamination / Environmental Issues (if applicable)	The site comprises a green field embankment and therefore it is unlikely contamination exists on the site of any significance. Any contamination identified is likely to have migrated from the adjacent site, which was industrial use up until the early 1990's and has since been remediated and developed for extensive housing circa 20 years ago. However, any contamination identified on site will be subject to remediation by the developer.

6. Consultations

Railway (internal - Network Rail)	Property and operational clearance have been obtained (CR/24580).
Summary of position as regards external consultations	The were no objections and two stakeholders made comments as follows: Hertfordshire County Council: HCC Transport Access and Safety

	<p>Unit do not have an objection as no alternative uses are identified in the existing transport strategies for the area. However this is on the basis that any future uses of the land would go through the relevant planning process and as such would be subject to consultation with statutory consultees and local residents.</p> <p>Hertsmere Borough Council: Subject to there being no objections from Hertfordshire County Council, there would be no objection of our own on rail or transport use grounds to the proposed disposal. This is made without prejudice to our consideration of any planning proposals (including traffic impact) which come forward on the site.</p>	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable.	
7. Local Authorities		
Names & Email Addresses:	<p>(@hertfordshire.gov.uk) (@hertsmere.gov.uk)</p>	
Local Transport Authorities:	Hertfordshire County Council	
Other Relevant Local Authorities:	Hertsmere Borough Council	
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 18 th May 2015



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 Sale/Transfer/Stat Dec.

 Station



Property

ELSTREE & BOREHAMWOOD

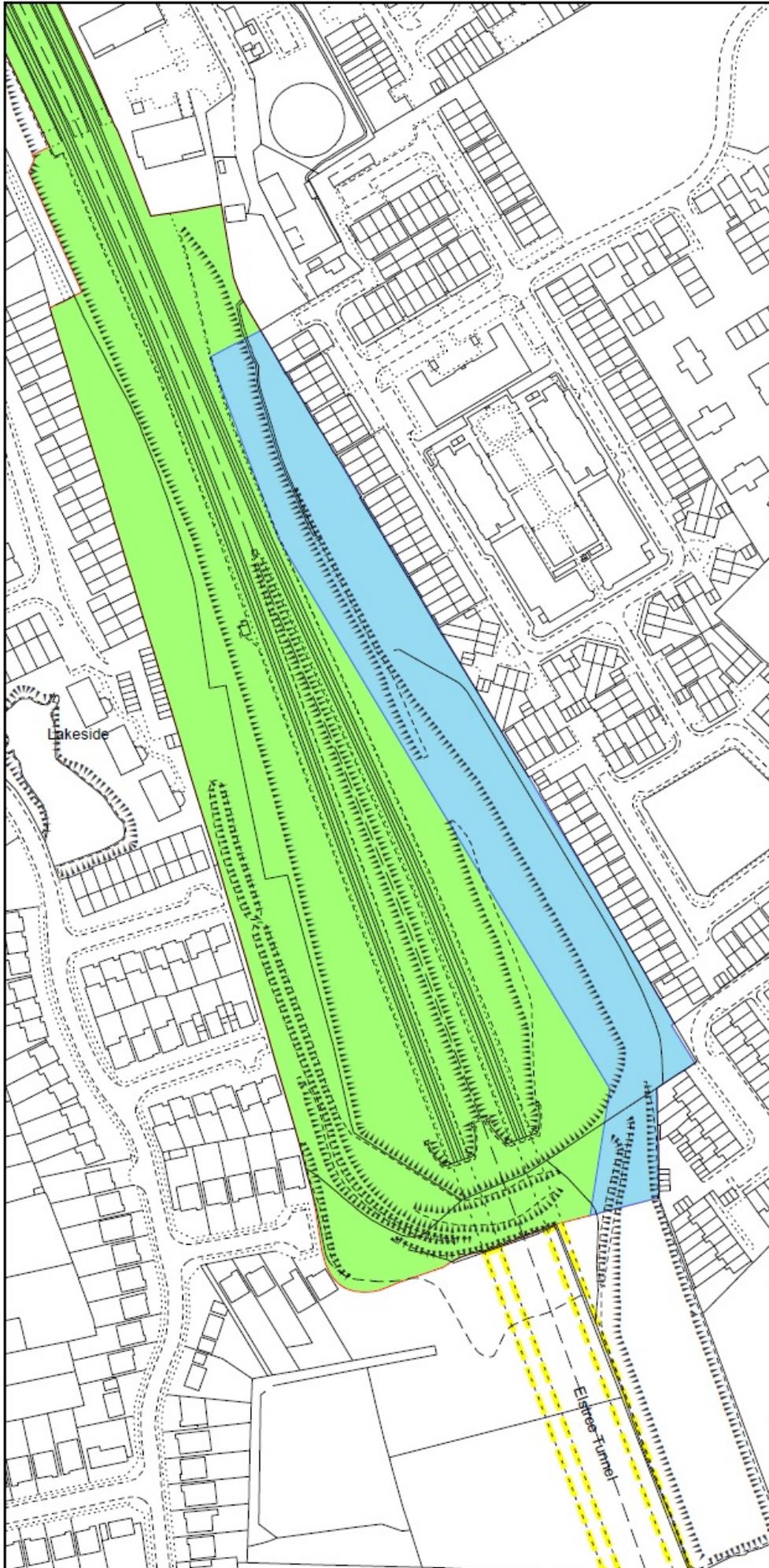
LOCATION PLAN

Coordinates = 340187, 555547

Date: 16 Mar 2015	Drawn By: K Grand
Drawing No: 75863	Rev: A
Scale: 1:5000 @ A4	



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



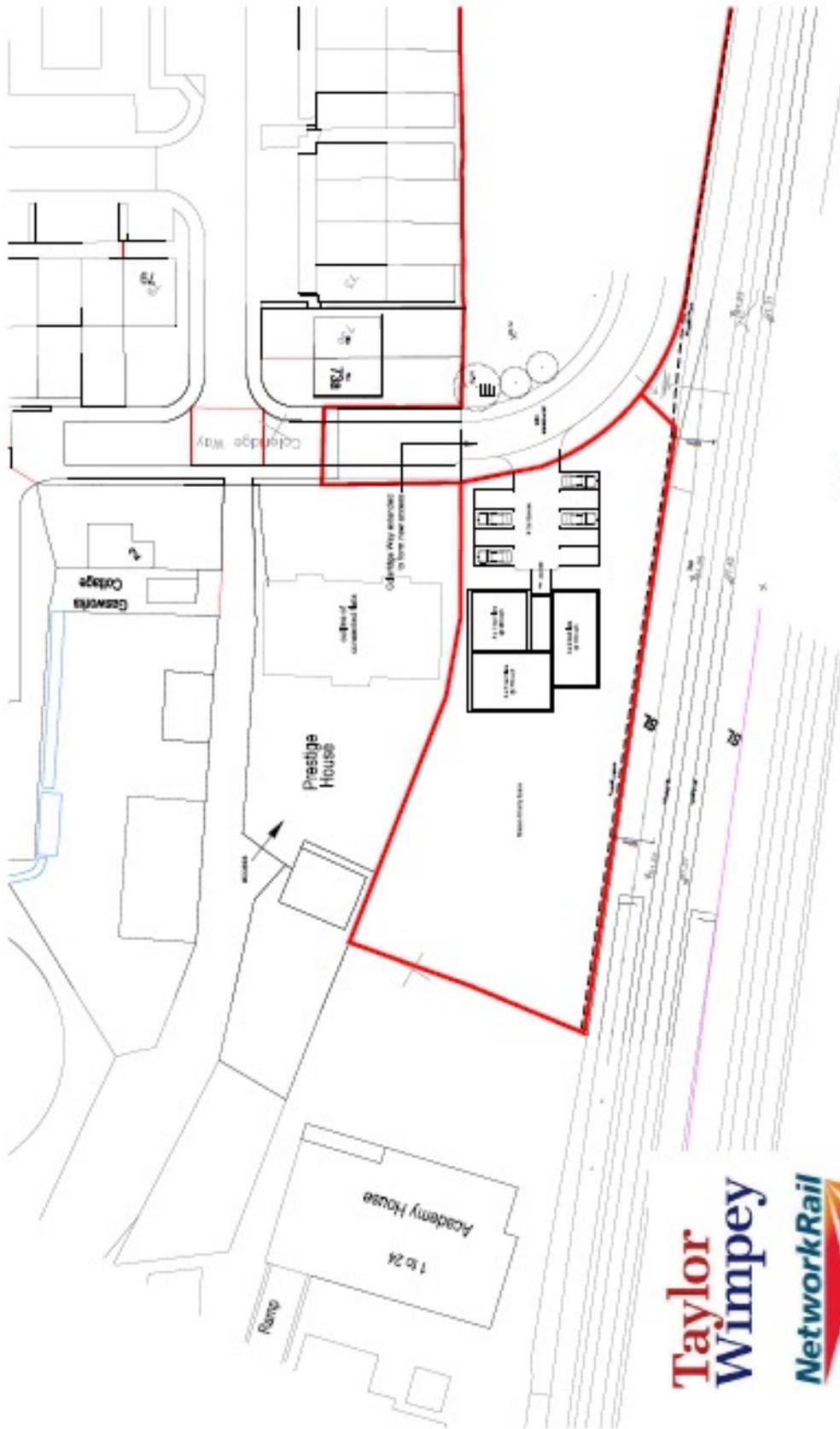
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ELSTREE

Scale	1:2500
Sheet No.	1 of 1
Date	11 Feb 2011
Prepared By	sedward6
Plan No.	18468

Mapping & Surveying Services
 Property
 5th Floor
 1 Eversholt Street
 LONDON NW1 2DN
 DX 141520 Euston 7
 mapping@surveying@networkrail.co.uk





CLIENT Taylor Wimpey - South Midlands

PROJECT Land off Byron Avenue, Borehamwood

TITLE Block Plan

SCALE	DATE	PROJECT NO.
1:500 @ A3	14.07.15	10.207
DRAWN		
NJR		

B.100	-
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 All dimensions are in millimetres unless otherwise stated.



Elstree & Borehamwood Land Disposal 2015 – Site Photos



The site along the western line side boundary



Site from the eastern boundary adjacent to residential development



Site access from Coleridge Way



Aerial View

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

Site location and description: The site is located circa 50m south of Elstree and Borehamwood Station and adjacent to a large residential development located in Coleridge Way. The rectangular shaped site is approximately 65m in length and a maximum of 30m in width. The site extends to approximately 0.2 hectares.

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

Summary of position regarding responses: All the consultees responded, there were no objections.

Hertfordshire County Council: HCC Transport Access and Safety Unit do not have an objection as no alternative uses are identified in the existing transport strategies for the area. However this is on the basis that any future uses of the land would go through the relevant planning process and as such would be subject to consultation with statutory consultees and local residents.

Hertsmere Borough Council: Subject to there being no objections from Hertfordshire County Council, there would be no objection of our own on rail or transport use grounds to the proposed disposal. This is made without prejudice to our consideration of any planning proposals (including traffic impact) which come forward on the site.

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	14/04/2015	No comment	N/A
2	Arriva Trains Cross Country	Y	23/03/2015	No objection	N/A
3	c2c Rail Limited	Y	19/03/2015	No objection	N/A
4	Chiltern Railway Company Limited	Y	23/03/2015	No comments	N/A
5	East Midlands Trains Limited	Y	22/04/2015	No comment	N/A
6	Eurostar International Limited	Y	20/03/2015	No issue	N/A
7	First Great Western Limited	Y	30/03/2015	No comment	N/A
8	Govia Thameslink Railway	Y	23/04/2015	No objection	N/A
9	Grand Central Railway Company Limited	Y	28/04/2015	No comment	N/A
10	London Overground Rail Operations	Y	24/03/2015	No comment	N/A

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)
	Limited				
11	London & South Eastern Railway Limited (Southeastern)	Y	16/04/2015	No comment	N/A
12	Merseyrail Electrics 2002 Limited	Y	20/03/2015	No comments of objections	N/A
13	Northern Rail Limited	Y	20/03/2015	No objection	N/A
14	Alliance Rail Holdings	Y	20/03/2015	No comments	N/A
15	COLAS Freight	Y	21/04/2015	No comment	N/A
16	Direct Rail Services Limited	Y	11/05/2015	No comments	N/A
17	DB Schenker	Y	15/04/2015	No objection	N/A
18	Freight Transport Association	Y	15/04/2015	No comment	N/A
19	Freightliner Limited	Y	20/03/2015	No comment	N/A
20	GB Railfreight Limited	Y	23/03/2015	No issues	N/A
21	Rail Freight Group	Y	19/03/2015	OK	N/A
22	West Coast Railway Company	Y	22/04/2015	No comments	N/A
23	W. H. Malcolm	Y	20/03/2015	No objections	N/A
24	Association of Community Rail Partnerships	Y	20/03/2015	No objection	N/A
25	British Transport Police	Y	22/04/2015	No comments	N/A
26	London Travelwatch	Y	08/04/2015	No objection	N/A
27	Transport for London	Y	01/04/2015	No comment	N/A
28	Hertfordshire County Council	Y	21/04/2015	No objection	See comments below
29	Hertsmere Borough Council	Y	20/03/2015	No objection	Subject to there being no objections from Hertfordshire County Council, there would be no objection of our own on rail or transport use grounds to the proposed disposal.

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 1.

Network Rail's consultation request is enclosed in Annex 2.

Annex 1 – Consultation Responses

1. Department for Transport

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

Sent: 14 April 2015 07:50

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

The Department has no comment in this proposal.

Regards

2. Arriva Trains Cross Country

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

Sent: 23 March 2015 12:23

To:

Subject: FW: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

XC Trains has no objection to this proposal.

Regards

3. c2c Rail Limited

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

Sent: 19 March 2015 17:10

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th 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: 23 March 2015 14:30

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Hello

There are no comments from Chiltern Railways.

Kind regards,

5. East Midlands Trains Limited

From:

Sent: 22 April 2015 12:25

To:

Cc:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

With respect to the land disposal referred to above, on behalf of East Midlands Trains Ltd and Stagecoach South Western Trains Ltd 'No Comment'

6. Eurostar International

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

Sent: 20 March 2015 09:27

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

No issue for EIL
Thanks

7. First Great Western Limited

From: @firstgroup.com

Sent: 30 March 2015 15:52

To:

Subject: Re: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Good afternoon

We have no comment thank you.

8. Govia Thameslink Railway

From: [\[mailto:@GTRailway.com\]](mailto:@GTRailway.com)

Sent: 23 April 2015 11:48

To:

Subject: Re: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

I am pleased to confirm that GTR has no objection to this proposal

9. Grand Central Railway Company Limited

From: EXTL: (@grandcentralrail.com)

Sent: 28 April 2015 08:47

To:

Subject: Re: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Dear

Apologies for the delay in responding.

Grand Central has no comment on this proposal.

Regards

10. London Overground Rail Operations Limited

From: [\[mailto:@lorol.co.uk\]](mailto:@lorol.co.uk)

Sent: 24 March 2015 07:38

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

LOROL has no comment to make regards this proposal.

Regards,

11. London & South Eastern Railway Limited (Southeastern)

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

Sent: 16 April 2015 08:14

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Good morning

Thank you for the opportunity to review the below.

Southeastern have no comment on this proposal.

Kind Regards

12. Merseyrail Electrics 2002 Limited

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

Sent: 20 March 2015 08:17

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Merseyrail have no comments or objections to the above proposal.

Regards

13. Northern Rail Limited

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

Sent: 20 March 2015 09:15

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Hello

Northern has no objection to the land disposal at Elstree and Borehamwood

Kind regards and have a lovely Friday

14. Alliance Rail Holdings

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

Sent: 20 March 2015 13:27

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Alliance has no comments

Regards

15. COLAS Freight

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

Sent: 21 April 2015 17:14

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Dear

I have no comment.

Regards

16. Direct Rail Services Limited

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

Sent: 11 May 2015 11:27

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

DRS have no comments in relation to the Elstree & Borehamwood consultation.

Kind regards,

17. D B Schenker

From: EXTL:

Sent: 15 April 2015 14:20

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

18. Freight Transport Association

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

Sent: 15 April 2015 17:50

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

FTA has no comment.

Regards,

19. Freightliner Limited

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

Sent: 20 March 2015 16:18

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Hi

Freightliner has no comment to make on this

Regards

20. GB Railfreight Limited

From: EXTL:

Sent: 23 March 2015 19:47

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

No issues from GB Railfreight.

21. Rail Freight Group

From: RFG [<mailto:@rfg.org.uk>]

Sent: 19 March 2015 19:39

To:

Subject: Re: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Ok with RFG

22. West Coast Railway

From: @aol.com

Sent: 22 April 2015 12:06

To:

Subject: Re: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal...
no comments

23. W. H. Malcolm

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

Sent: 20 March 2015 10:38

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

WH Malcolm has no objections to the proposal.

24. Association of Community Rail Partnerships

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

Sent: 20 March 2015 12:36

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Hello

ACoRP have no objection to this disposal.

Regards

25. British Transport Police

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

Sent: 22 April 2015 09:55

To:

Subject: FW: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Good morning,

Please note that BTP have no comments to make in regard the above Land Disposal request. Thank you

26. London Travel Watch

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

Sent: 08 April 2015 12:14

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Dear

London TravelWatch has no objection to the aforementioned proposal.

Regards

27. Transport for London

From: [[mailto: @tfl.gov.uk](mailto:@tfl.gov.uk)]

Sent: 01 April 2015 11:48

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Hi

TfL has no comment to make on this proposed property disposal.

Kind regards,

28. Hertfordshire County Council

From: [[mailto: @hertfordshire.gov.uk](mailto:@hertfordshire.gov.uk)]

Sent: 21 April 2015 13:56

To:

Subject: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal:

Dear

Thank for your email and attachments sent to the County Council on the 25th of March and discussed last week.

In respect to the proposal for the disposal of the land HCC Transport Access and Safety Unit do not have an objection as no alternative uses are identified in the existing transport strategies for the area.

However this is on the basis that any future uses of the land would go through the relevant planning process and as such would be subject to consultation with statutory consultees and local residents.

I would also seek assurance that you have consulted upon the matter with Hertsmere Borough Council. If you have any queries in relation to the matter please do not hesitate to contact me.

Kind regards

29. Hertsmere Borough Council

From: [[mailto: @hertsmere.gov.uk](mailto:@hertsmere.gov.uk)]

Sent: 20 March 2015 16:00

To:

Subject: RE: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Dear

Further to our conversation, I can confirm that subject to there being no objections from Hertfordshire County Council, there would be no objection of our own on rail or transport use grounds to the proposed disposal. This is made without prejudice to our consideration of any planning proposals (including traffic impact) which come forward on the site.
Yours sincerely

Annex 2 – Network Rail’s Consultation request

From: @networkrail.co.uk

Sent: 19 March 2015 16:46

To:

Cc:

Subject: Property: Elstree & Borehamwood 2. Consultation on proposed land disposal: final response date 17th April 2015

Dear Consultee

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

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR’s general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR’s decision.

We request your comments, please, by Friday 17th April 2015 (including any “no comment” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx on the details below. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully

1 Eversholt Street
London, NW1 2DN

Tel: 020

Mob:

Email: @networkrail.co.uk

Web: www.networkrail.co.uk