

**Rob Plaskitt**  
**Head of Access and Licensing**  
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25 July 2014

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

**Network licence condition 7 (land disposal):  
Hunsbury Hill, Northamptonshire**

**Decision**

1. On 27 May 2014, Network Rail gave notice of its intention to dispose of land off Hill Farm Rise and Clannell Drive in the Hunsbury Hill district of Northamptonshire (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of land in accordance with the particulars in your notice subject to the following condition:

Network Rail shall not proceed with the proposed disposal until it has provided evidence to ORR, and we have confirmed in writing that such evidence is satisfactory to us, that any development on the land will not adversely affect the Hunsbury Hill tunnel or its shafts.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. We note that the proposed disposal would not itself affect adversely existing or future railway operations.
4. We note that planning permission has not yet been given for this development by Northampton Borough Council. However, matters relating to town planning are outside our locus and instead are for the local authorities to consider and address. This includes the issue of noise and whether any acoustic fencing will be required, which was a point raised by both London Midland and British Transport Police.
5. However, we need to be assured that Network Rail has had due regard to the interacting effects between the tunnel and its shafts, and any hidden shafts, and the land above. The Clifton Hall tunnel collapse of 28 April 1953 attests to the importance of this mindfulness. We are therefore attaching a condition to our consent that requires Network Rail to give us the assurance we need that any development post-disposal will not have an adverse effect on the tunnel, and conversely that any movement of the tunnel or land in its zone of influence will not endanger the residents or any buildings above. We are not attaching any further conditions at this time.

6. Network Rail is aware of the potential reduction in the stability of the approach cutting as a consequence of the development. We note that Network Rail will review the development proposals to ensure the cutting maintains its structural integrity. It will also monitor the slope stability during and after construction. We consider that such actions are consistent with the company's network management obligations in its network licence.

7. We also note Network Rail's statement that it would ensure that the proposed residential development will not lead to any flood issues in the vicinity.

8. Based on the evidence we have received and taking into account all of 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. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> 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*".

9. We have therefore concluded our consent to the proposed should be granted, subject to the conditions attached.



**Rob Plaskitt**

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<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

## Annex A: Notice given by Network Rail to ORR on 27 May 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	Northampton – Land off Hill Farm Rise and Clannell Drive within the Hunsbury Hill district of Northamptonshire shown coloured blue on the attached site plan. The site is vacant and under utilised with mature trees around the northern and eastern boundaries. Access to the site is pedestrian only, directly off the adjacent public highway. The site is at a higher level to the railway. The topographical profile of the site generally slopes gently to the south west, with the high ground to the north and north east. Network Rail's retained land comprises the adjoining Northampton Loop of the West Coast Mainline railway inc. cutting slope, tunnel and maintenance yard to the south.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> <li>1. Location Plan</li> <li>2. Site Plan No. 45437B</li> <li>3. Indicative Master Plan layout</li> </ol>
Clearance Ref:	CR/21571
Project No.	S05010
Ordnance survey coordinates	Easting 474030, Northing 257688
Photographs (as required)	Aerial image attached
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold or long leasehold 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 developers and house builders.</p>
Proposed use / scheme	<p>Construction of housing on the property. Differing housing options have been evaluated for the site, which have also been discussed with the Local Planning Authority. The preferred arrangement is currently unknown but the indicative scheme layout drawing provides one potential option. The final scheme design (including housing type, number of dwellings and layout) will be determined following the selection of the developer and more detailed discussions with the Local Planning Authority.</p> <p>A small part of the site on the western edge of the property is</p>

	located above the railway tunnel. The construction and layout of the development will be subject to the views and comments of Network Rail's engineers but no housing is proposed directly over the tunnel.
Access arrangements to/from the disposal land	Direct from public highway either off Hill Farm Rise or Clannell Drive.
Replacement rail facilities (if appropriate)	N/A
Anticipated Rail benefits	No direct benefits but capital receipts for Network Rail which will be re-invested in the railway.
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 which will be followed by the supply of housing. Environmental improvements will result from the development of the under utilised area of land which otherwise runs the risk of becoming over grown and a target for fly tipped materials. Such improvements will benefit the local community and businesses.
<b>3. Timescales</b>	
Comments on timescales	Pre-application discussions are proposed with the local planning authority up until around summer 2014. Thereafter, following further surveys and regulatory approval to the land disposal, the submission of a planning application is proposed, which is estimated to be in 2015. The site is proposed to be put to the open market as a development opportunity for developers/house builders whereupon a development partner will be selected as part of the process. Subject to securing a development partner and obtaining planning consent (est. 2015) the estimated start date for the on site construction works is 2016.
<b>4. Railway Related Issues</b>	
History of railway related use	The land was acquired by British Railways Board in March 1985 although the reasons for acquisition are unknown. The site does not appear to have had a previous railway related use associated with the adjacent mainline railway due to it being outside of railway ownership until 1985. Historic OS records indicate that on part of the site there was an Old Stone Pit and a tramway (pre 1950) on the northern boundary.
When last used for railway related purposes	The site does not appear to have been used for railway related purposes. It is located at a higher level than the railway and lies beyond the top of the adjacent railway cutting slopes. It is effectively divorced and remote from the railway corridor. The Northampton Loop of the West Coast Mainline railway runs in a cutting, distant from the site. The site is fenced outside of the operational railway corridor.
Any railway proposals affecting the site since that last relative use	There are no railway proposals affecting the site.
Impact on current railway related proposals	There are no foreseen impacts on current railway related proposals.

Potential for future railway related use	There is no reference in the RUS to this site. Whilst there are likely to be potential changes to the frequency and nature of services in the Northampton area (in relation to HS2) Network Rail's Senior Strategic Planner (West Coast Main Line) has no objections to the proposed disposal. HS2 Ltd has no comments/objections.
Any closure or station change or network change related issues	The site is located approximately one mile to the south of Northampton railway station. There are no physical connections to the operational rail network requiring Network Change. Hence there are no closure or station change or network change related issues.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal does not affect any railway (including train operator) related access needs. Network Rail currently has vehicular access to the railway via a separate access located off Hill Farm Rise immediately to the south of the site. This access will not be affected by the proposed disposal. Access to the railway, tunnel and cutting is available via a lineside access to the south of the site.
Position as regards safety / operational issues on severance of land from railway	There is an existing palisade fence around part of the site to segregate it from the adjoining railway, although this does not accurately follow the proposed disposal boundary. The disposal will include arrangements under which Network Rail and/or the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.  The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.

## 5. Planning History and Land Contamination

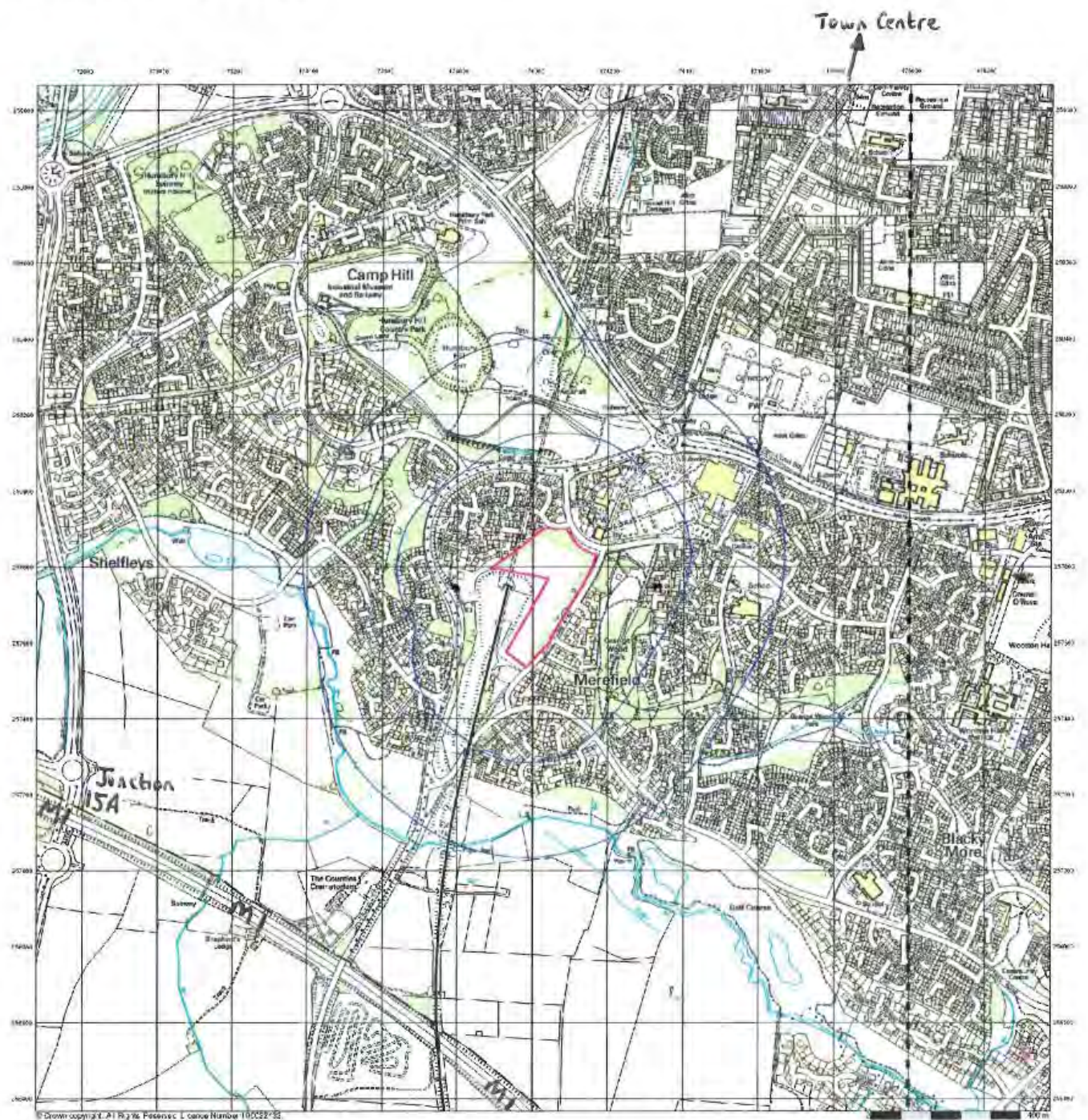
Planning permissions / Local Plan allocation (if applicable)	The vast majority of the Property is designated in the current Northampton Local Plan 1993-2006 as Green Space & part of the Property near the tunnel is designated as Nature Conservation Value. The Local Development Framework (LDF) is due to replace the Local Plan. Network Rail has made representations to put the site forward for consideration as part of the Site Allocations document in the LDF. The site is included in the Council's list of SHLAA sites (Ref: NBC781) and has been classified as a B site where it is "capable of development, subject to overcoming current constraints".
	The development proposals have been worked up following consultation with Northampton Borough Council Planning and Highways Departments. The Local Authority is supportive of the principle of the proposed development.

	<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 site does not currently have planning consent but a planning application will be submitted either before or following the appointment of a preferred developer/house builder.</p>
Contamination / Environmental Issues (if applicable)	<p>None known which are relevant to this application. The site is green space and it is understood that there are no contamination issues, although this will be addressed as part of the planning process. A desk top geo-environmental survey has been undertaken for the site. The site would not appear to have a previous railway use. All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction works.</p>
<b>6. Consultations</b>	
Railway (internal – Network Rail)	<p>Business Clearance Certificate issued 14<sup>th</sup> November 2013.</p> <p>Technical Clearance certificate issued 9<sup>th</sup> December 2013.</p> <p>We consulted internally including the Freight team and LNW Route team and have received no objections.</p> <p>Site specific conditions relate to Network Rail ensuring that the proposed residential development does not give the area and tunnel any flood issues. Network Rail's Drainage Engineer has advised that drainage was installed at the top of the adjacent cutting slope in 2002/3 as part of a larger scheme to manage the tunnel catchment on the Up side of the railway. All water from the slopes falling down towards the tunnel is captured in the gravel drains and discharged towards a holding pond at the top of the cutting to the south of the proposed disposal site.</p> <p>Any development must be undertaken so as to not interfere with the system and not to add any surface water onto the slopes down to the track. The construction of a filter drain is required along the entire land boundary to discharge into the attenuation pond, which would be handed to Network Rail for adoption and maintenance. This fulfils Network Rail's requirement for a crest drain. A slope stability analyses is to be reviewed by the RAM (Geotechnics) team to demonstrate that there is no reduction in overall stability of the slopes as a consequence of housing development on the site.</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will also apply.</p>
Summary of position as regards external consultations	<p>A consultation has been completed. Consultees had no comment or objection to make in relation to the proposed disposal.</p> <p>Initial planning meeting with Northampton Borough Council Officers was held on 2<sup>nd</sup> October 2013 over development proposals for the site. A further formal pre-application meeting took place with the Borough Council on 28<sup>th</sup> February 2014. Consultations on development have included discussions with County Highways over access to the site for housing development purposes.</p>

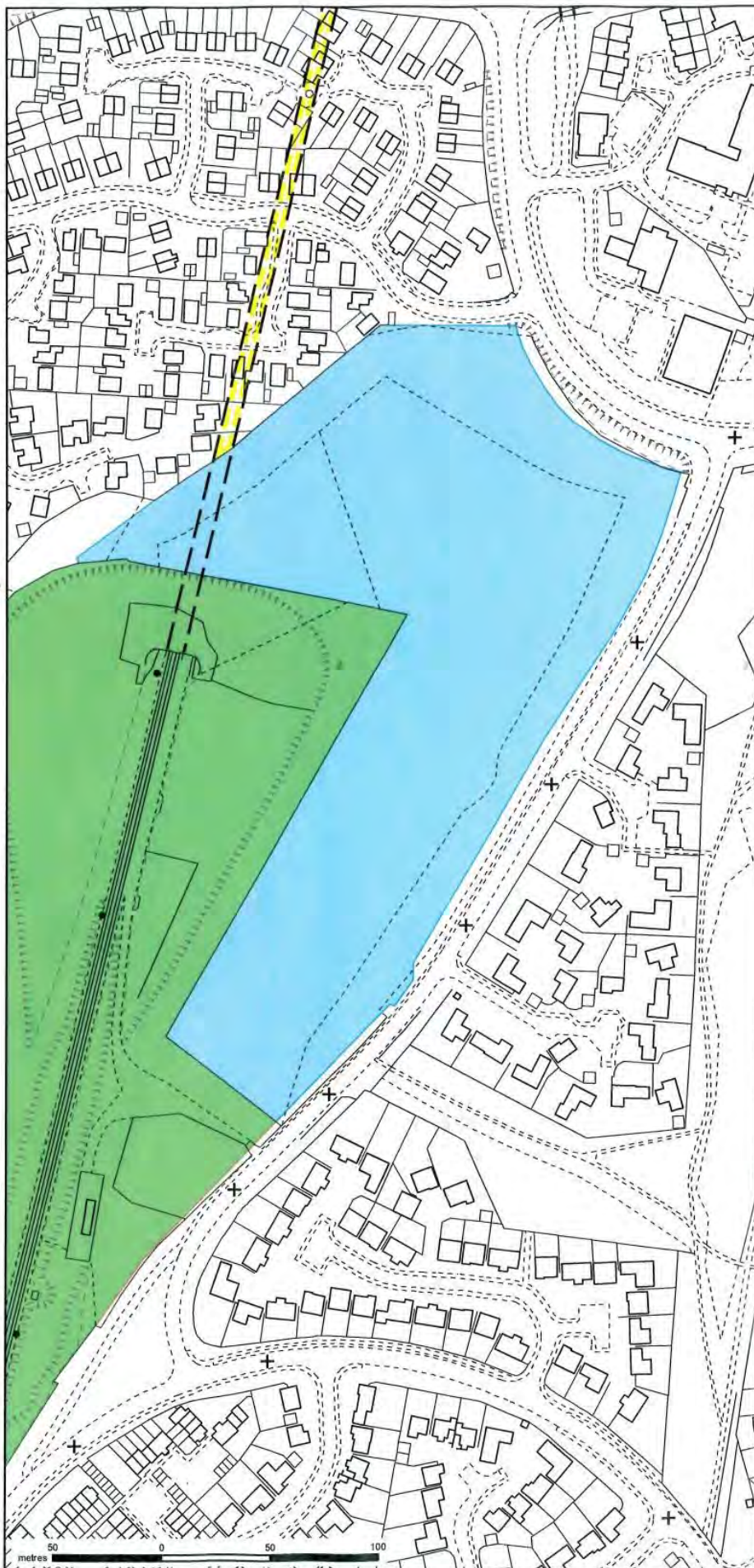
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable as no unresolved objections.	
<b>7. Local Authorities</b>		
Names & Email Addresses:	Northampton Borough Council, The Guildhall St Giles Square, Northampton NN1 1DE Tel: Email: <a href="mailto:@northampton.gov.uk">@northampton.gov.uk</a>	
Local Transport Authorities:	Northamptonshire County Council	
Other Relevant Local Authorities:	N/A	
<b>8. Internal Approval</b>		
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 13 <sup>th</sup> May 2014



# LOCATION PLAN – LAND AT HUNSBURY HILL, NORTHAMPTON







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

AREA = 43041m<sup>2</sup>

### Legend

- Freehold Ownership
- Disposal Site

## HUNSBURY HILL SALE

Coordinates	474030, 257688
Scale @ A4	1:2500
Sheet No.	1 of 1
Date	05 Jul 2011
Prepared By	bjung
Plan No.	45437B

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







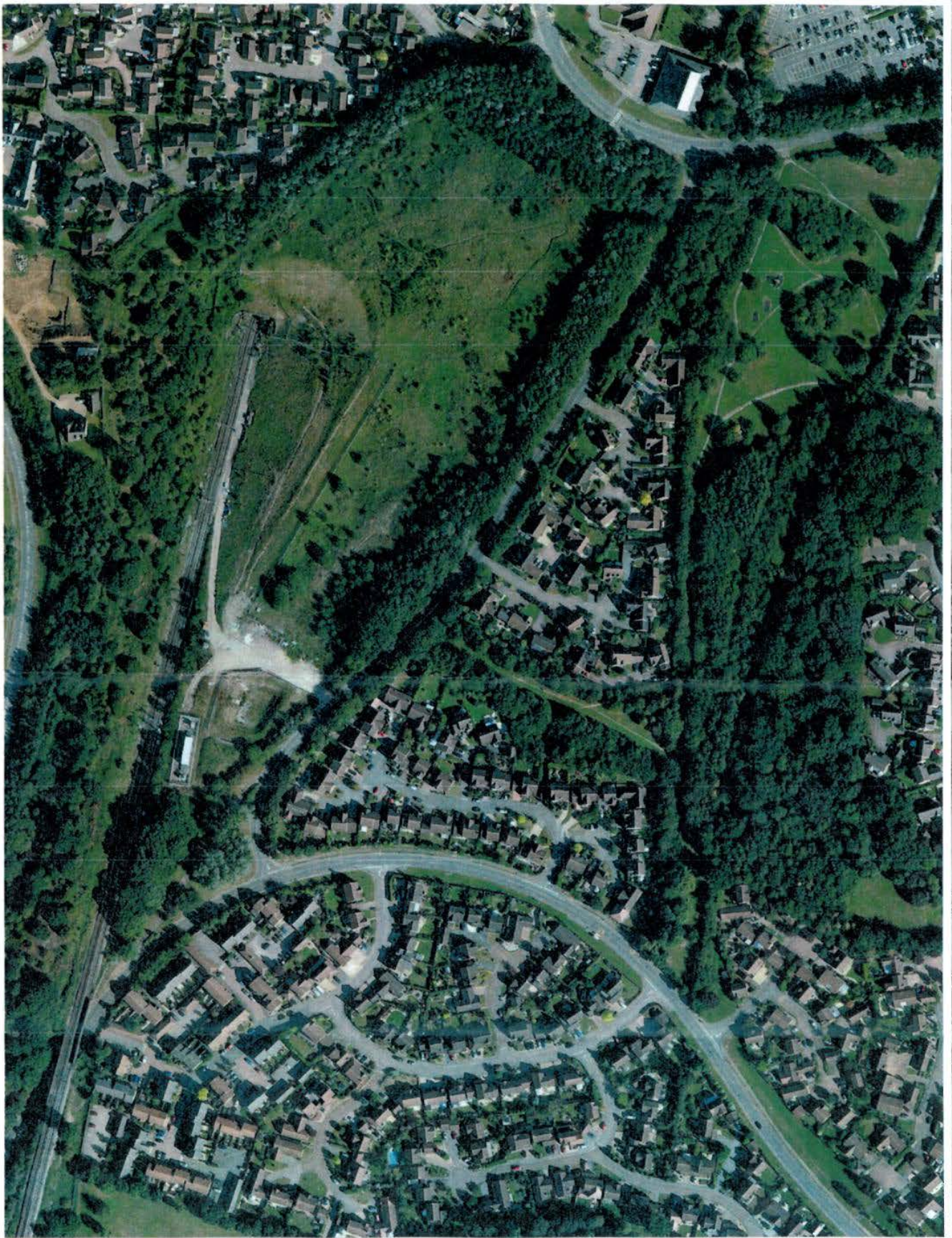
extent of existing tree line

site of acknowledged  
nature conservation value

Hunsbury Hill  
Sketch Masterplan  
1:1000@A3  
18.02.14

POZZONI





Title  
**Hunsbury Hill**

10.6 acres



## 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:

Site location and description: Northampton – land off Hill Farm Rise and Clannell Drive in the Hunsbury Hill district of Northamptonshire as shown coloured blue on the attached Plan No. 45437B

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

Summary of position regarding responses: There have been no objections or adverse comments in relation to the proposed disposal. The main points of note are in relation to Network Rail's operational requirements in relation to the adjacent cutting slope and tunnel and appropriate drainage provision. In addition, as outlined by BT Police, the need to provide appropriate fencing (inc. acoustic barrier) between the Property and the railway.

The full list of external consultees is set out below:

No.	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	W H Malcolm	Yes	7 <sup>th</sup> March 2014	WH Malcolm has no objections to the proposal.	Responded
2	London Midland Ltd	Yes	10 <sup>th</sup> March 2014	we can foresee no Railway use for this land and therefore we do not wish to make any objection	Responded
3	First Great Western Limited	Yes	7 <sup>th</sup> March 2014	FGW has no comment	Responded
4	National Express Group	Yes	7 <sup>th</sup> March 2014	no objection to this proposed disposal	Responded
5	Freightliner Ltd	Yes	7 <sup>th</sup> March 2014	No comments from Freightliner	Responded
6	Merseyrail Electrics 2002 Ltd	Yes	7 <sup>th</sup> March 2014	No comments or objections	Responded
7	Rail Freight Group	Yes	7 <sup>th</sup> March 2014	OK with RFG	Responded
8	Alliance Rail Holdings	Yes	10 <sup>th</sup> March 2014	No comment	Responded
9	Arriva Trains Cross Country	Yes	10 <sup>th</sup> March 2014	No objection	Responded
10	GB Railfreight Ltd	Yes	10 <sup>th</sup> March 2014	No objection	Responded
11	Eurostar International Limited	Yes	10 <sup>th</sup> March 2014	No issue	Responded
12	East West Rail Consortium	Yes	10 <sup>th</sup> March 2014	No comment	Responded



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)
13	Chiltern Railway Company Ltd	Yes	11 <sup>th</sup> March 2014	No comments	Responded
14	Passenger Focus	Yes	11 <sup>th</sup> March 2014	No objection	Responded
15	C2c Rail Limited	Yes	11 <sup>th</sup> March 2014	No objection	Responded
16	Department for Transport	Yes	11 <sup>th</sup> March 2014	No comments	Responded
17	High Speed Two (HS2) Ltd	Yes	12 <sup>th</sup> March 2014	No comments	Responded
18	Northamptonshire County Council	Yes	13 <sup>th</sup> March 2014	Having considered the matter we can see no reasonably foreseeable railway use for the land and therefore its disposal. However, this view does not include comment on any future development of the land and the County Council would make such comments as part of any formal planning process.	Responded
19	British Transport Police	Yes	17 <sup>th</sup> March 2014	17 <sup>th</sup> March 2014 - I have made enquiries and have been advised that BTP have nothing else to add in relation to this. 10 <sup>th</sup> March 2014 – I have no problem with regard to the disposal of this land, but as it is likely to change from a Greenfield site to a housing estate, perimeter security of the 'railway' is crucial. Consideration for the erection of an 'acoustic' fence to dampen railway noise by the developer should be brought to mind. I would be happy to visit the site with NR and or the developer to discuss the matter further	Responded
20	Association of Community Rail Partnerships	Yes	31 <sup>st</sup> March 2014	No objection	Reminder sent 31 <sup>st</sup> March 2014 and thereafter responded
21	Freight Transport Association	Yes	31 <sup>st</sup> March 2014	No comment	Reminder sent 31 <sup>st</sup> March 2014 and thereafter responded
22	Grand Central Railway Company Ltd	Yes	2 <sup>nd</sup> April 2014	No comment	Reminder sent 31 <sup>st</sup> March 2014 and thereafter responded
23	Northern Rail Ltd	Yes	7 <sup>th</sup> April 2014	No objections	Reminder sent 31 <sup>st</sup> March 2014 & further reminder sent on 7 <sup>th</sup> April 2014 & thereafter responded
24	West Coast Railway	Yes	7 <sup>th</sup> April 2014	No comments	Reminder sent 31 <sup>st</sup> March 2014 and further

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)
	<b>Company</b>				reminder sent on 7 <sup>th</sup> April 2014 and thereafter responded
<b>25</b>	<b>COLAS Freight</b>	Yes	7 <sup>th</sup> April 2014	No comment	Reminder sent 31 <sup>st</sup> March 2014 and further reminder sent on 7 <sup>th</sup> April 2014 and thereafter responded
<b>26</b>	<b>DB Schenker</b>	Yes	8 <sup>th</sup> April 2014	No objection	Reminder sent 31 <sup>st</sup> March 2014 and further reminder sent on 7 <sup>th</sup> April 2014 and thereafter responded
<b>27</b>	<b>Virgin West Coast Trains Ltd</b>	Yes	9 <sup>th</sup> April 2014	No objections	Reminder sent 31 <sup>st</sup> March 2014 and further reminder sent on 7 <sup>th</sup> April 2014 and thereafter responded
<b>28</b>	<b>London &amp; South Eastern Railway Ltd (southeastern)</b>	Yes	10 <sup>th</sup> April 2014	No comment	Reminder sent 31 <sup>st</sup> March 2014 and further reminder sent on 7 <sup>th</sup> April 2014 and thereafter responded
<b>29</b>	<b>Northampton Borough Council</b>	Yes	22 <sup>nd</sup> April 2014	no objection to the proposed land disposal, although arguably that is an internal matter for Network Rail. As you are aware from the pre application meeting the principle of development in the form of residential development on the site was considered, in policy terms, to be acceptable in principle.	Reminder sent 31 <sup>st</sup> March 2014 and further reminders sent on 7 <sup>th</sup> April 2014 and 22 <sup>nd</sup> April 2014 and thereafter responded
<b>30</b>	<b>Direct Rail Services Ltd</b>	Yes	23 <sup>rd</sup> April 2014	No objections	Reminder sent 31 <sup>st</sup> March 2014 and further reminders sent on 7 <sup>th</sup> April 2014 and 22 <sup>nd</sup> April 2014 and thereafter responded

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

A copy of the consultation request (before customisation for any individuals) is given in Annex 1 and consultee responses in Annex 2.

## Annex 1 – Network Rail’s Consultation Request (and reminder e-mails)

**From:** @networkrail.co.uk

**Sent:** 07 March 2014 16:20

**To:**

**Subject:** Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

All

We seek to consult you as regards your views, please, on our proposed disposal of land at Hunsbury Hill, Northampton, located off Clannell Drive and Hill Farm Rise, located approximately one mile south of Northampton railway station.

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 disposal area is distant from the railway line and suitable protective provisions will be adopted to ensure that the development proposed does not impact adversely on the adjoining railway, tunnel or cutting slopes. The land was acquired by British Railways Board (now Network Rail) in 1985 and would appear not to have been used for railway purposes since that date. It is currently accessed by the public on an informal basis for walking purposes and is fenced off from the main railway line by a palisade fence.

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 4<sup>th</sup> April 2014 (including any “no comment” response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

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

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

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

Regards

Property

11<sup>th</sup> Floor, The Mailbox, 100 Wharfside Street  
Birmingham B1 1RT

T

M

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

**[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)**

**From:** @networkrail.co.uk

**Sent:** 07 April 2014 12:13

**To:**

**Subject:** FW: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

All

I refer to my e-mail below dated 7<sup>th</sup> March 2014 and subsequent reminder dated 31<sup>st</sup> March 2014, regarding the above mentioned matter which sought a response by 4<sup>th</sup> April 2014.

To date I am unable to trace receiving your response.

I would therefore be grateful for your reply by return since we are now beyond the deadline date.

Thanks

Property  
11<sup>th</sup>Floor,TheMailbox,100WharfsideStreet  
Birmingham B1 1RT  
**T**  
**M**  
**E** [@networkrail.co.uk](mailto:networkrail.co.uk)

**[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)**

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

**Sent:** 31 March 2014 16:06

**To:**

**Subject:** FW: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

All

I refer to my e-mail below dated 7<sup>th</sup> March 2014 regarding the above mentioned matter which sought a response by 4<sup>th</sup> April 2014.

To date I am unable to trace receiving your response.

I would therefore be grateful for your reply by the final response date of Friday this week.

Thanks

Property  
11<sup>th</sup>Floor,TheMailbox,100WharfsideStreet  
Birmingham B1 1RTT  
**M**  
**E** [@networkrail.co.uk](mailto:networkrail.co.uk)  
**[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)**



## Annex 2 – Consultee Responses

### 1. W H Malcolm

**1.From:** @whm.co.uk]

**Sent:**07March201416:26

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

WH Malcolm has no objections to the proposal.



Email: [@whm.co.uk](mailto:@whm.co.uk)

Tel:

Mobile: + 44 (0)

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### 2. London Midland**From:** @londonmidland.com]

**Sent:**07March201416:28

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

I will respond to this formally after I have consulted some internal colleagues – [REDACTED]

**From:** @londonmidland.com]

**Sent:**10March201416:20

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

I have consulted within London Midland and we can foresee no Railway use for this land and therefore we do not wish to make any objection

Kind Regards

London Midland

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### 3. First Great Western**From:** @firstgroup.com]

**Sent:**07March201416:33

**To:**

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

FGW.has.no.comment.

Thank.you.

FirstGreatWestern

3rdFloor | MilfordHouse | 1MilfordSt | SwindonSN11HL

e:@firstgroup.com | m:

FirstGreaterWesternLimited | RegisteredinEnglandandWalesnumber05113733

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

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### 4.National Express Group

**From:** @nationalexpress.com]

**Sent:**07March201416:40

**To:**

**Cc:**

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

On behalf of National Express Group, I confirm that we have no objection to this proposed disposal  
Rgds

## 5. Freightliner

**From:** @Freightliner.co.uk]

**Sent:** 07 March 2014 16:52

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

No comments from Freightliner

Regards

---

## 6. Merseyrail

**From:** @merseyrail.org]

**Sent:** 07 March 2014 18:41

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Merseyrail have no comments or objections to the above proposal.

Regards

**Merseyrail**

Tel

Mob

Email [@merseyrail.org](mailto:@merseyrail.org)

Web [www.merseyrail.org](http://www.merseyrail.org)

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## 7. Railfreight Group

**From:** @rfg.org.uk]

**Sent:** 07 March 2014 20:13

**To:**

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Ok with RFG,

Thanks,

Rail Freight Group

[@rfg.org.uk](http://@rfg.org.uk)

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## 8. Alliance Rail Holdings

**From:** @alliancerail.co.uk]

**Sent:** 10 March 2014 09:46

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Alliance has no comment on this proposal

Regards

Alliance Rail Holdings

88 The Mount

York

YO24 1AR

[@alliancerail.co.uk](mailto:@alliancerail.co.uk)



## 9. Cross Country Trains

**From:** @crosscountrytrains.co.uk]

**Sent:** 10 March 2014 09:54

**To:**

**Subject:** FW: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

C Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

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

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## 10. G B Railfreight Ltd

**From:** @gbrailfreight.com]

**Sent:** 10 March 2014 10:11

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

I can confirm that GB Railfreight Ltd has no objection to the proposed land disposal at Hunsbury Hill, Northampton as detailed in your email and attachments of 07/03/14.

Regards

GBRf

07810-635226

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## 11. Eurostar International Ltd

**From:** @eurostar.com]

**Sent:** 10 March 2014 11:57

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Hi there,

No issue for EIL.

Thanks

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)

M +44 (0)

[eurostar.com](http://eurostar.com)

---

## 12. East West Rail

**From:**

**Sent:** 10 March 2014 16:29

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

No comment.

EAST WEST RAIL

Network Rail

The Mailbox

100 Wharfside Street

Birmingham

B1 1RT

Mobile:

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### 13. Chiltern Railways

**From:**EXTL:

**Sent:**11March201408:21

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear

Chiltern Railways have no comments.

Kind regards,

---

### 14. Passenger Focus

**From:**@passengerfocus.org.uk]

**Sent:**11March201417:06

**To:**

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land 0503i14

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

the land is above, and to the east, of the up end of Hunsbury Hill Tunnel and the railway south of it;

it has no current or future railway use;

disposal will be freehold, apart from the land above the tunnel, which will be sold leasehold;

if permission is granted, the intended use for the land after sale is for housing (none above the tunnel);

drainage of the site was improved in 2002/3, and any development will be subject to conditions to ensure it does not increase the run-off towards the railway;

the stability of slopes affected by any building will be checked;

it is estimated that any construction on the site would not be until 2015 or 2016.

Passenger Focus has no objection to the proposed disposal.

Regards,

Tel.

**From:** @networkrail.co.uk

**Sent:**11March201411:41

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014 0503i14

Thanks

Yes, the formatting of the template isn't great and does tend to hide some of the text unless you select the correct view.

Please let me have your comments in due course.

Regards

**From:**@passengerfocus.org.uk]

**Sent:**11March201411:11

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014 0503i14

Sorry – I did look, but the format of cells in the evaluation form means that they don't show all their contents until the view selected is changed from print layout.

Thanks,

**From:**@networkrail.co.uk]

**Sent:**11March201410:01

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014 0503i14

If you look at Section 6 of the attached Proposed Land Disposal Evaluation Form, under Railway Consultations it states as follows:-



"Site specific conditions relate to Network Rail ensuring that the proposed residential development does not give the area and tunnel any flood issues. Network Rail's Drainage Engineer has advised that drainage was installed at the top of the adjacent cutting slope in 2002/3 as part of a larger scheme to manage the tunnel catchment on the Up side of the railway. All water from the slopes falling down towards the tunnel is captured in the gravel drains and discharged towards a holding pond at the top of the cutting to the south of the proposed disposal site.

Any development must be undertaken so as to not interfere with the system and not to add any surface water onto the slopes down to the track. The construction of a filter drain is required along the entire land boundary to discharge into the attenuation pond, which would be handed to Network Rail for adoption and maintenance. This fulfils Network Rail's requirement for a crest drain. A slope stability analyses is to be reviewed by the RAM (Geotechnics) team to demonstrate that there is no reduction in overall stability of the slopes as a consequence of housing development on the site.

Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will also apply.

Hence the proposed residential development of the site for residential purposes will be subject to the above conditions to ensure the development does not have an adverse impact on the adjacent railway in relation to run off/flooding.

Regards

**From:** [[@passengerfocus.org.uk](mailto:@passengerfocus.org.uk)]

**Sent:** 11 March 2014 09:14

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014 0503i14

When I started on the old Western Region many years ago, it soon became obvious that a regular cause of disruption was flooding at Chipping Sodbury Tunnel, still the cause of grief. Local run-off would increase if housing were to be built. If the land were to be built on, will Network rail be able to insist on adequate protection from flooding?

Regards,

---

## 15. C2C Rail Ltd

**From:** [@c2crail.net](mailto:@c2crail.net)

**Sent:** 11 March 2014 10:01

**To:**

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear

I confirm on behalf of c2c Rail Ltd that we have no objection to the proposed land disposal.

Kind regards,

c2cRailLimited,2ndFloor,CutlersCourt,115Houndsditch,LondonEC3A7BR

D:+44(0):[www.c2c-online.co.uk](http://www.c2c-online.co.uk)

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## 16. Department for Transport

**From:** [@dft.gsi.gov.uk](mailto:@dft.gsi.gov.uk)

**Sent:** 11 March 2014 16:42

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear

I confirm that DfT has no comments on this proposal.

Thanks,

Department for Transport | Zones 3/11-19 Great Minster House | 33 Horseferry Road | London | SW1P 4DR

## 17. HS2 Ltd

**From:**@hs2.org.uk]

**Sent:**12March201415:25

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear

Thank you for consulting HS2 Ltd on this matter, I confirm we have no comments to make on the proposed disposal.

Kind regards,

HS2 Ltd

Tel: | | Zone: H10 (2<sup>nd</sup> Floor) | [@hs2.org.uk](mailto:@hs2.org.uk) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, 2<sup>nd</sup> Floor, Eland House, Bressenden Place, London SW1E 5DU | [www.hs2.org.uk](http://www.hs2.org.uk)



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## 18. Northamptonshire County Council

**From:**@northamptonshire.gov.uk]

**Sent:**13March201413:50

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear

Thank you for consulting the County Council on this matter.

Having considered the matter we can see no reasonably foreseeable railway use for the land and therefore its disposal.. However, this view does not include comment on any future development of the land and the County Council would make such comments as part of any formal planning process.

Yours sincerely

---

## 19. BT Police

**From:**@btp.pnn.police.uk]

**Sent:**17March201408:43

**To:**

**Subject:** FW: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

I have made enquiries and have been advised that BTP have nothing else to add in relation to this.

Kind regards,

British Transport Police,

25 Camden Road,

London NW1 9LN

Tel:

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

**From:**@networkrail.co.uk]

**Sent:**13March201415:10

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Hi

I thank you for your e-mail together with the comments form xxxx.

I confirm that the site is already fenced on the boundary with the railway cutting slope with palisade fencing and this is likely to remain in situ. Nonetheless, it is a condition of the development that suitable fencing (as approved by Network Rail) is present to prevent access by the residents of the development onto the railway.

A noise and vibration assessment will support any planning application. An acoustic fence will be provided if it is required as a planning condition or the developer/Network Rail deems it necessary. I thank you for the offer of visiting the site to discuss further but this is not considered necessary.

Can you please confirm if BTP have any further comments on this proposal before the 4<sup>th</sup> April 2014?Thanks

**From:**@btp.pnn.police.uk]

**Sent:**13March201414:08

**To:**

**Subject:** Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Please see the below comments from xxxx, London North Area.Kind regards

British Transport Police,

25 Camden Road,

London NW1 9LN

Tel:

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

**From:**

**Sent:**10March201409:44

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear All,

I have no problem with regard to the disposal of this land, but as it is likely to change from a Greenfield site to a housing estate, perimeter security of the 'railway' is crucial. Consideration for the erection of an 'acoustic' fence to dampen railway noise by the developer should be brought to mind.

I would be happy to visit the site with NR and or the developer to discuss the matter further.

Regards,

London North Area.

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## 20. Association of Community Rail Partnerships

**From:**@btconnect.com]

**Sent:**31March201416:34

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Apologies for the late reply. ACoRP have no objection to this disposal.

Regards

Association of Community Rail Partnerships

**T:**

**M:**

**E:** [@acorp.uk.com](mailto:@acorp.uk.com)

**W:** [www.acorp.uk.com](http://www.acorp.uk.com)

*'New Life For Local Lines'*

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## 21. Freight Transport Association

**From:**@fta.co.uk]

**Sent:**31March201420:10

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Apologies, FTA has no comment.

---

## Freight Transport Association

Mobile : 07818 450353

[www.fta.co.uk](http://www.fta.co.uk)

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## 22. Grand Central Railway Company Ltd

**From:**@grandcentralrail.com]

**Sent:**02April201408:54

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Thank you for your email.

GC has no comment on this particular proposal.

Regards

**Grand Central Railway Company Ltd**

**T:**

**F:**

**M:**

Grand Central Railway Company Limited, River House, 17 Museum Street, York, YO1 7DJ

Tel: Fax: E-mail: Website: [www.grandcentralrail.com](http://www.grandcentralrail.com)

Registered Office: 1 Admiral Way, Doxford International Business Park, Sunderland, SR3 3XP Registered in England No. 03979826

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**23. Northern Rail Ltd** From: @northernrail.org]

Sent: 07 April 2014 12:21

To:

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Dear Sir

With reference to your emails. Northern Rail Ltd have no objections to the proposed disposal of land. Please accept my apologies for the delay in responding.

Yours faithfully

---

**24. West Coast Railway**

From: @aol.com]

Sent: 07 April 2014 12:27

To:

**Subject:** Re: FW: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed dispos...  
no comments

WCR

T

M

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

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**25. Colas Rail**

From: @colasrail.co.uk]

Sent: 07 April 2014 16:35

To:

**Subject:** Re: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

No comment

Regards

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**26. DB Schenker Rail (UK) Ltd**

From: @dbschenker.com]

Sent: 08 April 2014 09:30

To:

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

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

Yours,

DBSchenkerRail(UK)Ltd.

2ndFloor,310GoswellRoad

LondonEC1V7LW

Tel:

Fax:

Mobile:



## 27. Virgin Trains

**From:**EXTL:

**Sent:**09April201409:30

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

No objections from Virgin Trains to this proposal.

Kind regards

1st Floor West, Meridian, 85 Smallbrook Queensway, Birmingham, B5 4HA

**t: m: e:** [@virgintrains.co.uk](mailto:@virgintrains.co.uk)

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## 28. South Eastern Railway

**From:**@southeasternrailway.co.uk]

**Sent:**10April201409:45

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Southeastern have no comment on this proposal

Regards

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## 29. Northampton Borough Council

**From:**@northampton.gov.uk]

**Sent:**23April201411:32

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Ok I had misunderstood that hence the fact I had not replied to earlier emails!

TheGuildhall

StGilesSquare

NorthamptonNN11DE

Tel:

Email: [@northampton.gov.uk](mailto:@northampton.gov.uk)

**From:**@networkrail.co.uk]

**Sent:**23April201409:04

**To:**

**Cc:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Thank you for your comments , which are noted.

The consultation with external stakeholders is not an internal matter but one which Network Rail is required to undertake in relation to land disposals under Land Disposal Licence Condition 7.

Regards

**From:** [[@northampton.gov.uk](mailto:@northampton.gov.uk)]

**Sent:**22April201417:04

**To:**

**Cc:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

As you are aware a meeting with Northampton Borough Council took place earlier this year in respect of the site at Hunsbury Hill. I am also aware that your colleague xxxx has been in email contact with xxxx in respect of the pre application, which I understand will be forwarded to you shortly.

I have no objection to the proposed land disposal, although arguably that is an internal matter for Network Rail. As you are aware from the pre application meeting the principle of development in the form of residential development on the site was considered, in policy terms, to be acceptable in principle.

If I can be of any further assistance at this stage please let me know,

TheGuildhall

StGilesSquare

NorthamptonNN11DE

Tel:

Email: [@northampton.gov.uk](mailto:@northampton.gov.uk)

---

### 30. Direct Rail Services Limited

**From:**@drsl.co.uk]

**Sent:**23April201410:31

**To:**

**Subject:** RE: Northampton Hunsbury Hill - land off Hill Farm Rise - Proposed disposal of land deadline date 4th April 2014

Apologies for lateness of response, Direct rail services have no objections to the proposed land disposal at Northampton Hunsbury Hill, Hill farm rise.Regards

Direct Rail Services Limited

Kingmoor TMD

Etterby Road

Carlisle

CA3 9NZ