

Rob Plaskitt
Head of Accessing and Licensing
Telephone 020 7282 2072
Fax 020 7282 2042
E-mail rob.plaskitt@orr.gsi.gov.uk

21 March 2014

Company Secretary
Network Rail Infrastructure Limited
Kings Place
90 York Way
London
N1 9AG

**Network licence condition 7 (land disposal):
Lynton Road, Hillside, Southport, Merseyside.**

Decision

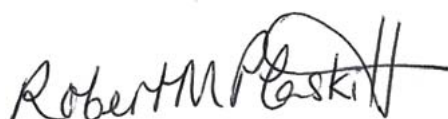
1. On 4 March 2014, Network Rail gave notice of its intention to dispose of land to the rear of Lynton Road, Hillside, Southport, Merseyside, (the land) in accordance with condition 7.2 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the 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 Network Rail's notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No objections were received. We note that:
 - the proposed disposal would not affect adversely existing or future railway operations;
 - the land is no longer required for track renewals, Network Rail has stated that land needed to store railway-related material for track works can be accommodated using other land in the vicinity; and
 - Network Rail will preserve the rights of access to its retained land.
4. We note that as part of the disposal, Network Rail may decide to enter into some form of residential development joint venture. Should it elect to do this, Network Rail will need to comply with the financial ring-fence in condition 4 of the Network Licence.

5. 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

6. Based on all the evidence we have received and taking into account all of the material views and facts relevant to our consideration under condition 7 of Network Rail's network licence, we have 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 black ink, reading 'Robert M Plaskitt', is positioned above the printed name.

Rob Plaskitt

¹ Available from our website [here](#).

Annex A: Notice given by Network Rail to ORR on 4 March 2014

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>Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.</p> <p>The Network Rail site under consideration for land disposal comprises a mainly level area of under-utilised land which is bounded to the east by the rear gardens of residential properties along Lynton Road and to the west by the land by the railway line. The site is shown coloured blue on the attached Site Plan ("the disposal property"), comprises circa 1.4 ha (3.45 acres) and is accessed directly off Lynton Drive.</p> <p>Network Rail's retained land is shown coloured green on the plan.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following plans/drawings are attached.</p> <ol style="list-style-type: none"> 1. Location Plan 2. Site Plan (Plan Number 64696) 3. Indicative scheme layout 4. Highway Access Drawing (Drawing Number A081834-P001) 5. Land to the south of Hillside Station, Southport.
Clearance Ref:	CR/20162 (Certificate number 27340)
Project No.	137888
Ordnance survey coordinates	<p>Easting (X) – 332108</p> <p>Northing (Y) – 414069</p> <p>Map Ref: SD321140</p>
Photographs (as required)	<p>The following photos are available in the separate document;</p> <ol style="list-style-type: none"> 1. Aerial view 2. View looking north
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Development arrangements leading to a freehold land disposal.
Proposed party taking disposal	<p>To be confirmed.</p> <p>The purchaser will be selected following the marketing of the development opportunity to house builders and developers.</p>
Proposed use / scheme	<p>Network Rail proposes entering into development arrangements relating to the construction of residential accommodation (housing, or could extend to retirement housing) on the site. A number of options have been evaluated for the site and these have been discussed with the Local Planning Authority. The preferred option is likely to comprise a development of circa 35 – 50 properties with a mixture of housing types as illustrated on the attached indicative scheme layout drawing. The final scheme design (including type,</p>

	number of dwellings and layout) will be determined following the selection of the developer and more detailed discussions with the Local Planning Authority.
Access arrangements to / from the disposal land	<p>There is an existing single access track which serves the property from Lynton Drive as identified "A" on the attached Highway Access Drawing (Appendix 3). This will be used as an emergency access for the development and will also be used by pedestrians and cyclists.</p> <p>The site's principal access will be directly from the public highway (Lynton Road) via the plot of land currently accommodating number 34 Lynton Road which will be demolished and a new access road constructed to serve the development site identified "B" on the attached Highway Access Drawing (Appendix 3).</p>
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	<p>The development will be of benefit to the local environment, community and economy.</p> <p>Temporary construction jobs will be created during the building works which will be followed by the supply of housing.</p> <p>Environmental improvements will result from the development of the under utilised and over grown area of land which otherwise runs the risk of becoming a target for fly tipped materials.</p> <p>Such improvements will benefit the local community, businesses and the travelling public (rail passengers).</p>
3. Timescales	
Comments on timescales	<p>Marketing of the development opportunity is planned to commence upon securing of such regulatory approvals as may be required for the proposed land disposal.</p> <p>Detailed planning permission will be applied for once the developer has been appointed, pre-application discussions having taken place with the local planning authority and the appropriate design/application details prepared.</p> <p>Allowing for these approvals and activities, the estimated start date for the on site construction works is late 2015 with overall completion taking place late 2017.</p>
4. Railway Related Issues	
History of railway related use	Historically the property has been utilised for storage of ballast, track, containers and other railway related material for track works as and when these are required.
When last used for railway related purposes	The property is used on an ad hoc basis for access to the railway.
Any railway proposals affecting	None other than the ongoing requirement for access over the site

the site since that last relative use	to the operational railway infrastructure. Such rights will be reserved in the land disposal arrangements for the ongoing benefit of Network Rail and its contractors.
Impact on current railway related proposals	<p>None. The proposed residential development/land disposal will not have an adverse impact on the operational railway. The sale boundary will be no less than 5 metres from the nearest running rail. This strip will be utilised for ongoing access to the railway and for the cable trough which will be relocated from its current location.</p> <p>The site has been identified for use in connection with a track renewal scheme programmed for 9 days commencing on 7th February 2014. The scheme will therefore have been completed well ahead of the land disposal so there will not be any disruption to the planned works. Post consultation further discussions have taken place with Network Rail's Track Renewal team regarding future track renewal works in the area. There is a requirement for land for storage but they have confirmed that this can be accommodated directly to the north of the site utilising the existing access off Lynton Drive (see plan 5).</p> <p>The construction activity will be at a safe working distance from the operational railway infrastructure. The works will be planned and undertaken in a manner to ensure that they cannot have an adverse impact upon the operation of the railway.</p>
Potential for future railway related use	<p>We believe that there is no reasonably foreseeable railway related use for the disposal site. Merseyrail Electrics and Merseytravel were advised of the proposed land disposal on 7th August 2013 and both confirmed that they have no objections to the land disposal subject to access to the railway being retained.</p> <p>The Merseyside RUS (updated March 2009) highlights that there is a requirement for additional train stabling facilities local to the Merseyrail network associated with the Merseytravel train fleet replacement programme. Whilst the site could theoretically be connected to the operational network, this is not considered to be a viable option. There are potential alternative stabling facilities available at Birkenhead and Kirkdale. Merseyrail and Merseytravel have confirmed that the site isn't required for stabling of trains.</p> <p>Given the residential location and neighbouring greenbelt it is likely that there would be much local opposition to the land being put into rail connected depot user. In addition there would be a requirement for a new rail connection, sidings, buildings plus other associated infrastructure.</p>
Any closure or station change or network change related issues	No. The disposal property is situated circa 300 metres to the south of Hillside Station 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.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in	<p>Network Rail and its contractors will require ongoing access to the adjacent operational railway infrastructure and the operational substation building adjacent to the disposal property.</p> <p>Network Rail will reserve both vehicular and pedestrian access rights over the new highways to be constructed on the disposal site</p>

future	to ensure that all access requirements are available in the future.
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> 1. Whilst fencing already exists to the rear of the property's which front Lynton Road, the disposal documentation will include arrangements under which the purchaser will be required to erect new boundary fencing to Network Rail's satisfaction between points A-B-C-D on the Site Plan. The purchaser will also be responsible for all other boundaries to the sale area. 2. There will be a requirement to move the cable trough from its current position to within the 5 m strip of land which will be retained adjacent to the nearest running rail. 3. 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. 4. The developer will be required to submit details of the proposed works for the prior approval of Network Rail's Asset Protection Engineer.

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	<p>The development proposals have been worked up following consultation with Sefton Council Planning and Highways Departments. The disposal property lies within what is currently classed as Greenbelt. The Council is however in the process of reviewing its Greenbelt sites and it is anticipated that this review will result in the support for residential development of the disposal property, particularly given its former railway/brownfield use.</p> <p>Work has already been undertaken producing various site survey and assessment reports that will be required to support a planning application for the proposed form of development. The application will be submitted upon the attainment of land disposal consent or following a positive outcome to the pre-application consultation.</p>
Contamination / Environmental Issues (if applicable)	<p>None known which are relevant to this application.</p> <p>A desk top geo-environmental survey has been undertaken for the site. Given the past railway use of the site and also the sandy composition of the ground, the report details the need for intrusive site investigation works to identify remediation measures that will</p>

	<p>need to be put in place and foundation requirements for the development of the site.</p> <p>All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction works.</p>
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6. Consultations

Railway (internal – Network Rail)	<p>Network Rail internal clearance (Business and Technical) has been secured (CR/20162). Site specific conditions relate to Network Rail having reserved access rights over the disposal property, the sale boundary to be no less than 5 metre from the nearest running rail, the adjacent substation is to be retained by Network Rail along with a 5 meter strip of land around the substation. Vehicular access to the sub-station is to be retained. The site is identified for use in connection with track renewal works programmed for February 2014 so disposal of the site will not take place until completion of the works. Prior to disposal of site existing cables and troughing are to be relocated from the sale area and in to the 5 metre strip of land being retained by Network Rail. In addition the purchaser to; direct new drainage away from the railway, erect suitable fencing, be aware of noise and vibration generated by the adjacent operational railway and not to carry out any construction within 3 metres of the boundary fence.</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will also apply.</p> <p>Both the Northern and Merseyside RUS have been reviewed and neither has revealed any strategic plans that would be adversely affected by the proposed land disposal. As detailed in the section <i>"Potential for future railway related use"</i> above, we are aware of the requirement for additional stabling facilities serving the Merseyrail network, however for the reasons stated we do not consider that the subject property would be suited to this use or has any other foreseeable railway use. 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>There have been no objections to the land disposal proposal. However after further discussions with the Local Authority the time scales in section 3 have been put back to reflect the proposed publication of the Local Plan in April 2015.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>Not applicable.</p>

7. Local Authorities

Names & Email Addresses:	Sefton Borough Council
Local Transport Authorities:	Merseytravel
Other Relevant Local Authorities:	Not applicable

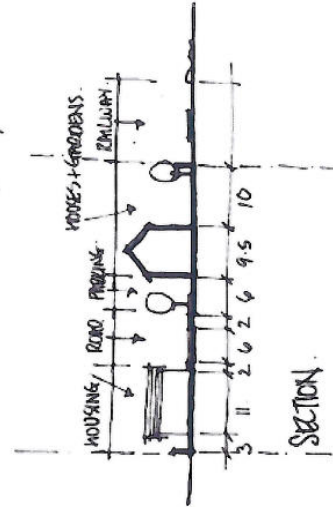
8. Declaration		
Declaration of Surveyor:		
Declaration of Property Development Manager:		
9. Internal Approval		
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 26 th February 2014

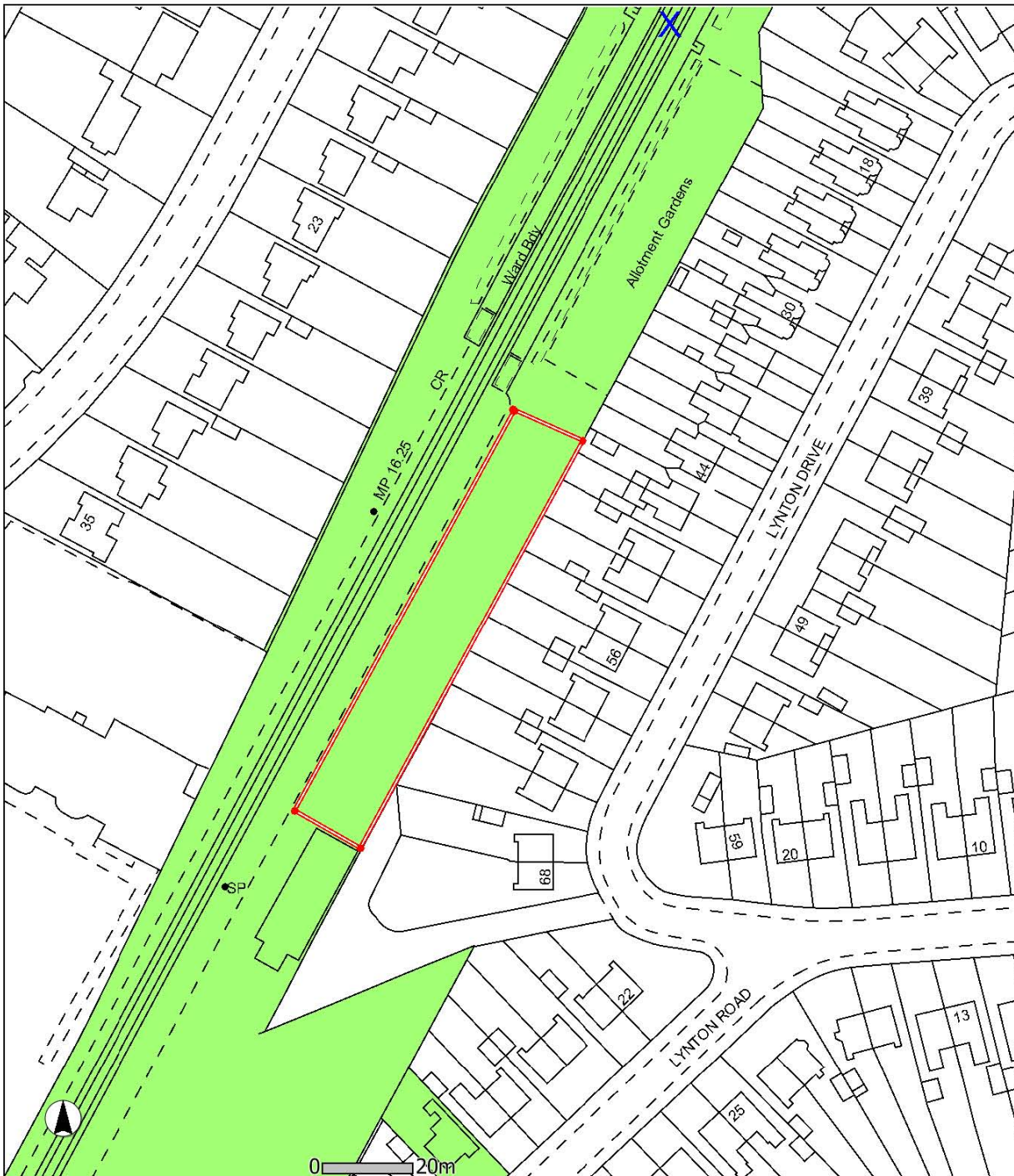
3.0 Design options

Schematic layout: Option C



Option C			
Unit type	Configuration	Area	Quantity
A	3 bed/5 person	84m ²	11 no.
B	4 bed/6 person	110m ²	2 no.
C	2 bed/4 person	72m ²	4 no.
D*	3 bed/5 person	114m ²	4 no.
E			
F*	4 bed/7 person	145m ²	7 no.
G*	5 bed/9 person	150m ²	7 no.
			Total no. - 35 no.
*D inc. garage 132m ²			
*F inc. garage 162m ²			
*G inc. garage 165m ²			





**LAND TO THE SOUTH OF
HILLSIDE STATION
Southport**

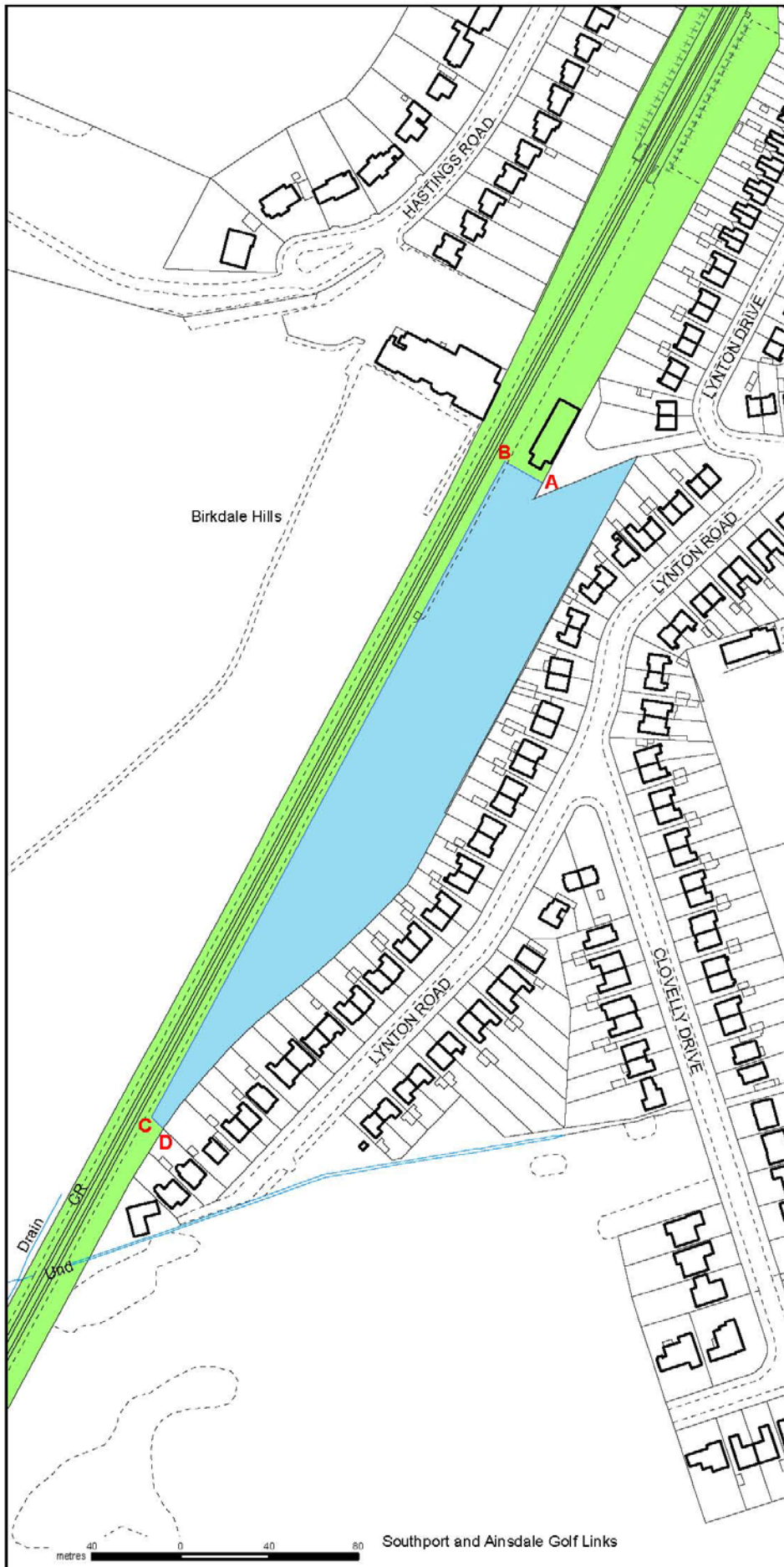
Plot Scale 1:1250

Plot Date 25/2/2014



Output Created from the GI Portal – A4 Portrait

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Sale Area - 14,115m²

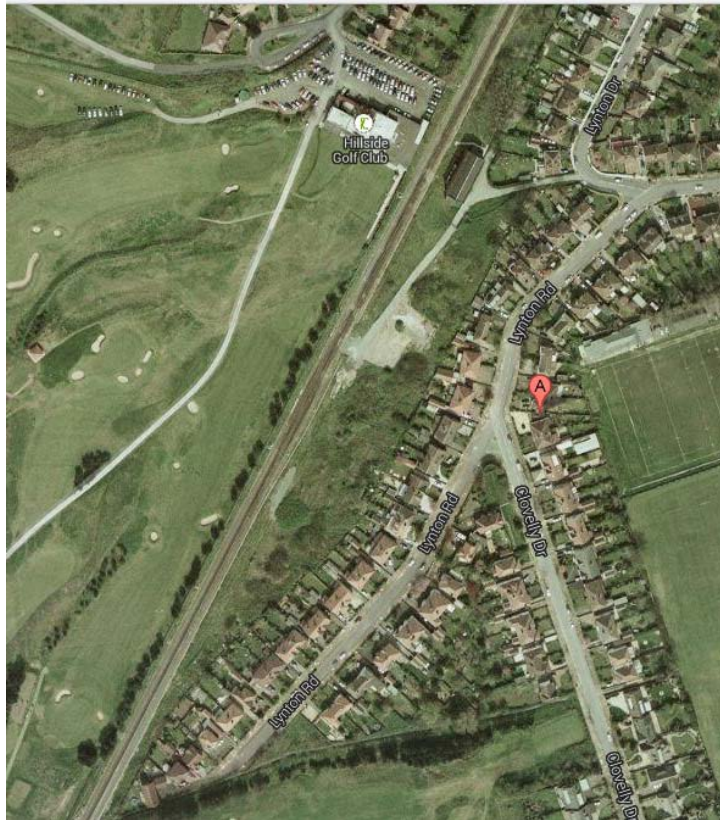
HILLSIDE (SOUTHPORT) SALE

Coordinates @	332115, 414012
Scale @ A4	1:2500
Sheet No.	1 of 1
Date	02 Aug 2013
Prepared By	ageiger
Plan No.	64696

Mapping & Surveying Services
Property
1st Floor, Square One
4 Travis Street
MANCHESTER M1 2NY
mapping&surveying@networkrail.co.uk



1. Aerial View



2. View looking north



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

Property: **Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.**

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

Summary of position regarding responses:

29 stakeholders were consulted and there were 24 replies -

2 of the non responders are TOC's who do not operate on this section of line so the lack of response is not considered to be material.

1 of the other non responders is a freight operator who does not operate on this section of line and the lack of response is not considered to be material.

2 of the non responders are transport companies who do not operate on this section of line and the lack of response is not considered to be material.

Therefore, as no objections or comments were received objecting to the disposal it is considered there is industry wide support to this proposed land disposal.

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	c2c Rail	No	N/A	N/A	Email reminders sent 24/09/13, 10/10/13, 29/10/13 & 06/11/13.
2	Chiltern Railway Company	Yes	24/09/13	"no comment" see Annex 1.	N/A
3	Eurostar UK	Yes	26/09/13	"no comment" see Annex 1.	N/A
4	First Greater Western	Yes	24/09/13	"no comment" see Annex 1.	N/A
5	Grand Central / Grand Union	No	N/A	N/A	Email reminders sent 24/09/13, 10/10/13, 29/10/13 & 06/11/13. Telephoned but no one answered.
6	Merseyrail Electrics 2002	Yes	10/10/13	"no objection" see Annex 1.	N/A
7	South Eastern Railway	Yes	22/10/13	"no comment" see Annex 1.	N/A

8	Northern Rail	Yes	25/10/13	"no objections" see Annex 1.	N/A
9	XC Trains Limited (t/a CrossCountry)	Yes	24/09/13	"no objection" see Annex 1.	N/A
10	West Coast Railway Company	Yes	10/10/13	"no comments" see Annex 1.	N/A
11	COLAS Freight	Yes	23/10/13	"no objection" see Annex 1.	N/A
12	Direct Rail Services Limited	Yes	02/10/13	"no objections" see Annex 1.	N/A
13	DB Schenker (Formerly EWS)	Yes	23/10/13	"no objections" see Annex 1.	N/A
14	Captrain UK (formerly Freight Europe)	Yes	24/10/13	"no comment" see Annex 1.	N/A
15	Freight Transport Association	Yes	10/10/13	"no comment" see Annex 1.	N/A
16	Freightliner Limited	Yes	24/09/13	"no comment" see Annex 1.	N/A
17	GB Railfreight Limited	No	N/A	N/A	Email reminders sent 24/09/13, 10/10/13, 29/10/13 & 06/11/13. Telephoned and left message on answer machine but no response.
18	Rail Freight Group	Yes	24/09/13	"OK with RFG" see Annex 1.	N/A
19	MDS Transmodal	No	N/A	N/A	Email reminders sent 24/09/13, 10/10/13, 29/10/13 & 06/11/13.
20	Roadways Container Logistics	No	N/A	N/A	Email reminders sent 24/09/13, 10/10/13, 29/10/13 & 06/11/13.
21	Association of Community Rail Partnerships	Yes	24/09/13	"no objection" see Annex 1.	N/A
22	British	Yes	10/10/13	"no impact on our Policing of	N/A

	Transport Police			the area" see Annex 1.	
23	Passenger Focus (Rail Passenger Council)	Yes	08/10/13	"no objection" see Annex 1.	N/A
24	DfT	Yes	24/09/13	"no comment" see Annex 1.	N/A
25	Sefton Borough Council	Yes	24/10/13	"no objections" see Annex 1.	N/A
26	Merseytravel	Yes	27/09/13	"no comment" see Annex 1.	N/A
27	Bevan Brittan	Yes	24/09/13	"no comment" see Annex 1.	N/A
28	Hutchison Ports UK	Yes	04/10/13	"no comment" see Annex 1.	N/A
29	W.H. Malcolm	Yes	24/09/13	"no objections" see Annex 1.	N/A

The full list of external consultees is set out below:

Copies of responses are given in Annexe 1 to this report, as indicated above.

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

Annex 1 - Stakeholder Responses

1. c2c Rail

No response

2. Chiltern Railway Company

From: @chilternrailways.co.uk)

Sent: 24 September 2013 11:47

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

I have no comment to make on behalf of Chiltern Railways concerning this proposal.

Regards

Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

3. Eurostar UK

From: @eurostar.com]

Sent: 26 September 2013 13:37

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Dear

No comments from EIL

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com

4. First Greater Western

From: @firstgroup.com]

Sent: 24 September 2013 12:01

To:

Subject: Re: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

We have no comment thank you

First Great Western

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

e: @firstgroup.com | m:

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

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

5. Grand Central Rail

No response

6. Merseyrail Electrics 2002

From: @merseyrail.org]

Sent: 10 October 2013 14:56

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Hi

Many Thanks

Regards

From: @networkrail.co.uk]

Sent: 09 October 2013 08:37

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Importance: High

Apologies for the delay in responding but I have been on leave. Network Rail will be reserving a right of access through the site in order to allow Maintenance access to the railway. Please see the attached plan which illustrates the access route which already exists off Lynton Drive which goes to the brick building and the railway line plus we will be reserving a right of way through the development site to the railway line (the specific route to be confirmed with the selected developer). I hope this alleviates your concerns regarding access? If you have any questions please feel free to contact me, thanks.

Regards



1st Floor, Square One
4 Travis Street
Manchester M1 2NY

T

M

E @networkrail.co.uk

www.networkrail.co.uk/property

From: [@merseyrail.org]

Sent: 25 September 2013 08:51

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Hi

Merseyrail will not raise any objections to the above proposal ,if Network Rail can guarantee that this will not impact on any future access or egress required for works at Hillside Station associated with the open golf championships.

Regards

Merseyrail

Tel

Mob

Email @merseyrail.org

Web www.merseyrail.org

7. South Eastern Railway

From: @southeasternrailway.co.uk]

Sent: 22 October 2013 13:21

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Southeastern have no comment on this proposal

Regards

8. Northern Rail

From: @northernrail.org]

Sent: 25 October 2013 16:32

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Dear Sir

With reference to emails below. Northern Rail Ltd have no objections to the proposed disposal of land to the rear of Lynton Road, Hillside, Southport.

Please accept my apologies for the late response.

Yours faithfully

9. XC Trains Limited (t/a CrossCountry)

From: @crosscountrytrains.co.uk]

Sent: 24 September 2013 15:35

To:

Subject: FW: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

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

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

10. West Coast Railway Company

From:@aol.com]

Sent: 10 October 2013 16:11

To:

Subject: Re: FW: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 ...

No comments

WCR

T

M

E @aol.com

11. COLAS Freight

From: @colasrail.co.uk]

Sent: 23 October 2013 11:36

To:

Cc:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Colas Rail has no objection to the proposed disposal.

Regards



• Wimbledon - Building One, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ

12. Direct Rail Services Limited

From: @drsl.co.uk]

Sent: 02 October 2013 07:49

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

I can confirm that Direct Rail Services have no objections to the proposed disposal of land to the rear of Lynton Road, Southport, Merseyside.

Regards

Tel:

Mobile:

E-mail: @drsl.co.uk

Direct Rail Services Limited

Kingmoor TMD

Etterby Road

Carlisle

CA3 9NZ

13. DB Schenker (Formerly EWS)

From:

Sent: 23 October 2013 09:41

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

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

Yours,

DB Schenker Rail (UK) Ltd.

2nd Floor, 310 Goswell Road

London EC1V 7LW

Tel:

Fax:

Mobile:

14. Captrain UK (formerly Freight Europe)

-----Original Message-----

From: @captrain.co.uk]

Sent: 24 October 2013 07:48

To:

Subject: Re: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW. Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Apologies for the delay - we have no comments.

Regards.

Captrain UK Ltd

Tel: + 44 (0) 207 9391920

Mob: + 44 (0) 7799 866648

15. Freight Transport Association

From: @fta.co.uk]

Sent: 10 October 2013 16:43

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Apologies we have no comment.

Freight Transport Association

Mobile:

www.fta.co.uk

16. Freightliner Limited

From: @Freightliner.co.uk]

Sent: 24 September 2013 12:25

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Hi

Freightliner has no comment to make on this proposal

Regards

17. GB Railfreight

No response

18. Rail Freight Group

From: @rfg.org.uk]

Sent: 24 September 2013 20:33

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Ok with RFG

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Tel

Fax

Mobile

@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

19. MDS Transmodal

No response

20. Roadways Container Logistics

No response

21. Association of Community Rail Partnerships

From: @btconnect.com]

Sent: 24 September 2013 18:38

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Thank you for your email. ACoRP have no objection to this disposal.

Regards

Association of Community Rail Partnerships

T:

M:

E: @acorp.uk.com

W: www.acorp.uk.com

22. British Transport Police

From: @btp.pnn.police.uk]

Sent: 10 October 2013 14:29

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

BTP have reviewed the documents provided by Network Rail and the proposed development of residential properties on the land will have no impact on our Policing of the area.

Thank you

Strategic Development Department

British Transport Police

Force Headquarters,

25 Camden Road,

London NW1 9LN

T

F

E @btp.pnn.police.uk www.btp.police.uk

23. Passenger Focus (Rail Passenger Council)

From: @passengerfocus.org.uk]

Sent: 08 October 2013 09:35

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal 2309h14

Thank you for sending Passenger Focus details of the proposed disposal of land in Hillside. They note that: the land lies on the upside of the railway south of Hillside station; it has occasional railway use for storing track materials, etc.;

Network Rail proposes to develop a scheme for a development of houses on the site;

the boundary will be at least five metres from the nearest running line;

planning permission will be required;

construction will probably start late 2014 and end late 2016;

any railway use will have ended early in 2014, but access to the lineside will be retained.

Passenger Focus has no objection to the proposed disposal.

Regards,

24. Department for Transport

From: @dft.gsi.gov.uk]

Sent: 24 September 2013 15:58

To:

Subject: FW: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Thanks for this. I can confirm DfT has no comments.

Regional Rail Strategy | Rail Network Outcomes Division | Department for Transport | Zone 3/11- 3/19, Great Minster House, 33 Horseferry Road, London, SW1P 4DR |

Travelling to GMH? Why not make use of our Directions tool.

25. Sefton Borough Council

From: @sefton.gov.uk]

Sent: 24 October 2013 10:09

To:

Cc:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Dear

No, there are no objections from a transportation perspective.

However, I trust that your planning comments are amended before any sales particulars are produced. Ideally, it would be helpful to receive a copy of them, so that we can respond to any queries received from people interested in acquiring the site.

Regards,

26. Merseytravel

From: @merseytravel.gov.uk]

Sent: 27 September 2013 14:47

To:

Cc: Merseyrail

Subject: FW: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Merseytravel has no comment to make on the proposals. We were already aware of the disposal from preliminary correspondence from Anthony Ingram.

Merseytravel, PO Box 1976, Liverpool. L69 3HN

@merseytravel.gov.uk

www.merseytravel.gov.uk

File Ref: 541

27. Bevan Brittan

From: @bevanbrittan.com]

Sent: 24 September 2013 11:46

To:

Subject: Re: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

No comment

Regards

28. Hutchinson Ports UK

From: @hpuk.co.uk]

Sent: 04 October 2013 14:55

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

HPUK have no comment in respect of this proposed disposal

Regards

Hutchinson Ports (UK) Limited

Tel: +44 (0)

Fax: + 44 (0)

Mob + 44 (0)

Email: @hpuk.co.uk

Website: www.hpuk.co.uk

www.grandlucayan.com

29. W.H. Malcolm

From: @whm.co.uk]

Sent: 24 September 2013 12:17

To:

Subject: RE: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.

Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

I confirm WH Malcolm has no objections to the proposal.

MALCOLM
LOGISTICS

Email: @whm.co.uk

Tel: + 44 (0)
Mobile: + 44 (0)
[Please consider the environment before printing this email](#)

Annex 2 – Network Rail’s Consultation Request

From:

Sent: 24 September 2013 11:34

To

Subject: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW. Consultation on Proposed Land Disposal - Final Response Date 23rd October 2013

Dear Consultee,

**Property: Land to the rear of Lynton Road, Hillside, Southport, Merseyside PR8 3AW.
– Response due by date 23rd October 2013**

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

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 23rd October 2013 (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 (contact details set out 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,

1st Floor, Square One
4 Travis Street
Manchester M1 2NY

T

M

E @networkrail.co.uk

www.networkrail.co.uk/property