

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



23 March 2017

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

Network licence condition 7 (land disposal): Waterloo sidings, Osmondthorpe, Leeds

Decision

1. On 26 January 2017, Network Rail gave notice of its intention to dispose of land at Waterloo sidings, Osmondthorpe, Leeds (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 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 and no objections were received.
4. In considering the proposed disposal we note that:
 - there is no evidence that current railway operations would be affected adversely;
 - Network Rail has provided evidence to show that it will retain a minimum width of no less than 16m along the western boundary of its retained land (as shown in Annex B) in order to reserve sufficient space for planned infrastructure upgrades and maintain a safe distance between the railway and the completed residential development; and
 - no other reasonably foreseeable railway use for the land was identified.
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 further 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”.

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 and Road

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

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	Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG Waterloo Sidings is a disused site of circa 6.9Ha situated approximately 3 miles east of Leeds City centre. It is physically separated from the adjacent railway line by existing palisade fencing. The site is shown shaded blue on the attached site plan.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The following plans/drawings are attached: <ol style="list-style-type: none"> 1. Aerial view – file name “Leeds Waterloo Sidings Aerial View” 2. Site plan – file name “Leeds Waterloo Sidings site plan” 3. Location Plan
Clearance Ref:	CR/29686 (certificate no. 38934)
Project No.	153497
Ordnance survey coordinates	Easting (x) – 433446 Northing (y) - 433199
Photographs (as required)	Photos from 15 September 2016 when it was last inspected are of the boundary of the site – see Appendix
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold or long lease disposal
Proposed party taking disposal	Proposed disposal is to the Homes and Communities Agency (HCA) which is an intra-government department, or other party if disposal to HCA does not proceed.
Proposed use / scheme	Network Rail proposes to transfer the freehold to the HCA as part of the wider residential development programme. The disposal will contribute

	towards Network Rail's target to release land for residential development.
Access arrangements to / from the disposal land	It is expected that the site will be accessed directly from Halton Moor Avenue, which will require the creation of a new access at this location. This will be subject to a highways assessment and full planning permission.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	There will be no direct rail benefits created by the disposal.
Anticipated Non-rail benefits	The development will be of benefit to the local environment, community and economy. Temporary construction jobs will be created during the building works and there will be benefit to the local supply chain for materials needed to construct the houses. Environmental improvements will result from the development of this under-utilised area of land. The site itself is currently overgrown so development will improve the visual amenity of the local area. Network Rail currently has a target to bring forward unused and underutilised sites for residential development and this disposal will contribute towards the company target.
3. Timescales	
Comments on timescales	Disposal of the site is expected to commence once the necessary regulatory approvals required for the disposal have been secured. The site has an existing allocation for housing in the Local Plan which is expected to provide the planning certainty required by the HCA to trigger disposal. As a result, the disposal of the site to the HCA is forecast to take place in late 2017.
4. Railway Related Issues	
History of railway related use	Historically, Waterloo Sidings were an area of goods sidings but the site was cleared around the early 1990's. A historic map of the site is

	<p>available which shows it being used for this purpose.</p> <p>Since that time the land has been dis-used and the site is now heavily overgrown with extensive tree cover.</p>
When last used for railway related purposes	It is understood that the site was used as a goods sidings until it was cleared sometime in the early 1990's.
Any railway proposals affecting the site since that last relative use	<p>There are future proposals for the Transpennine Route Upgrade (TRU) as well as the Northern Powerhouse project, both of which may encroach on a part of the site.</p> <p>Both of these projects are at a very early stage and so there are no firm details or drawings in place. I have however consulted with Network Rail colleagues in respect of these projects as part of the internal clearance process and it has been agreed that the land to be retained by Network Rail is sufficient to accommodate their future scheme proposals.</p>
Impact on current railway related proposals	<p>As per the comments above there are two proposals that may require use of part of the site. As a result, a 14.5m strip of land will be retained along the western boundary of the site, as well as sufficient land to allow vehicle access if required.</p> <ol style="list-style-type: none"> 1. Transpennine Route Upgrade – This proposal may require the realignment of the existing railway that adjoins the site and therefore may require the use of some of the land on the Waterloo sidings site. As a result land has been retained for this eventuality. 2. Northern Powerhouse – This proposed scheme may require part of the land from the Waterloo sidings site but it is not confirmed. As a precautionary measure, land has been retained.
Potential for future railway related use	<p>We believe there is no reasonably foreseeable railway related use for the disposal site.</p> <p>The site is allocated for residential development in the Local Plan.</p>
Any closure or station change or network change related issues	<p>No. The disposal property is physically separated from the adjoining railway by palisade fencing and the proposal does not affect any Station facilities so there are no station change related issues. Additionally there are no physical connections to the operational rail network requiring Network Change.</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>No. The disposal does not affect any existing railway related access needs.</p> <p>Possible future proposals for the Northern Powerhouse and Transpennine Railway Upgrade may require vehicle access for maintenance and if this is confirmed then access rights will be</p>

	reserved.
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> 1. There is existing palisade fencing that separates the disposal site and the adjoining railway. Following disposal of the site, palisade fencing will be retained to separate the disposal land from the adjoining railway. The purchaser will also be responsible for all other boundaries to the sale area. 2. 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. 3. The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team.

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	<p>Leeds City Council has been notified of Network Rail's aspirations to develop this site for housing.</p> <p>The site is allocated for housing in the Local Plan and has been so for circa 15 years. As a result, the Local Authority has confirmed that they support residential development at the site.</p> <p>A pre-application meeting will take place with the Local Authority in due course to discuss the Network Rail proposals in more detail.</p>
Contamination / Environmental Issues (if applicable)	<p>None known at this stage.</p> <p>An intrusive site investigation will be completed to identify any contamination and subsequent remediation measures that may be required. As a result of the historic railway use of the site there is expected to be some degree of contamination.</p> <p>All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction</p>

	works.
6. Consultations	
Railway (internal – Network Rail)	<p>Network Rail internal land clearance (both business and technical) has been secured (CR/29686).</p> <p>Network Rail’s generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p> <p>As detailed in the section ‘<i>Impact on current railway related proposals</i>’, we are aware of the potential requirement for part of the site by Northern Powerhouse and the Transpennine Route Upgrade proposals and land has been retained for this possibility. There are no other schemes known of at the current time which impact on the disposal property.</p>
Summary of position as regards external consultations	<p>34 stakeholders were consulted and 29 responses were received. There were no objections but 3 comments were received.</p> <p>The comments were received from West Yorkshire Combined Authority (WYCA), Northern Rail and Colas. WYCA commented on the possible future requirements for the Northern Powerhouse project. Northern Rail and Colas commented on the possible future requirement for the Transpennine Upgrade project. Both Northern Powerhouse and Transpennine Upgrade colleagues have already been satisfactorily consulted during the clearance process.</p> <p>As a result, responses were sent to each of the three parties and no subsequent objections were received.</p> <p>The 5 stakeholders who did not respond are South Yorkshire PTE (SYPTTE), Grand Central Railways, London Midland Trains, Trans Pennine Express and Roadways Container Logistics. The disposal site is outside the operating area of SYPTTE and London Midland Trains so although emails were sent to chase their lack of response is not critical. Follow up emails were sent to the other 3 stakeholders and telephone calls to Trans Pennine Express and Grand Central Railways. Network Rail feels that reasonable efforts were made and as no objections have been received the lack of response can be considered as ‘No objection’.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Based on the consultations and exchanges with consultees that made comments, there are no objections to the proposed disposal.
7. Local Authorities	

Names & Email Addresses:	Leeds City Council @leeds.gov.uk Tel:	
Local Transport Authorities:	West Yorkshire Combined Authority	
Other Relevant Local Authorities:	Not applicable.	
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: 16/01/17



Legend

- Disposal Site
- Network Rail retained land

Property

Leeds
Waterloo Sidings
Project Falcon: Sites

Coordinates # 181452E 44921N

Date: 08 Jan 2016	Drawn By: James Johnson
Drawing No:	Rev: A
Scale: 1:1890 @ A3	

Leeds Waterloo Sidings



CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

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

34 stakeholders were consulted and 29 responses were received. There were no objections but 3 comments were received.

The comments were received from West Yorkshire Combined Authority (WYCA), Northern Rail and Colas. WYCA commented on the possible future requirements for the Northern Powerhouse project. Northern Rail and Colas commented on the possible future requirement for the Transpennine Upgrade project. Both Northern Powerhouse and Transpennine Upgrade colleagues have already been satisfactorily consulted during the clearance process. As a result, responses were sent to each of the three parties and no subsequent objections were received.

The 5 stakeholders who did not respond are South Yorkshire PTE (SYPTTE), Grand Central Railways, London Midland Trains, Trans Pennine Express and Roadways Container Logistics. The disposal site is outside the operating area of SYPTTE and London Midland Trains so although emails were sent to chase their lack of response is not critical. Follow up emails were sent to the other 3 stakeholders and telephone calls to Trans Pennine Express and Grand Central Railways. Network Rail fees that reasonable efforts were made and as no objections have been received the lack of response can be considered as 'No objection'.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	12/12/2016	No Comments See Annex 1	
2	South Yorkshire Passenger Transport Executive		N			Emails sent on 02/12/2016 @ 15:50, 15/12/2016 @ 12:32, 4/01/2017 @ 16:03 & 09/01/2017 @ 11:27
3	West Yorkshire Passenger Transport Executive (Metro)		Y	20/12/2016	See Comments in Annex 1	
4	Arriva Trains Cross Country		Y	05/12/2016	No Comment See Annex 1	
5	c2c Rail Limited		Y	05/12/2016	No Objections See Annex 1	
6	Chiltern Railway Company Limited		Y	05/12/2016	No Comments	

CONSULTATION REPORT

V 1.1

					See Annex 1	
7	East Midlands Trains Limited		Y	21/12/2016	No Comment See Annex 1	
8	Eurostar International Limited		Y	02/12/2016	No Issue See Annex 1	
9	Great Western Railway		Y	15/12/2016	No Objection See Annex 1	
10	Grand Central / Grand Union		N			Emails sent on 02/12/2016 @ 15:50, 15/12/2016 @ 12:32, 4/01/2017 @ 16:03 & 09/01/2017 @ 11:27. Telephone message left on 12/01/17 @ 11:03 on mobile as landline just ringing out.
11	Greater Anglia (Abellio)		Y	05/12/2016	No Comment See Annex 1	
12	Hull Trains Limited		Y	04/01/2017	No Comment See Annex 1	
13	London Midland Limited		N			Emails sent on 02/12/2016 @ 15:50, 15/12/2016 @ 12:32, 4/01/2017 @ 16:03 & 09/01/2017 @ 11:27.
14	London and South Eastern Railway		Y	13/12/2016	No Comment See Annex 1	
15	Merseyrail Electrics 2002		Y	05/12/2016	No Comments See Annex 1	

CONSULTATION REPORT

V 1.1

	Limited					
16	Northern Rail Limited		Y	06/12/2016	See Comments in Annex 1	
17	Transpennine Express		N			Emails sent on 02/12/2016 @ 15:50, 15/12/2016 @ 12:32, 4/01/2017 @ 16:03 & 09/01/2017 @ 11:27. Telephone message left on 12/01/17 @ 11:05 on mobile as landline just ringing out.
18	East Coast Trains (t/a Virgin Trains)		Y	02/12/2016	No Objection See Annex 1	
19	Virgin West Coast Trains Limited		Y	09/01/2017	No Comment See Annex 1	
20	Alliance Rail Holdings		Y	02/12/2016	No Comments See Annex 1	
21	COLAS Freight		Y	12/12/2016	No Issue but see Comments in Annex 1	
22	Direct Rail Services Limited (DRS)		Y	16/12/2016	No Comments See Annex 1	
23	DB Cargo UK Ltd		Y	06/01/2017	No Objection See Annex 1	
24	Freight Transport Association		Y	16/12/2016	No Comments See Annex 1	

CONSULTATION REPORT

V 1.1

25	Rail Freight Group		Y	05/12/2016	OK with RFG See Annex 1	
26	West Coast Railway Company		Y	02/12/2016	No Comments See Annex 1	
27	W.H. Malcolm		Y	05/12/2016	No Objection See Annex 1	
28	Association of Community Rail Partnerships		Y	04/12/2016	No Comment See Annex 1	
29	British Transport Police		Y	07/12/2016	No Comments See Annex 1	
30	Transport Focus (Rail Passenger Council)		Y	09/12/2016	No Objection See Annex 1	
31	Network Rail Media Relations		Y	05/12/2016	No Comments See Annex 1	
32	Roadways Container Logistics		N			Emails sent on 02/12/2016 @ 15:50, 15/12/2016 @ 12:32, 4/01/2017 @ 16:03 & 09/01/2017 @ 11:27
33	Leeds City Council		Y	20/01/17	The council would be supportive of the site being used for housing development subject to a suitable	

CONSULTATION REPORT

V 1.1

					planning proposal	
34	HS2 Ltd.		Y	07/12/2016	No Comments See Annex 1	

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

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

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

Annex 1

1. Department for Transport

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

Sent: 12 December 2016 15:21

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hi ,

The department has no comments on the proposed land disposal in Leeds.

Kind Regards,

Department for Transport

2. South Yorkshire Passenger Transport Executive

No Response received.

2. West Yorkshire Passenger Transport Executive

From: [mailto: @westyorks-ca.gov.uk]

Sent: 05 January 2017 17:12

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Great, thanks a lot

From: [mailto:@networkrail.co.uk]

Sent: 05 January 2017 17:06

To: <@westyorks-ca.gov.uk>

Cc: <@networkrail.co.uk>; <@westyorks-ca.gov.uk>; <@railnorth.org>

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Yes it is Transport for the North and the contact was xxxx.

Regards



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: [[mailto: @westyorks-ca.gov.uk](mailto:@westyorks-ca.gov.uk)]

Sent: 05 January 2017 16:56

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Good afternoon, and thanks for that.

When you say "Northern Powerhouse", do you have in mind Transport for the North? (If so, it would be helpful just for my records to know who your contact was.)

Thanks again and best regards

West Yorkshire Combined Authority
Wellington House
40-50 Wellington Street
Leeds LS1 2DE

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

Sent: 05 January 2017 16:40

To: <@westyorks-ca.gov.uk>

Cc: <@networkrail.co.uk>; <@westyorks-ca.gov.uk>; <@railnorth.org>

Subject: FW: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Thank you for the response below and I note that you are not objecting to the disposal of the Former Waterloo sidings site.

Regarding the possible future requirement for widening of the rail corridor, I can confirm that I have consulted with Northern Powerhouse regarding their future requirements in this location and as a result a 14.5m strip of land will be retained along the western boundary of the site, alongside the existing railway line, to accommodate their future requirements.

Regards



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: [<mailto:@westyorks-ca.gov.uk>]

Sent: 20 December 2016 17:33

To: @networkrail.co.uk

Cc:

Subject: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Good afternoon

Thank you for your e-mail of 2 December 2016 on this topic. Having reviewed the documentation you provided, it would seem that the majority of the land concerned would be unlikely to have an obviously foreseeable future railway use (such as for running lines, stabling, freight or a future station site), and therefore we would not seek to object to its sale by Network Rail.

The principal caveat would be that we consider it essential that a strip of land is retained in railway ownership which is wide enough to allow for the widening of the existing Leeds – Garforth rail corridor, which WYCA considers will be essential in coming years to allow the enhancements of services (regional and intercity) to which we are committed. This widening might take the form of “traditional” four-tracking along the existing alignment, or could be the addition of two tracks on a slightly different alignment: work in the context of Northern Powerhouse Rail (and allied workstreams) is at too early a stage to allow a firm conclusion to be drawn on this question. Therefore the land retained needs to be at least sufficient as not to ‘close down’ these options.

I hope that this is helpful for your purposes; I would be happy of course to clarify any issues arising from the above.

Many thanks

West Yorkshire Combined Authority
Wellington House
40-50 Wellington Street
Leeds LS1 2DE

Disclaimer

The contents of this email and any attachments are confidential to the intended recipient. They may not be disclosed to or used by or copied in any way by anyone other than the intended recipient. If you have received this email in error, please contact the sender immediately by return email. Please then delete the email and do not disclose its contents to any person.

Nothing in this email amounts to a contractual or other legal commitment on the part of West Yorkshire Combined Authority (“WYCA”) unless confirmed by a written communication signed by or on behalf of the Head of Legal and Democratic Services. Service of legal documents is not accepted by email.

Please note WYCA does not accept liability for any damage or loss that may occur from software viruses and it is your responsibility to virus check this email and any attachments.

4. Arriva Trains Cross Country

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

Sent: 05 December 2016 09:48

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards
CrossCountry

Phone: 0121 Mobile: Fax: 0121

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

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



INVESTORS
IN PEOPLE | Gold

5. c2c Rail Limited

From: EXTL:

Sent: 05 December 2016 09:56

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

On behalf of National Express Group and NXET Trains Limited, I confirm that we haven objections to the proposed disposal.

Rgds,

6. Chiltern Railway Company Limited

From: EXTL:

Sent: 05 December 2016 08:58

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hi

There are no comments from Chiltern.

All the best,

7. East Midland Trains Limited

From: (SWT)

Sent: 21 December 2016 10:34

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

With reference to the above proposed land disposal, on behalf of Stagecoach South Western Trains Ltd, 'No Comment'

I am no longer commenting on behalf of East Midlands Trains Ltd, the contact is now xxxx who I have recently advised of this proposal at Leeds.

Stagecoach South Western Trains / East Midlands Trains

Tel - 020

Mob -

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

8. Eurostar International Limited

From: [mailto:@eurostar.com]

Sent: 02 December 2016 16:15

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

No issue for EIL,

Thanks,

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com



9. Great Western Railway

From: [mailto:@gwr.com]

Sent: 15 December 2016 13:36

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

We have no objection to this thank you Jayne,

| Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com |

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

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

10. Grand Central / Grand Union

No Response received.

11. Greater Anglia (Abellio)

From: [mailto:@abelliogreateranglia.co.uk]

Sent: 05 December 2016 09:30

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

[no comment](#)

M: +44 (0)

Greater Anglia

11th Floor

One Stratford Place,

Montfitchet Road,
London
E20 1EJ

abelliogreateranglia.co.uk

12. Hull Trains Limited

From: I [mailto:I@FirstGroup.com]

Sent: 04 January 2017 18:34

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hi

No comments from FHT.

| [@firstgroup.com](https://www.firstgroup.com)



UK Rail Operator of the Year 2016

First Hull Trains, 4th Floor, Europa House, 184 Ferensway, Hull, HU1 3UT

Hull Trains Company Limited. Registered Office as above. Registered in England No. 3715410

This message is confidential. If you should not have received it, you must not use or reveal its contents and you should tell the sender about the mistake by responding to this E-mail. The opinions expressed in this E-mail are those of the sender, not FirstGroup. All attachments to this E-mail will have been checked for viruses when they were sent. However, we cannot be held responsible if you failed to take all necessary steps to check the message when you received it, or for any resulting damage.

13. London Midland Limited

No response received.

14. London and South Eastern Railway

From: [mailto:@southeasternrailway.co.uk]

Sent: 13 December 2016 12:36

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

southeastern
Friars Bridge Court
41-45 Blackfriars Road
London, SE1 8NZ



15. Merseyrail Electrics 2002 Limited

From: [mailto:@merseyrail.org]
Sent: 05 December 2016 07:55
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Merseyrail have no comments on the above proposal.

Regards,

Merseyrail

Tel	
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org

2016 EXCELLENCE 600 

16. Northern Rail Limited

From: @networkrail.co.uk
Sent: 07 December 2016 12:30
To: @northernrailway.co.uk
Cc:
Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hi

Thank you for your comment.

Network Rail have engaged in consultation with internal Transpennine Upgrade colleagues regarding the disposal of the former Waterloo Sidings site. Following the consultation with Transpennine Upgrade, Network Rail can proceed with the disposal process.

Regards



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 06 December 2016 09:21

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hello

I've had a comment from our planning team regarding the proposed disposal:

Subject to Network Rail giving confirmation to the effect that the sale will not in any way compromise the TransPennine Upgrade then there are no issues from a service planning perspective.

Can you confirm this for me please

Many thanks

Telephone:

Mobile:

Northern House, 9 Rougier Street
York, YO1 6HZ

@northernrailway.co.uk
northernrailway.co.uk

17. Transpennine Express

No response received.

18. East Coast Trains (t/a Virgin Trains)

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

Sent: 02 December 2016 16:10

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Virgin Trains East Coast has no objection to the proposed disposal.



Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH
t: m: e: @virgintrainseastcoast.com



19. Virgin West Coast Trains Limited

From: EXTL:

Sent: 09 January 2017 12:04

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Dear

No comment from Virgin Trains on this particular proposal

Kind regards



Victoria Square House, Victoria Square, Birmingham B2 4AJ

t: m: e: @virgintrains.co.uk

P.A. m: e: @virgintrains.co.uk

20. Alliance Rail Holdings

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

Sent: 02 December 2016 16:02

To:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Alliance has no comments

Regards

21. COLAS Freight

From: @networkrail.co.uk

Sent: 05 January 2017 17:15

To: @colasrail.co.uk; @colasrail.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Thank you for email and I note that you are not objecting to the disposal of the site.

Regarding the Transpennine Route Upgrade (TRU) works, I have consulted with TRU regarding the disposal of the former Waterloo Sidings site and as a result of this consultation, NR have agreed to retain sufficient land to accommodate the future TRU proposals.

Regards

Property



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 12 December 2016 16:34

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

No issue in principle with the disposal as it is a large parcel of unused land. I assume your colleagues within Network Rail have allowed for any land required by contractors when potentially carrying out any upgrade works (Trans Pennine). Other than the site that is up for disposal and the 14.5 m strip the remainder of the are appears to densely populated.



Tel. - Mob.

@colasrail.co.uk

COLAS RAIL LTD

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

www.colasrail.co.uk



22. Direct Rail Services Limited (DRS)

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

Sent: 16 December 2016 08:31

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Good Morning

DRS have no comments.

Kind regards,



safe secure reliable

Direct Rail Services, Regents Court,

Baron Way, Carlisle CA6 4SJ

Tel:

Mob:

Protect our environment – Print only if you need to.

23. DB Cargo UK Ltd

From: [mailto:@deutschebahn.com]

On Behalf Of DBCargoConsultations@deutschebahn.com

Sent: 05 January 2017 16:01

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

I can confirm that DB Cargo has no objection tot the proposed land disposal, as described..

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

24. Freight Transport Association

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

Sent: 16 December 2016 12:50

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

25. Rail Freight Group

From: [mailto: @rfg.org.uk]

Sent: 05 December 2016 08:38

To:

Subject@networkrail.co.uk: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Ok with RFG

Rail Freight Group
7 Bury Place
London
WC1A 2LA
Mobile
@rfg.org.uk

Rail Freight (Users and Suppliers) Group
Registered No. 332 4439
www.rfg.org.uk
Twitter @railfreightUK

26. West Coast Railway Company

From: [mailto:@aol.com]
Sent: 02 December 2016 17:12
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wyke...

no comments

WCR
T
M
E @aol.com

27. W.H. Malcolm

From: [mailto:@whm.co.uk]
Sent: 05 December 2016 09:34
To:
Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

No objections.

Regards.

W H Malcolm Ltd
Malcolm Logistics, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, ML1 5RY
DD: | **Tel:** | **Mobile:**
Email: @whm.co.uk | **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

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

28. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]
Sent: 04 December 2016 10:27
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Hello

ACoRP have no comment to make on this proposal.

Regards

ACoRP

Sent from my iPhone

29. British Transport Police

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

Sent: 07 December 2016 16:22

To: @networkrail.co.uk

Cc:

Subject: FW: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 OJG - Closing Date 6th January 2017

Importance: High

Good afternoon,

Please note that BTP have no further comments to make in regards to the above Land Disposal.

regards

British Transport Police
25 Camden Road
Camden
London NW1 9LN
Tel:
Mobile :

From: mailto:@btp.pnn.police.uk

Sent: 07 December 2016 15:40

To: mailto:@btp.pnn.police.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 OJG - Closing Date 6th January 2017

I write to you in line with my role as a British Transport Police (BTP) Crime Prevention Design Advisor (CPDA) and in connection with the consultation on proposed land disposal of the former Waterloo railway sidings, Wykebeck Avenue. Leeds. LS9 OJG.

The CDPA reference for my communication is CRU-2016-0931.

Having reviewed the attached documents I confirm I have no objects or comments to make.

Regards

British Transport Police,
C Division. Pennines Sector.
1st Floor, West Gate House,
Grace St, Leeds, LS1 2RP
T
Mobile
Email @btp.pnn.police.uk
www.btp.police.uk

From: mailto:@btp.pnn.police.uk **On Behalf Of** Crime-Reduction

Sent: 05 December 2016 12:32

To: mailto:@btp.pnn.police.uk

Cc:

Subject: FW: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 OJG - Closing Date 6th January 2017

Importance: High

Hi,

Please see below;

CRR no is CRU-2016-0931

Thanks,

British Transport Police, 25 Camden Road, London, NW1 9LN

Office:

Internal:

E-mail: @btp.pnn.police.uk

www.btp.police.uk

From: <mailto:@btp.pnn.police.uk> **On Behalf Of** SDD Business Support

Sent: 05 December 2016 10:33

To: <mailto:@btp.pnn.police.uk>

Cc:

Subject: FW: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Importance: High

Good morning,

Please note the email below, responses are required by the 6th Jan 2017.

xxxx can you ensure that the response is sent to NWR.

Thank you

British Transport Police

25 Camden Road

Camden

London NW1 9LN

Tel:

Mobile :

30. Transport Focus (Rail Passenger Council)

From: [<mailto:@transportfocus.org.uk>]

Sent: 09 December 2016 15:10

To:

Subject: Re: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG 0212f17

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

it is the former site of Waterloo Sidings, just east of Neville Hill depot, on the westbound side of the railway;

the land covers 6.9 hectares of disused land;

it is to be disposed of freehold or on a long lease, possibly to the Homes & Communities Agency;

the most likely use for the site is housing, which is supported by Leeds City Council;

disposal is expected in late 2017;

no current railway use has been identified, but land that might be required for future use has been excluded from the disposal.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

31. Network Rail Media Relations

From: @networkrail.co.uk **On Behalf Of** Network Rail Media Relations
Sent: 05 December 2016 10:52
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

We don't have any comments.

Network Rail | One Eversholt Street | London | NW1 2DN
Mobile: | Press Office: | Email: @networkrail.co.uk

32. Roadways Container Logistics

No response received.

33. Leeds City Council

From: [mailto: @leeds.gov.uk]
Sent: 20 January 2017 07:56
To: @networkrail.co.uk
Cc:
Subject: RE: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

Good Morning

In response to your email referring to the consultation exercise being carried out by Network Rail, I can comment the following:

The site is has been in included in Leeds Strategic Housing Land Availability Assessment which states – *‘the site is allocated in Urban District Plan review 2006 as a Phase 1 site and is also as a identified as suitable housing site in the current Site Allocations Plan. Site is suitable for a new scheme to be brought forward immediately’.*

Therefore, the council would be supportive of the site being used for housing development subject to a suitable planning proposal. The Council's Housing Growth Team would work with the owners/developers to enable early delivery of an housing scheme.

Kind regards
(Private Sector Housing Growth & Acquisitions)
Asset Management & Regeneration
Leeds City Council

Tel: Mob:

Ps Before you print think about the ENVIRONMENT

34. HS2 Ltd

From: [mailto:@hs2.org.uk]

Sent: 07 December 2016 12:32

To: networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Dear

Thanks for the consultation we have no comments.

Regards,

| HS2 Ltd

Tel: 020 | | [@hs2.org.uk](https://www.hs2.org.uk) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, 25th Floor, One Canada Square, Canary Wharf, London E14 5AB |

www.hs2.gov.uk/hs2

Annex 2 – Network Rail’s consultation email

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

Sent: 02 December 2016 15:50

To:

Subject: Consultation on proposed land disposal: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG - Closing Date 6th January 2017

Dear Consultee,

Property: Former Waterloo Sidings, off Wykebeck Avenue, Osmondthorpe, Leeds, LS9 0JG

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

We attach a draft application form to the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR’s decision.

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

We request your comments, please, by close of business on **Friday 6th January 2017** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **Friday 6th January 2017** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

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

Yours faithfully,



Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
T
E @networkrail.co.uk

www.networkrail.co.uk/property

Strategy Clearance CR 29686

Waterloo Carriage Sidings near Neville Hill, Leeds.

ELR HUL4 18MP

Possible requirement to reinstate 4 track alignment, removed circa 1966.



Figure 1 Aerial photograph showing existing twin track alignment centred on former 4 track alignment adjacent to former Waterloo Carriage Sidings.

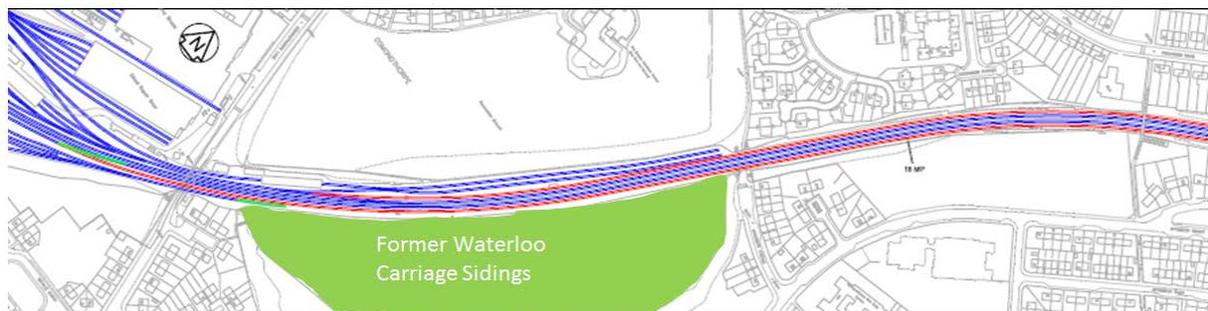
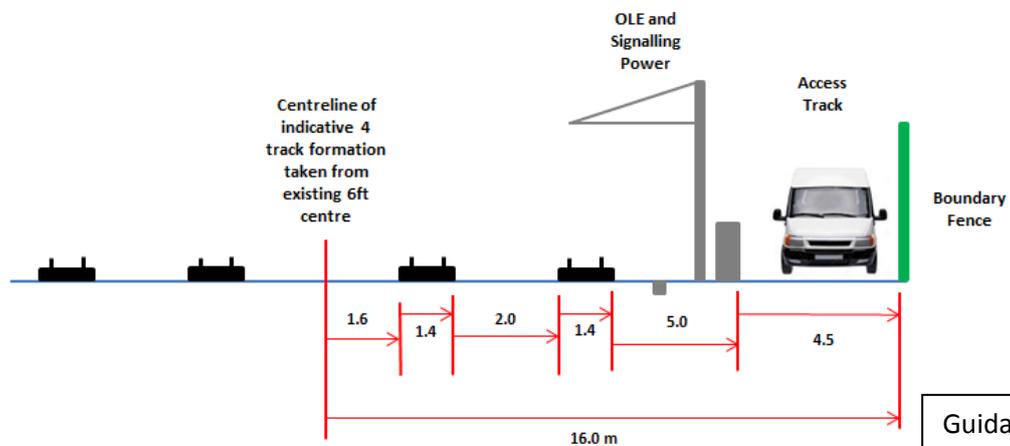


Figure 2. Indicative alignment shown adjacent to site.



Guidance from Track Design Handbook
NR/L2/TRK/2049

Figure 3 Outline dimensions used to calculate distance to boundary.