

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



2 May 2017

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

Network licence condition 7 (land disposal): Queen's Road, Stockton-on-Tees, County Durham

Decision

1. On 15 March 2017, Network Rail gave notice of its intention to dispose of land at Queen's Road, Stockton-on-Tees, County Durham (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 in 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 that no objections were received.
4. In considering the proposed disposal we note that:
 - there were no concerns that future railway operations would be affected adversely; and
 - no other reasonably foreseeable use for the land was identified.
5. Network Rail confirmed that the existing railway boundary fencing would remain in place, which is a minimum of 7m from the running railway but generally gives an 8m clearance. There will be no buildings constructed within 3m of the boundary fencing. We note Network Rail's statement that the gap of approximately 11m is sufficient for it to safeguard railway operations.



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, which appears to read '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	<p>The disposal site has an area of 44,430 sq. m. and comprises an unused former railway yard and part of the former North Shore branch line. The site is fenced off from the adjoining railway and has frontage to a footpath adjoining Norton Road but does not have a useable independent road access.</p> <p>The land immediately adjoining the site to the east is subject to redevelopment proposals, but beyond that the adjoining land uses are primarily residential with an area of commercial use to the south.</p> <p>The A177 is located to the west of the site and Norton Road to the east. The site is adjacent to another derelict site where works on the site have commenced for the development of housing (primarily dealing with contamination).</p> <p>The site is close to Stockton Town Centre which is to the south of the site. Stockton on Tees is a town located on the River Tees approximately 4 miles west of Middlesbrough.</p> <p>ELR: LEN3 60 miles 0796 yards</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. 5390509 showing the proposed sale area coloured blue and the railway coloured green. The proposed maintenance/railway access route is not defined on the plan.</p> <p>The sales conveyance will obligate the developer to gain asset protection approval to define the access route when the housing layout is being designed.</p>
Clearance Ref:	<p>Business clearance CR/29906 approved 04 Aug 2016 Technical clearance CR/29906 approved 31 Aug 2016</p>
Project No.	153480
Ordnance survey coordinates	<p>Easting 444348 Northing 520218</p>

Photographs (as required)





2. Proposal

Type of disposal (i.e. lease / freehold sale)	Freehold or long leasehold
Proposed party taking disposal	TBC
Proposed use / scheme	Residential development
Access arrangements to / from the disposal land	Access to the Operational Railway is constrained and currently access from the adopted highway is over a dirt track which is owned by a third party.

Replacement rail facilities (if appropriate)	n/a
Anticipated Rail benefits	The rail access is a dirt track over third party land. It is intended that a new access will be created through the new development that will also be adopted by the local authority. The design of the new development will provide a direct access to the operational corridor.
Anticipated Non-rail benefits	The disposal will contribute to the challenging target set by the Government for the release of underutilised Network Rail land for residential use.
3. Timescales	
Comments on timescales	It is anticipated that the disposal will take place within 3 years from the date of LC7 consent. Government have tasked Network Rail with disposing of surplus land within the current parliamentary period.
4. Railway Related Issues	
History of railway related use	The site is a former railway yard and sidings which ceased use in excess 30 years ago. The coal drops remain on site. The site is adjacent to a former iron foundry which closed in 1979 and was most likely served by rail in some form. The land to the south west of the land coloured blue on the sales plan was previously occupied by the Stockton corporation
When last used for railway related purposes	The site is a former railway yard and sidings which ceased use in excess 30 years ago.
Any railway proposals affecting the site since that last relative use	None known. The site appears to have mothballed for many years.
Impact on current railway related proposals	None
Potential for future railway related use	The site has recently been subjected to a Freight industry consultation which concluded that the site had no foreseeable Freight potential. The Strategic Freight designation has been surrendered and the site returned to operational status.

	Having consulted Network Strategy & Planning team and the relevant RUS it has been confirmed that the site has no strategic value nor has been identified as playing a future role in meeting demand between now and 2043.
Any closure or station change or network change related issues	The site wasn't rail connected post 1994 so no Network Change is required.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The site was designated as a Strategic Freight Site however this has been surrendered following a stakeholder consultation. (attached)
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include any significant requirement for new fencing of the railway boundary, as sufficient fencing already exists.</p> <p>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.</p>

5. Planning History and Land Contamination

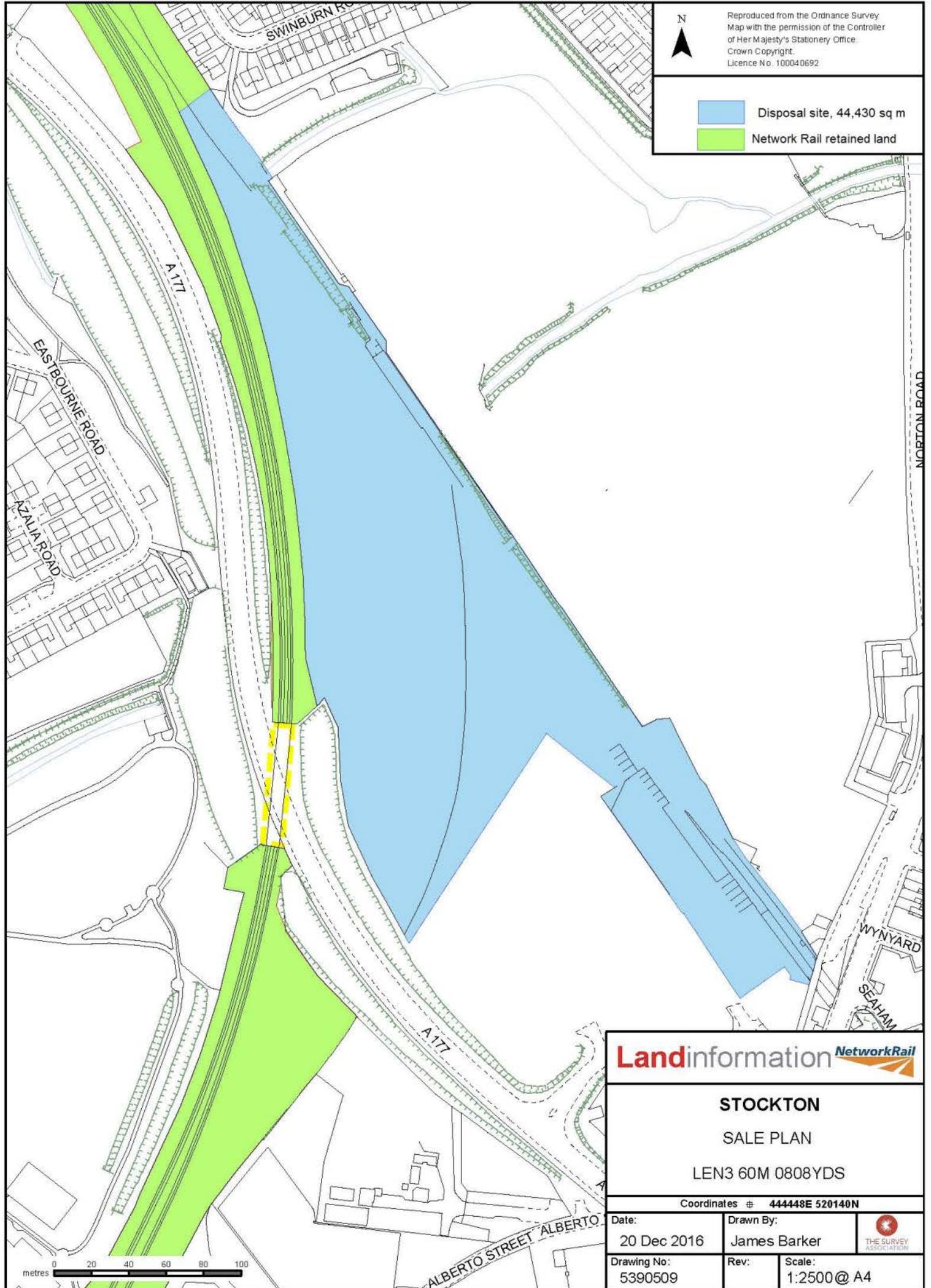
Planning permissions / Local Plan allocation (if applicable)	<p>a. Approved Planning permission 07/1265/FUL includes the site as part of a 552 dwelling scheme with access provide from Norton Road from the vacant adjacent site which forms part of the approved permission.</p> <p>b. Permission in October 2010 (10/1814/RNW) to extend the time limit for the site was approved for 3 years.</p> <p>c. In May 2011 Barrett's, the developer of the adjacent site, screened for a reduction in the number of houses on the site (11/1294/SCO) , which removed the NR land from the housing</p>
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	<p>scheme.</p> <p>The site is allocated within the local plan as having an existing residential consent.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>The history of rail related use and proximity to the iron foundry will no doubt have left some contamination issues on the site.</p> <p>There are known areas containing asbestos which have been fenced off to prevent further spread and access.</p>

6. Consultations

<p>Railway (internal – Network Rail)</p>	<p>CR/29906 – Technical clearance was approved on 28-09-2016 with conditions.</p> <p>The sale boundary is to be established a minimum 2 metres from the operational railway service route.</p> <p>Prior to any development/construction or alterations to the site by an external body, further site specific safety requirements, engineering technical approval and detailed conditions will need to be sought from Network Rails Asset Protection Projection Manager</p> <p>Access Maintenance have an active access point at this location (North Shore UP side LEN3 60m 0687y) served by double gates, accessed over the scrubland; any sale and subsequent development of this land would need to absorb/cater for formal access from and to this access point.</p> <p>Railway Operational Requirements The new Network Rail operational boundary indicated on the submitted Plan may need adjusting; it must ensure a minimum 5.0 metre clearance between the proposed sale boundary and the nearest running rail.</p> <p>Drainage Standard drainage conditions preventing any storm drains or soakaways within 20m of the rail boundary. The construction of surface water retention ponds/tanks, SuDS or flow control systems should not take place within 30m of the Network Rail boundary.</p> <p>The Purchaser (and any successor in title) is not to construct any building within 3 metres of the railway boundary fence.</p> <p>Full access to undertake any inspections and maintenance /renewal works to the following structures assets must be retained:</p>
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	<p>Bridge over the railway ref LEN3-158A at 60 miles 616 yards. Bridge under the railway ref LEN3-159, Lustrum Beck at 60 miles 858 yards. Bridge under the railway ref LEN3-159A, Mount Pleasant at 60 miles 1056 yards.</p>	
Summary of position as regards external consultations	<p>27 stakeholders were consulted and responses were received from all except Transport for North and Grand Central Railways. They were chased by email and telephone calls, their lack of response is not considered critical, Grand Central not being the franchise operator. The 25 respondents stated 'no objection' or 'no comment'.</p>	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>There were no unresolved objections.</p>	
7. Local Authorities		
Names & Email Addresses:	<p>@stockton.gov.uk</p>	
Local Transport Authorities:	<p>Stockton Council</p>	
Other Relevant Local Authorities:		
8. Internal Approval		
Recommendation:	<p>Based on the above, I recommend that Network Rail proceeds with the disposal.</p>	
Declaration:	<p>I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.</p>	
Surveyor Name:	<p>xxxx</p>	
Approved by Property Development Manager	<p>Name: xxxx</p>	<p>Date Approved by PDM: 2nd March 2017</p>



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- Disposal site, 44,430 sq m
- Network Rail retained land

Landinformation

STOCKTON

SALE PLAN

LEN3 60M 0808YDS

Coordinates # 444448E 520140N

Date: 20 Dec 2016	Drawn By: James Barker	
Drawing No: 5390509	Rev:	Scale: 1:2500 @ A4

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: Land off Queens Road - Stockton

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

Summary of position regarding responses: 27 stakeholders were consulted and responses were received from all except Transport for North and Grand Central Railways. They were chased by email and telephone calls, their lack of response is not considered critical. The 25 respondents stated 'no objection' or 'no comment'

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	30/01/2017	No Comment See Annex 1	
2	Tees Valley Combined Authority		Y	13/02/2017	No Comment See Annex 1	
3	Transport for North					Emails sent on 19/01/17 @ 15:16 01/02/17 @ 16:34 13/02/17 @ 11:01 Telephoned on 20/02/17 at 15:19 & 22/02/2017 at 15:49 and left a voicemail on the mobile number.
4	Arriva Trains Cross Country		Y	20/01/2017	No Comment See Annex 1	
5	c2c Rail Limited		Y	19/01/2017	No Objection See Annex 1	

6	Chiltern Railway Company Limited		Y	02/02/2017	No Comment See Annex 1	
7	Eurostar International Limited		Y	20/01/2017	No Issue for EIL See Annex 1	
8	Great Western Railway		Y	20/02/2017	No Objection See Annex 1	
9	Grand Central / Grand Union					Emails sent on 19/01/17 @ 15:16 01/02/17 @ 16:34 13/02/17 @ 11:01 Telephoned on 20/02/17 at 15:23 & 22/02/2017 at 15:50 and left a voicemail on the mobile number.
10	London and South Eastern Railway		Y	23/01/2017	No Comment See Annex 1	
11	Merseyrail Electrics 2002 Limited		Y	20/01/2017	No Objection See Annex 1	
12	Northern Rail Limited		Y	24/01/2017	No Objection See Annex 1	
13	Transpennine Express		Y	20/02/2017	No Issues See Annex 1	
14	Alliance Rail Holdings		Y	24/01/2017	No Comments See Annex 1	
15	COLAS Freight		Y	24/01/2017	No Comment	

					See Annex 1	
16	Direct Rail Services Limited (DRS)		Y	27/01/2017	No Comment See Annex 1	
17	DB Cargo UK Ltd (Formerly EWS)		Y	14/02/2017	No Objection See Annex 1	
18	Freight Transport Association		Y	01/02/2017	No Comments See Annex 1	
19	Freightliner Limited		Y	26/01/2017	No Comments See Annex 1	
20	GB Railfreight Limited		Y	23/01/2017	No Issues See Annex 1	
21	Rail Freight Group		Y	23/01/2017	Ok with RFG See Annex 1	
22	West Coast Railway Company		Y	02/02/2017	No Comment See Annex 1	
23	W.H. Malcolm		Y	19/01/2017	No Objection See Annex 1	
24	Association of Community Rail Partnerships		Y	19/02/2017	No Objection See Annex 1	
25	British Transport Police		Y	22/02/2017	No Objection but see Comments in	

					Annex 1	
26	Transport Focus (Rail Passenger Council)		Y	23/01/2017	No Objection See Annex 1	
27	Stockton Council		Y	14/02/2017	See Comments in 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 – Stakeholder responses

1 Department for Transport

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

Sent: 30 January 2017 16:44

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

The Department has no comments on this land disposal proposal.

Many thanks,

Intercity, Department for Transport

2/21 |

2 Tees Valley Combined Authority

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

Sent: 13 February 2017 11:14

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hello

No comment on the proposed disposal from Tees Valley Combined Authority.

Regards,

3 Transport for North

No Response Received

4 Arriva Trains Cross Country

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

Sent: 20 January 2017 11:16

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards
CrossCountry

Phone: 0121 Mobile: Fax:
Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

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INVESTORS
IN PEOPLE | Gold

5 c2c Rail Limited

From: [mailto:@nationalexpress.com]

Sent: 19 January 2017 15:30

To: @networkrail.co.uk

Subject: Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

On behalf of National Express Group and NXET Trains Limited, i conform that we have no objection to the proposed disposal

Rgds
t

6 Chiltern Railway Company Limited

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

Sent: 02 February 2017 12:03

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

There are no comments from Chiltern.

All the best,

7 Eurostar International Limited

From: [mailto:@eurostar.com]

Sent: 20 January 2017 09:41

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 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



8 Great Western Railway

From: [mailto:@gwr.com]

Sent: 20 February 2017 15:26

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Good afternoon

Many thanks for this. GWR has no objection.

I'm sorry this response was not provided sooner.

Yours,

Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](http://GWR.com) |

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

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

9 Grand Central / Grand Union

No Response Received

10 London & South Eastern Railway Limited

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

Sent: 23 January 2017 16:12

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Good Afternoon

Thank you for the opportunity to review the below. Southeastern have no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ



11 Merseyrail Electrics 2002 Limited

From: [mailto:@merseyrail.org]

Sent: 20 January 2017 11:17

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

I can confirm that Merseyrail have no objections to the above proposal.

Regards,

Merseyrail

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

2016
EXCELLENCE 600



12 Northern Rail Limited

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

Sent: 24 January 2017 10:09

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hello

Northern has no objection to the land disposal at Queen's Road, Stockton

Kind regards

Telephone:

Mobile:

Northern House, 9 Rougier Street
York, YO1 6HZ

@northernrailway.co.uk
northernrailway.co.uk

13 Transpennine Express

From: [mailto:@firstgroup.com]

Sent: 20 February 2017 15:34

To: @networkrail.co.uk

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Dear

I am unable to see any issues with regard to this disposal.

Regards

First TransPennine Express
7th Floor
Bridgewater House
58-60 Whitworth St
Manchester
M1 6LT
Tel
@firstgroup.com
www.tpexpress.co.uk

First Transpennine Limited
Registered in England & Wales number 09111801
Registered office: 50 Eastbourne Terrace, Paddington, London W2 6LG

14 Alliance Rail Holdings

From: [mailto:@Alliancerail.co.uk]
Sent: 24 January 2017 09:51
To: @networkrail.co.uk
Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

[Alliance has no comments](#)

[Regards](#)

15 COLAS Rail Limited

From: [mailto:@colasrail.co.uk]
Sent: 24 January 2017 10:57
To: @networkrail.co.uk
Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

[No comment on proposed disposal](#)



Tel. - Mob.
[@colasrail.co.uk](https://www.colasrail.co.uk)

COLAS RAIL LTD

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

www.colasrail.co.uk



16 Direct Rail Services Limited (DRS)

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

Sent: 27 January 2017 10:57

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Hi

DRS have no comments on the below.

Regards

17 DB Cargo UK Ltd (formerly DB Schenker)

From: [mailto:@deutschebahn.com]

On Behalf Of @deutschebahn.com

Sent: 14 February 2017 15:47

To: @networkrail.co.uk

Subject: Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

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

18 Freight Transport Association

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

Sent: 01 February 2017 16:44

To:

Subject@networkrail.co.uk: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

19 Freightliner Limited

From: xxxx @Freightliner.co.uk]

Sent: 26 January 2017 17:08

To: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Freightliner has no comment to make on this proposal

Regards

xxxx

20 GB Railfreight Limited

From: xxxx @gbrailfreight.com

Sent: 23 January 2017 10:50

To: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

xxxx

No issues from GB Railfreight.

Regards,

xxxx

National Access Manager,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel: xxxx.

Mobile xxxx.

E-mail: xxxx@gbraillfreight.com.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

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

21 Rail Freight Group

From: xxxx @rfg.org.uk

Sent: 23 January 2017 09:48

To: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

OK with RFG

xxxx Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile xxxx

xxxx@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

22 West Coast Railway Company

From: xxxx @aol.com xxxx @aol.com]

Sent: 02 February 2017 09:45

To: xxxx

Subject: Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - ...

no comments

xxxx WCR

T xxxx

M xxxx

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

23 W.H. Malcolm

From: xxxx @whm.co.uk

Sent: 19 January 2017 15:57

To: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

xxxx

No objections.

Regards.

xxxx

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

Malcolm Logistics, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, ML1 5RY

DD: xxxx | **Tel:** xxxx

Email: xxxx **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

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



24 Association of Community Rail Partnerships

From: xxxx @acorp.uk.com]

Sent: 19 February 2017 16:14

To: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

No Objection

Brian

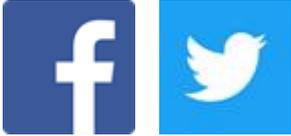
xxxx
Senior Operations Manager



Mobile xxxx

Web: acorp.uk.com

The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1JF



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25 British Transport Police

From: xxxx @btp.pnn.police.uk

Sent: 22 February 2017 11:08

To: xxxx

Subject: FW: Disposal of land. Stockton on Tees.

Good morning,

Please note the comments below.

Thank you

xxxx

Business Support Manager

Strategy & Performance Department

British Transport Police

25 Camden Road

Camden

London NW1 9LN

Tel: xxxx

Mobile : xxxx

From: xxxx

Sent: 03 February 2017 09:32

To: xxxx

Cc: xxxx

Subject: Disposal of land. Stockton on Tees.

Xxxx

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 proposed disposal of land formally used as a railway yard and located on the redundant North Shore branch Line, Stockton on Tees.

The area in question is identified in the Network Rail Plan drawing ref: 5390509.

The BTP CDPA reference for my communication is CRU-2017-0110.

Having reviewed the attached document appertaining to the sale of non-operational railway land I confirm I support this action and have no objections.

The only comment I wish to record is the need to monitor the areas of the railway boundary (fence line) in the area of the land sale aimed to ensure that where there maybe a future development of residential properties located close to the railway, the railway boundary definition is appropriate and takes into account the change of use of the land to a residential area from what was an area of former redundant land. This will also be applicable to define and secure any proposed infrastructure maintenance / railway access route.

I note the wording on Page 1 of the proposed Property Disposal Document dated 18.01.2017 identifying "the sales conveyance will oblige the developer to gain asset protection approval when the housing layout is being designed". This statement should be tracked to ensure compliance.

Regards

xxxx **Crime Prevention Design Advisor.**

British Transport Police,
C Division. Pennines Sector.
1st Floor, West Gate House,
Grace St, Leeds, LS1 2RP
T. xxxx

Mobile xxxx
Email xxxx
www.btp.police.uk

26 Transport Focus (Rail Passenger Council)

From: xxxx @transportfocus.org.uk]
Sent: 23 January 2017 09:23
To: xxxx
Subject: Re: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017 1801f17

xxxx
Thank you for sending Transport Focus details of the proposed land disposal in Stockton-on-Tees. They note that:

the land lies on the up side of the railway north of Stockton station, and is a former railway yard and part of the former North Shore branch line;
it will be sold freehold or long leasehold for housing;
it has been disused for c. 30 years, and a recent consultation regarding its status as a Strategic Freight Site concluded that it has no future railway use;
a railway maintenance access route through the site from an existing access point will be designed after disposal;
disposal is expected sometime within three years of consent being granted.

Transport Focus has no objection to the proposed disposal.

Regards,

xxxx
Tel. xxxx

27 Stockton Council

From: xxxx

Sent: 14 February 2017 16:17

To: xxxx @stockton.gov.uk

Cc: xxxx

Subject: RE: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

Gregory

Thank you for your synopsis on the site, once the disposal approvals are in place we will be able to progress the legal and planning stages.

I understand from your comments that you have no objection to the disposal.

The requirement for the cycle way will be something we consider through the planning process.

Regards

xxxx

xxxx **MRICS**

Development Surveyor | Residential

Network Rail

George Stephenson House | York | YO1 6JT

M xxxx E

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

www.networkrail.co.uk/property



From: xxxx
Sent: 14 February 2017 15:49
To: xxxx
Subject: FW: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

Hi xxxx

See comments and attachment from Gregory Archer.

Can you keep me in the correspondence chain.

Thanks
xxxx



xxxx
Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
T xxxx
E xxxx

www.networkrail.co.uk/property

From: xxxx @stockton.gov.uk]
Sent: 14 February 2017 15:44
To: xxxx
Cc: Planning Administration
Subject: FW: Consultation on proposed Land Disposal: Land off Queens Road, Stockton (07/1265/FUL)

This email was classified as : OFFICIAL

Xxxx

, Stockton Borough Council would not seek retention of this land for public transport (bus or rail) but considers that there is a need for the delivery of a footpath/cycleway as shown on the attached plan (not to scale). This was agreed as part of the original Barratt's application (07/1265/FUL) to provide a link from the existing network and the development into Stockton Town Centre. The element of the route not on Network Rail land would be deliverable on SBC highway land, as shown.

For your information, the area of land identified for sale, on drawing 5390509, sits wholly within the extents of the previously approved residential development (07/1265/FUL) and as such the impact on the highway network has been previously considered and accepted for a limited quantum of development accessed from the A177 Durham Road Bypass via Richmond Street.

Having reviewed the information contained within the Transport Assessment (TA), submitted in support of the previously approved development (07/1265/FUL), the quantum of development that could be served from the A177 Durham Road Bypass equates to approximately 90 dwellings. Assuming a density of 30 units / ha this level of development would utilise approximately 67.5% of the land identified for sale however, this does take account of any constraints within the site which may reduce the developable area.

Should an increased density / total number of dwellings be sought it would be necessary to re-assess the impact on the highways network, as this would be beyond the scope of the original TA, or access the additional dwellings via the adjoining development parcel to the east. It should however be noted that the total number of dwellings achievable, between the two parcels of land, would again be constrained by the quantum of development assessed within the original TA.

In relation to the site access it would appear, from records held by the Council, that the area of land identified for sale may adjoin the adopted highway and if this is the case may not be reliant on 3rd party land. It is however recommended that the land owner confirms that this is in fact the case.

Whilst it is may be possible to develop the area of land identified for sale in isolation, to the adjoining development parcel, linkages between the two sites would be positively encouraged to ensure, should both sites come forward, that an integrated development is achieved.

A not to scale plan showing the extent of the adopted highway in the vicinity of Railway Street has been included, for information, to assist in this exercise. However as noted above Network Rail are responsible for confirming adjoining land ownership details and any access rights.

It should be noted that changes in legislation in respect of surface water management could impact on the site redevelopment should a proposal rely on adjoining sites to achieve a viable surface water management system.

The above information is officer opinion only and does not bind the council in respect of any future planning application. Pre-application discussions would be encouraged prior to the submission of any planning application for the site.

Kind Regards

XXXX

Major Projects Officer

Planning Development Services

Economic Growth and Development Services

Stockton on Tees Borough Council

Municipal Buildings

Church Road

Stockton on Tees

TS18 1LD (TS19 1UE satnav)

Main Switchboard: XXXX

Direct Line XXXX

Email: XXXX

Planning applications can be viewed online at the web-link below.

<http://www.developmentmanagement.stockton.gov.uk/online-applications/>

Annex 2 – Network Rail’s consultation email

From: xxxx

Sent: 19 January 2017 15:16

To: 'NetworkServicesBriefing@dft.gsi.gov.uk'; xxxx @teesvalley-ca.gov.uk'; xxxx @railnorth.org';
xxxx @crosscountrytrains.co.uk'; xxxx; ' xxxx @eurostar.com'; ' xxxx @gwr.com';; xxxx
(@grandcentralrail.com); ' xxxx @southeasternrailway.co.uk'; xxxx @merseyrail.org'; xxxx
@northernrail.org'; xxxx @alliancerail.co.uk'; 'property.management@colasrail.co.uk'; ' xxxx
@colasrail.co.uk'; 'procurement@drsl.co.uk'; xxxx @drsl.co.uk';
'DBCargoconsultations@deutschebahn.com'; ' xxxx @fta.co.uk'; ' xxxx @Freightliner.co.uk'; xxxx
@rfg.org.uk'; xxxx @aol.com'; ' xxxx @whm.co.uk'; xxxx @acorp.uk.com';
'SDDBusinessSupport@btp.pnn.police.uk'; xxxx @Transportfocus.org.uk'; xxxx @stockton.gov.uk'

Subject: Consultation on proposed Land Disposal: Land off Queens Road, Stockton - Closing date is 17th February 2017

Dear Colleague

We seek to consult you as regards your views, please, on our proposed disposal of land at **Queens Road, Stockton**, shown coloured blue on the attached plan.

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:

- **The site has received business and technical approval**
 - **The site is not rail connected and has not been used for rail purposes for in excess of 30 years**
-

- **The site has been delisted from SFS status following a recent industry stakeholder consultation approval.**
- **It is a landlocked site**
- **The land was previously granted planning consent for residential development (now expired).**
- **The site has been identified as having potential to meet Network Rail's target of releasing surplus land for housing.**

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 **Friday 17th February 2017** (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.

Yours faithfully

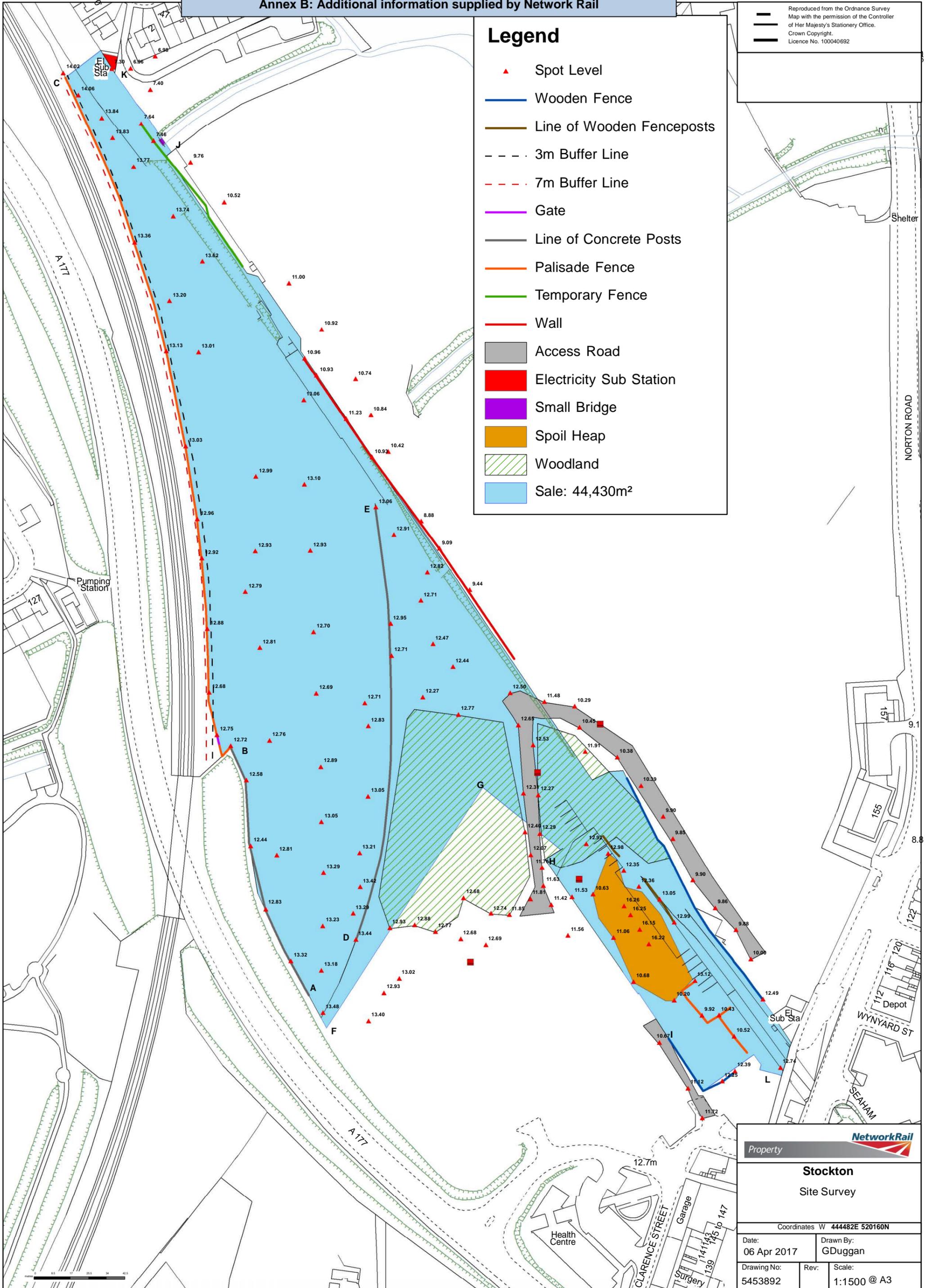
XXXX



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Legend

- ▲ Spot Level
- Wooden Fence
- Line of Wooden Fenceposts
- 3m Buffer Line
- 7m Buffer Line
- Gate
- Line of Concrete Posts
- Palisade Fence
- Temporary Fence
- Wall
- Access Road
- Electricity Sub Station
- Small Bridge
- Spoil Heap
- Woodland
- Sale: 44,430m²



Property	
Stockton	
Site Survey	
Coordinates W 444482E 520160N	
Date: 06 Apr 2017	Drawn By: GDuggan
Drawing No: 5453892	Rev: Scale: 1:1500 @ A3