



OFFICE OF RAIL REGULATION

**Les Waters**  
**Manager, Licensing**  
Telephone 020 7282 2106  
E-mail [les.waters@orr.gsi.gov.uk](mailto:les.waters@orr.gsi.gov.uk)

9 October 2015

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

**Network licence condition 7 (land disposal): Cattedown, Plymouth.**

**Decision**

1. On 12 August 2015, Network Rail gave notice of its intention to dispose of land at Cattedown, Plymouth, PL4 0PX (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and no objections were received that were left unresolved. We note that there is no evidence that the proposed disposal would affect adversely existing or future railway operations.
4. We also note that track was lifted from the land following completion of the Network Change procedure in 2009, but the purchaser has the option to reinstate the facility if it wishes.
5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.
6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<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".

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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)



7. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned below the text.

**Les Waters**

**Duly authorised by the Office of Rail Regulation**

## 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 site is located at Cattedown, Plymouth, PL4 0PX. The land is a narrow strip of disused railway between ELR CWR 1-0739 (Western end) and CWR 1-0155 (Eastern end) with track removed. The property is a strip of land approximately 9.5m wide by 820m long, 7991sq m in total. It is situated in an industrial area with the mouth of the River Plym close to the southern side of the land. The land runs west to east. The western end is the extent of Network Rail ownership.</p> <p>The disposal site is shaded blue on the attached plans and Network Rail retained land is shaded green.</p> |
| Plans attached:<br>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway) | <p>No. 74338-W (Western Section)<br/>No. 74338-E (Eastern Section)</p> <p>Location Plan showing complete disposal site shaded blue.</p>   |
| Clearance Ref:   | CR/24460  |
| Project No.  |   |
| Ordnance survey coordinates  | E:249391 N:053492 to E:249946 N:054007<br>SX4992253973  |
| Photographs (as required)  | Photos of the site are included in Appendix 1   |
| 2. Proposal  |   |
| Type of disposal (i.e. lease / freehold sale)  | Freehold Sale   |
| Proposed party taking disposal   | <p>Eastern Section - Victoria Holdings Group (VHG)/Port operator<br/>Western Section – Interfish Ltd Distribution Company</p>   |
| Proposed use / scheme  | <p>The port operator wishes to use the adjacent wharf and the land for shipping freight. They have future aspirations to utilise the railway for ship to rail freight but need to invest in the site before they will be able to provide and market this service.</p> <p>The distribution company will use the Western section for storage and parking.</p>   |

|   |  |
|---|--|
|   | The sale of the land will also allow the area to be developed in accordance with Plymouth City Council's aspiration to [provide a vibrant waterfront, as described further in Section 5.   |
| Access arrangements to / from the disposal land                       | Not applicable, the site is a linear stretch of land with direct highways access.  |
| Replacement rail facilities (if appropriate)                          | Not applicable – although this may lead to additional rail freight in the future.  |
| Anticipated Rail benefits   | Possible rail freight traffic. Removal of a liability from the portfolio.  |
| Anticipated Non-rail benefits   | The area is overgrown, unused, and attracting fly tipping. These issues will be removed. Selling this land also provides development and employment opportunities.   |
| <b>3. Timescales</b>  |  |
| Comments on timescales  | The disposal is anticipated to be in 2015, however the prospective purchasers are able to progress quickly and are keen to do so. Completion is now dependent on approval and the prospective purchasers are very keen to complete.  |
| <b>4. Railway Related Issues</b>                                      |  |
| History of railway related use  | The track was used to service the Esso Bitumen plant which has since closed. The last train to run to Cattewater (Esso bitumen) was on 30 <sup>th</sup> June 2008, after which the line was shortened back to the current buffer stops just the other side of the scrap yard. The Network change to truncate the branch was established in September 2009. |
| When last used for railway related purposes                           | 30 <sup>th</sup> June 2008   |
| Any railway proposals affecting the site since that last relative use | None   |
| Impact on current railway related proposals                           | None   |
| Potential for future railway related use                              | Network Rail has no long term plans for this piece of land and do not include it in the Great Western RUS. The RUS only includes the track up to Plymouth Friary. The proposed sale may lead to additional freight traffic at some point in the future if demand is there although this is only an aspiration.   |
| Any closure or station change or network change related issues        | Establishment of Proposed G1 Network Change: Cattewater, Truncation of Branch (ELR: CWR) Confirmed September 2009.   |

|   |   |
|---|---|
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | None  |
| Position as regards safety / operational issues on severance of land from railway   | <p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</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> |

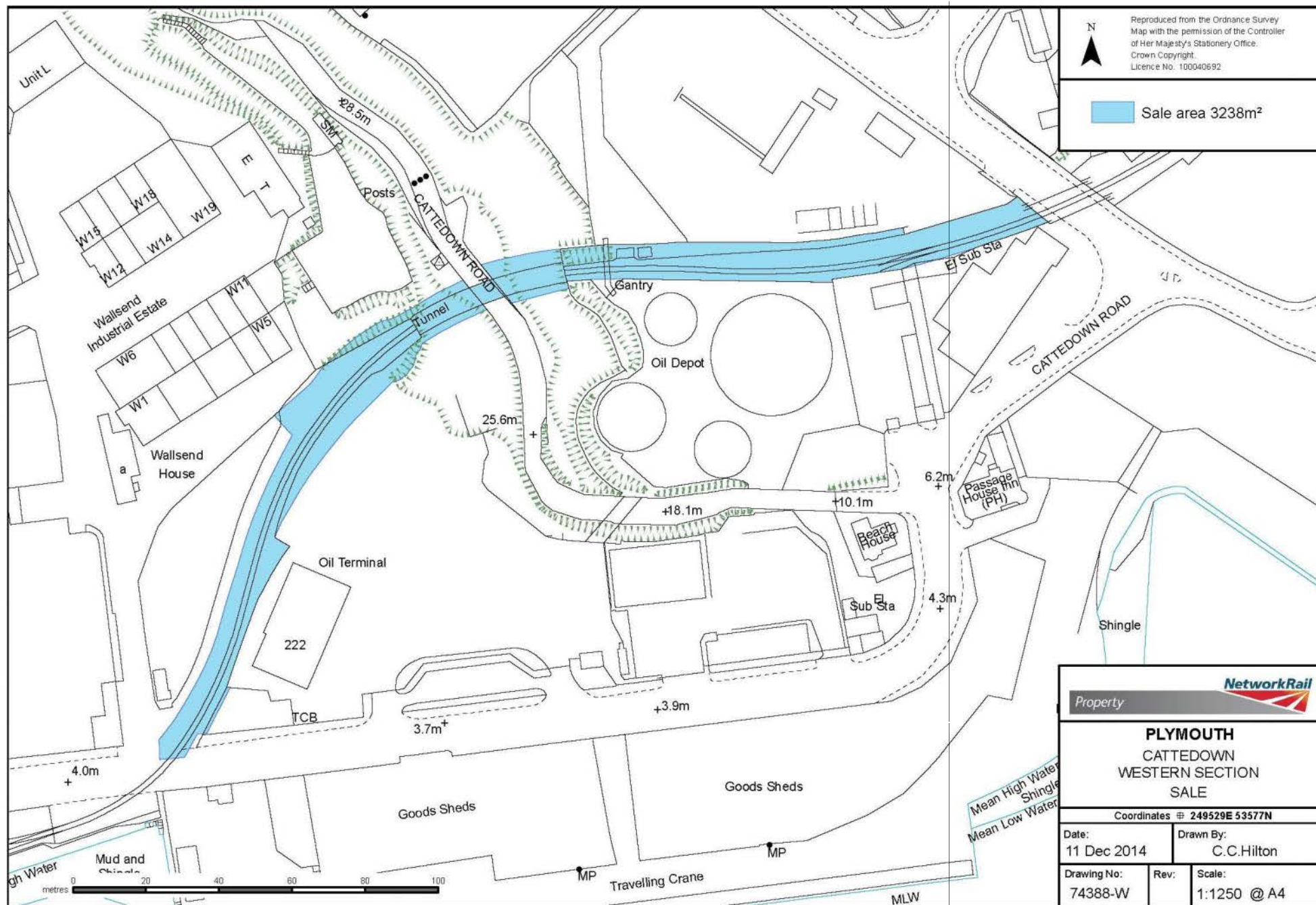
## 5. Planning History and Land Contamination

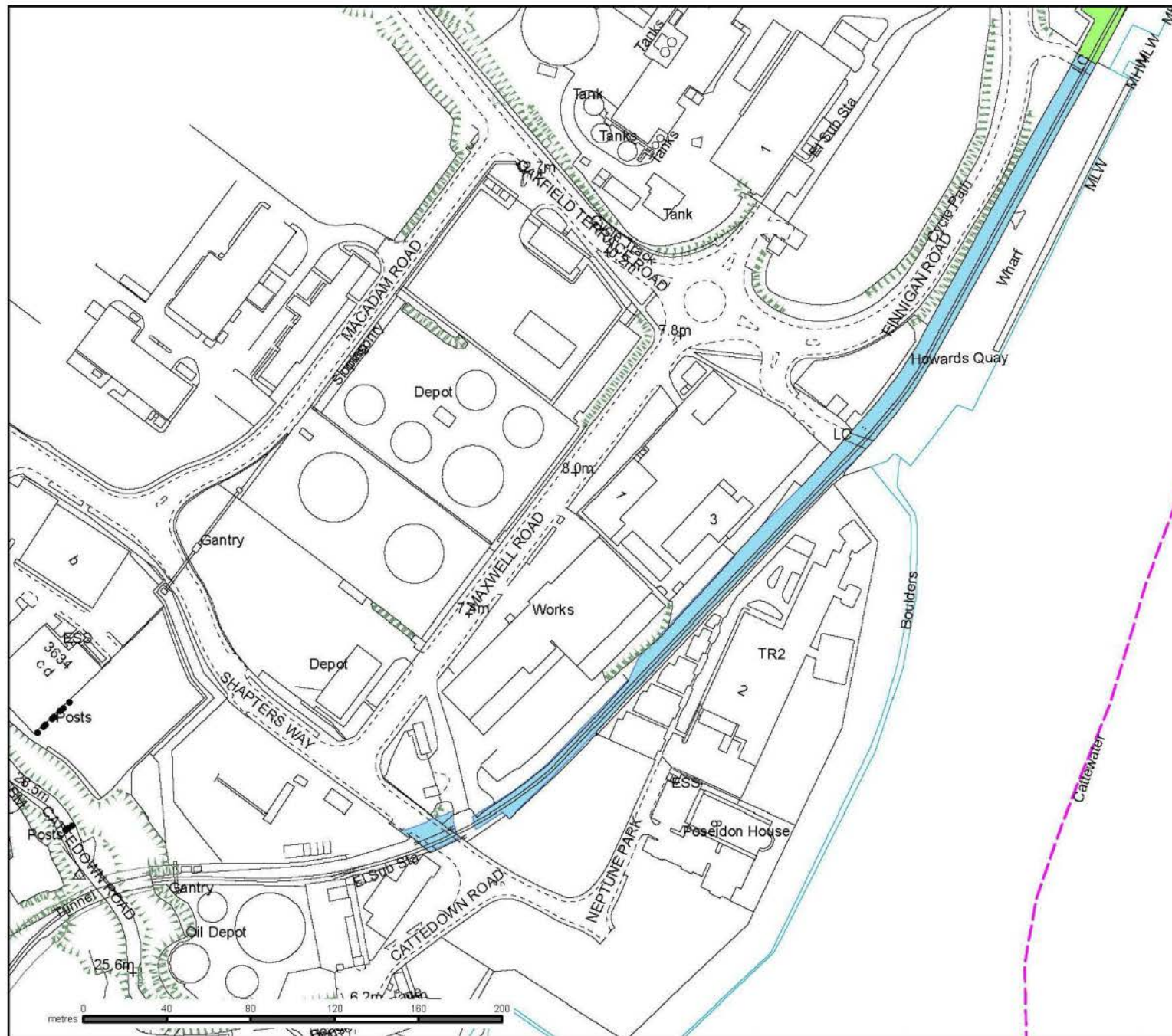
|  |   |
|--|---|
| Planning permissions / Local Plan allocation (if applicable) | <p>The Port operator is discussing proposals with Plymouth City Council and will make a planning application if required in due course.</p> <p>In Plymouth City Council's Draft Plymouth Plan they state:</p> <p><i>"The City will deliver a vibrant sustainable waterfront by; Using development and technological solutions through the planning process in order to minimise the risk of hazardous installations at Cattedown port and to increase the opportunity for new economic and other development in the Cattedown area."</i></p> <p>The sale of this land will allow this land to be developed appropriately. There are no specific allocations to this area within The Local Transport Plan 2011-2026.</p> |
| Contamination / Environmental Issues (if applicable)         | None relevant to this application.  |

## 6. Consultations

|                                   |   |
|-----------------------------------|---|
| Railway (internal – Network Rail) | Network Rail internal Clearance has been approved (Certificate ref: CR/24460). The area is not contained within the Great Western RUS with future plans being identified up to Plymouth Friary. |
|-----------------------------------|---|

|   |   |  |
|---|---|--|
| Summary of position as regards external consultations   | Consultations have been sent to those listed in the Consultation Report. 2 stakeholders did not respond, COLAS Freight and Grand Central Railways. Further attempts to get a response were made by email and telephone. There were no objections. |  |
| Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward | No unresolved objections or queries.  |  |
| <b>7. Local Authorities</b>   |   |  |
| Names & Email Addresses:  | Plymouth City Council<br><a href="mailto:plymouth@gov.uk">@plymouth.gov.uk</a>  |  |
| Local Transport Authorities:  | Plymouth City Council   |  |
| Other Relevant Local Authorities:   | N/A   |  |
| <b>8. Internal Approval</b>   |   |  |
| Surveyor Name:  |   |  |
| Approved by Property Services Manager   |   | Date Approved: 6 <sup>th</sup> August 2015 |





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**Legend:**  
 Sale area 4614m<sup>2</sup>  
 Network Rail retained land

**Network Rail**

**Property**



**PLYMOUTH  
CATTEDOWN  
EASTERN SECTION  
SALE**

Coordinates  $\#$  249794E 53798N

|                        |                               |
|------------------------|-------------------------------|
| Date:<br>28 Apr 2015   | Drawn By:<br>C.C.Hilton       |
| Drawing No:<br>74388-E | Rev:<br>Scale:<br>1:2500 @ A4 |



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-  Disposal site
-  Retained Land

## CATTEDOWN LOCATION PLAN

|            |           |
|------------|-----------|
| Plot Scale | 1:7000    |
| Plot Date  | 27/8/2015 |



Centre of Map Window (E,N): 249859, 53944

Output Created from the GI Portal - A4 Landscape

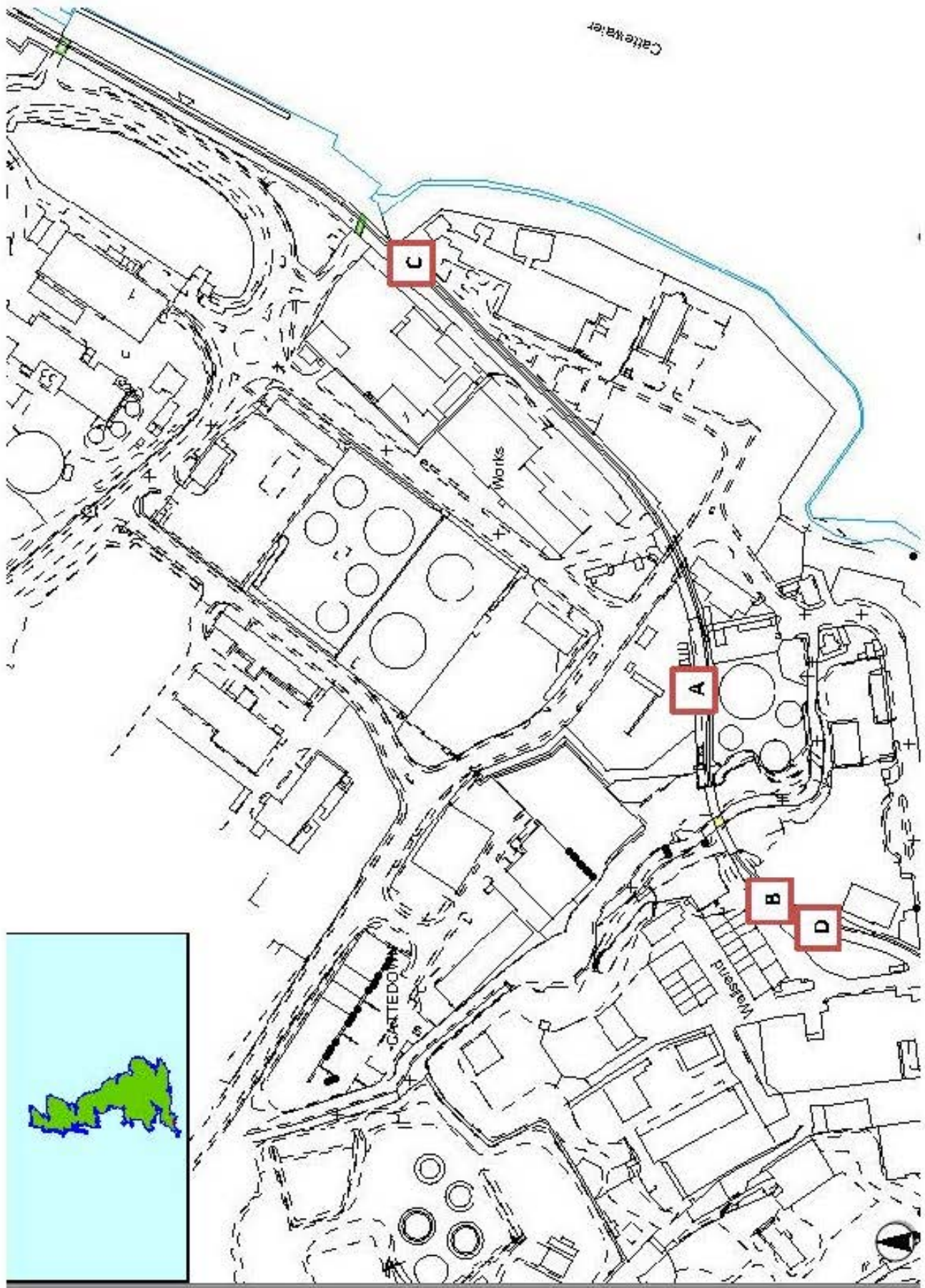


Photo Locations



A – Looking south



B - Looking North



C – Looking South



D – Looking South

## PROPOSED LAND DISPOSAL CONSULTATION REPORT

relating to

### APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE

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

**Site location and description:** Cattedown, Plymouth, PL4 0PX. The land is a narrow strip of disused railway between CWR (1+0739) and CWR (1-0155) with track removed. The property is a strip of land approximately 9.5m wide by 820m long, 7991sq m in total. It is situated in an industrial area with the mouth of the River Plym close to the southern side of the land. The land runs west to east. The western end is the extent of Network Rail ownership.

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

**Summary of position regarding responses:** The consultation was sent to 25 stakeholders. Responses were not received from COLAS Freight or Grand Central railway, despite followup emails and telephone calls.

There were no objections from the 23 stakeholders who did respond.

The full list of external consultees is set out below:

| No. | External party (name)                                 | Whether response received (y/n) | Date of response | Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report | Comments (e.g. as regards endeavours to obtain response where none given) |
|-----|---|---------------------------------|------------------|---|---|
| 1   | Department for Transport                              | Y                               | 21/05/15         | No Comment  |   |
| 2   | Arriva Trains Cross Country                           | Y                               | 01/05/15         | No Objections   |   |
| 3   | c2c Rail Limited                                      | Y                               | 29/04/15         | No Objections   |   |
| 4   | Chiltern Railway Company Limited                      | Y                               | 05/05/15         | No Comments   |   |
| 5   | Eurostar International Limited                        | Y                               | 29/04/15         | No Objections   |   |
| 6   | First Great Western Limited                           | Y                               | 05/06/15         | No Objections   |   |
| 7   | Grand Central Railway Company Limited                 | N                               |                  |   | No response to follow up emails. Telephone call 25/6/15 – no response.    |
| 8   | London & South Eastern Railway Limited (Southeastern) | Y                               | 12/06/15         | No Comment  |   |
| 9   | Merseyrail Electrics 2002                             | Y                               | 29/04/15         | No Comment  |   |

| No. | External party (name)                             | Whether response received (y/n) | Date of response | Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report | Comments (e.g. as regards endeavours to obtain response where none given) |
|-----|---|---------------------------------|------------------|---|---|
|     | Limited   |                                 |                  |   |   |
| 10  | Northern Rail Limited                             | Y                               | 29/04/15         | No Objection  |   |
| 11  | South West Trains Limited (including Island Line) | Y                               | 01/05/15         | No Comment  |   |
| 12  | COLAS Freight                                     |                                 |                  |   | No response to follow up emails. Telephone call 25/6/15 – no response.    |
| 13  | Direct Rail Services Limited                      | Y                               | 03/07/15         | No Objections   |   |
| 14  | DB Schenker (Formerly EWS)                        | Y                               | 03/07/15         | No Objections   |   |
| 15  | Freight Transport Association                     | Y                               | 05/07/15         | No Comment  |   |
| 16  | Freightliner Limited                              | Y                               | 05/07/15         | No Comment  |   |
| 17  | GB Railfreight Limited                            | Y                               | 18/07/15         | No objections after dialogue over Network Change.   |   |
| 18  | Rail Freight Group                                | Y                               | 03/05/15         | No Comment  |   |
| 19  | West Coast Railway Company                        | Y                               | 03/07/15         | No Comments   |   |
| 20  | W. H. Malcolm                                     | Y                               | 11/05/15         | No Objections   |   |
| 21  | Associated British Ports                          | Y                               | 05/06/15         | No Comments   |   |
| 22  | Association of Community Rail Partnerships        | Y                               | 30/04/15         | No Objections   |   |
| 23  | British Transport Police                          | Y                               | 24/07/15         | No Objections   |   |
| 24  | Passenger Focus                                   | Y                               | 30/04/15         | No Objections   |   |
| 25  | Plymouth City Council                             |                                 |                  |   |   |

Copies of responses are given in the Annexe1 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. Department for Transport

**From:** <mailto:@railexecutive.gsi.gov.uk>

**Sent:** 21 May 2015 07:08

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

– the Department has no comment on this proposal.

Regards,



**Rail Executive**

3/23, GMH, Great Minster House  
33 Horseferry Road, London, SW1P 4DR  
020

**Leading a world-class railway that creates opportunity for people and businesses.**

---

### 2. Cross Country Trains

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

**Sent:** 01 May 2015 10:43

**To:**

**Subject:** FW: Land Disposal Consultation - Cattedown Plymouth.

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: 0121 Mobile: Fax: 0121

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

Buy train tickets online at [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website

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### 3. C2c Rail

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

**Sent:** 29 April 2015 18:12

**To:**

**Subject:** Re: FW: Land Disposal Consultation - Cattedown Plymouth.

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.

Rgds

---

### 4. Chiltern Railways

**From:** EXTL:

**Sent:** 05 May 2015 08:53

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Hi

There are no comments from Chiltern.

All the best,

---

**5. Eurostar International**

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

**Sent:** 29 April 2015 11:07

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

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**

---

**6. First Great Western**

**From:** [@firstgroup.com](mailto:@firstgroup.com)

**Sent:** 05 June 2015 15:02

**To:**

**Subject:** Re: Land Disposal Consultation - Cattedown Plymouth.

Hello

We are happy with this thank you.

---

**7. Grand Central Railway**

**No response**

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**8. London & South Eastern Railway**

**From:** [<mailto:@southeasternrailway.co.uk>]

**Sent:** 12 June 2015 09:34

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good morning

Thank you for the opportunity to review the above.

Southeastern have no comment to make on this proposal

Kind regards

**southeastern**

Floor 3 Friars Bridge Court

41-45 Blackfriars Road

London

SE1 8PG

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

Tel:

**From:** [<mailto:@southeasternrailway.co.uk>]

**Sent:** 08 June 2015 11:04

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good Morning

Apologies for the delay in response and thank you for the opportunity to review this proposal.

I can confirm that LSER have no objections to this proposal.

Kindest Regards

**Southeastern**

**Friars Bridge Court**

**41-45 Blackfriars Road**

**London**

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## 9. Merseyrail

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

**Sent:** 29 April 2015 11:40

**To:**

**Subject:** RE: Land Disposal Consultation - Cattledown Plymouth.

Hi

Merseyrail have no comments on the above proposal.

Regards

**Merseyrail**

Tel 0151

Mob

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

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

---

## 10. Northern Rail

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

**Sent:** 29 April 2015 14:12

**To:**

**Subject:** RE: Land Disposal Consultation - Cattledown Plymouth.

Hello

Northern has no objection to the land disposal at Cattledown, Plymouth

Kind regards and have a lovely Wednesday

Northern Rail Ltd

Northern House

York

YO1 6HZ

T:

M:

E: [@northernrail.org](mailto:@northernrail.org)

W: <http://www.northernrail.org>

---

## 11. South West Trains

**From:** (SWT)

**Sent:** 01 May 2015 15:21

**To:**

**Subject:** Re: Land Disposal Consultation - Cattledown Plymouth.

With response to the above proposed Land Disposal, on behalf of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd 'No Comment'

Stagecoach South Western Trains / East Midlands Trains

Tel - 020

Mob -

Head Office:

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

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel: 01332 867000

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

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## 12. COLAS Freight

**No response**

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### **13. Direct Rail Services**

**From:**

**Sent:** 03 July 2015 10:08

**To:**

**Cc:**

**Subject:** FW: Cattedown Proposed Land Disposal

Please see below the response from DRS concerning Cattedown.

Kind Regards

DRS & Charters

Network Operations

Network Rail

**M:**

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

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

**Sent:** 03 July 2015 09:59

**To:**

**Subject:** RE: Cattedown Proposed Land Disposal

Good morning folks, hope you're both fit and well and ready for the weekend?

Just a couple of things:

Firstly I have had a conversation with Tim (Cattewater harbour master) and discussed this in depth this proposal to make sure acceptance would not scupper any immediate or future plans, and I can confirm that after this conversation DRS will have no objection to this land disposal going ahead.

Secondly, and this is mainly for you xxx, xxxx sat on some quite senior groups representing DRS with regards to land disposal and network change and agreed to quite a number. Is there any way of ascertaining what exactly John agreed to (gave up) during these meetings that were Predominantly network rail lead?

---

### **14. DB Schenker**

**From:** EXTL:

**Sent:** 03 July 2015 09:37

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

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

Yours,

DB Schenker Rail (UK) Ltd.

310 Goswell Road

London EC1V 7LW

Tel:

Fax: 020

Mobile:

---

### **15. Freight Transport Association**

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

**Sent:** 05 June 2015 19:20

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Apologies, we have no comment.

---

**Freight Transport Association**

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

---

## 16. Freightliner

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

**Sent:** 05 June 2015 15:42

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Hi

My apologies for the late response.

I can advise that Freightliner has no comment to make on the proposals

Regards

---

## 17. GB Railfreight

**From:** [<mailto:@gbrailfreight.com>]

**Sent:** 18 June 2015 09:15

**To:**

**Cc:** EXTL:

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Many thanks for clarifying. I have no further objections/queries.

Rgds,

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

**Sent:** 12 June 2015 10:17

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good Morning

Please find attached confirmation of Network Change.

I've been told xxxx would normally have detail of this if you have further queries.

I would be very grateful if you would be kind enough to confirm you have no further queries.

Kind Regards

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

**T** +44 (0)

**M** +44 (0)

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

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

**From:** [<mailto:@gbrailfreight.com>]

**Sent:** 10 June 2015 16:33

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Many thanks for the attached.

The attachment was a proposal. Do you have a copy of the notice confirming that the network change was established?

Rgds,

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

**Sent:** 09 June 2015 15:52

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Hello

I can confirm it was shortened back in accordance with the Network change process. Copy of the letter attached.

Kind Regards

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

**T** +44 (0)

**M** +44 (0)

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

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

**From:** [<mailto:@gbrailfreight.com>]

**Sent:** 08 June 2015 07:58

**To:**

**Cc:** EXTL:

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Could you confirm re the Network Change question?

Rgds,

**GB Railfreight**

Mob:

Tel:

Email: [@gbrailfreight.com](mailto:@gbrailfreight.com)

Address: Unit 5, Blenheim Court, Peppercorn Close, Peterborough, PE1 2DU

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

**Sent:** 05 June 2015 10:38

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good Morning

Please could you confirm the answer below satisfy your queries or do you have any further questions.

Kind Regards

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

**T** +44 (0)

**M** +44 (0) 7

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

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

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

**Sent:** 22 May 2015 10:54

**To:** @gbrailfreight.com

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good Morning

The operator already owns the wharf. They have an aspiration to use the rail for freight but to achieve this they will need to invest in the track and associated handling equipment, until they have done this, they won't be able to attract custom or market the facility. Network rail have no plans for this land and no plans to use this in the future. Therefore, as this land is not being utilised it would be sensible to allow them to have the opportunity to bring this back into use.

The scrap yard is located to the Eastern end of the sale land – approximately 20 yards to the eastern end of the land we are selling – I am unable to access our mapping system at the moment but could forward a plan. I will have to check the change process issue – as far as I am aware it was taken out of use in 2008 and the only user was ESSO.

I am on leave next week but will answer any further questions on my return. Hopefully these answers will help but happy to clarify.

Kind Regards

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

**T** +44 (0)

**M** +44 (0)

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

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

**From:** [<mailto:@gbrailfreight.com>]

**Sent:** 22 May 2015 10:30

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

A couple of questions:

Proposed use:

"The port operator wishes to use the adjacent wharf and the land for shipping freight. They have future aspirations to utilise the railway for ship to rail freight but need to invest in the site before they will be able to provide and market this service. The distribution company will use the Western section for storage and parking."

If the aim is use the adjacent wharf and land for shipping freight is there any need for the disposal of land outside of the wharf boundary?

If there is a genuine aspiration for future rail freight use, relinquishing the rest of the land for non-railway purposes seems a little short sighted.

Track alterations:

"The track was used to service the Esso Bitumen plant which has since closed. The last train to run to Cattewater (Esso bitumen) was on 30<sup>th</sup> June 2008, after which the line was shortened back to the current buffer stops just the other side of the scrap yard."

Where is the scrap yard located?

Was this line Network Rail infrastructure? If so, was the shortening back carried out in accordance with the Network Change process?

Rgds,

### **GB Railfreight**

Mob:

Tel:

Email: [@gbrailfreight.com](mailto:@gbrailfreight.com)

Address: Unit 5, Blenheim Court, Peppercorn Close, Peterborough, PE1 2DU

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### **18. Rail Freight Group**

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

**Sent:** 03 May 2015 21:01

**To:**

**Subject:** Re: Land Disposal Consultation - Cattedown Plymouth.

No comment from RFG,

Thanks,

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### **19. West Coast Railway Company**

**From:** [@aol.com](mailto:@aol.com)

**Sent:** 03 July 2015 09:57

**To:**

**Subject:** Re: FW: Land Disposal Consultation - Cattedown Plymouth.

no comments

WCR

T

M

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

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### **20. W.H. Malcolm**

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

**Sent:** 11 May 2015 17:30

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

WH Malcolm has no objections to the proposal.

Malcolm Group, Block 20, Newhouse Industrial Estate, Old Edinburgh Road, Newhouse, North Lanarkshire, ML1 5RY

**Tel:** | **Int:** **Mobile:**

**Email:** [@whm.co.uk](mailto:@whm.co.uk) **Web:** <http://www.malcolmgroup.co.uk>

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### **21. Associated British Ports**

**From:** [<mailto:@abports.co.uk>]

**Sent:** 05 June 2015 16:44

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Good afternoon

ABP has no observations to make re this disposal.

Kind regards

**Associated British Ports Humber**

**Port Office | Cleethorpe Road | Grimsby | DN31 3LL**

**Tel: | Mob: | [@abports.co.uk](mailto:@abports.co.uk)**

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**22. Association of Community Rail Partnerships**

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

**Sent:** 30 April 2015 14:47

**To:**

**Subject:** RE: Land Disposal Consultation - Cattedown Plymouth.

Hello ACoRP have no objection to this disposal.

Regards

ACoRP

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**23. British Transport Police**

**From:** [<mailto:@btp.pnn.police.uk>]

**Sent:** 24 July 2015 13:58

**To:**

**Subject:** RE: Cattedown Proposed Land Disposal Evaluation Form vs2 no photos

Good afternoon,

Please note that BTP do not have any objections to the requested work.

Thank you

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**24. Transport Focus**

**From:** [<mailto:@Transportfocus.org.uk>]

**Sent:** 30 April 2015 11:58

**To:**

**Subject:** Re: Land Disposal Consultation - Cattedown Plymouth. 2704b16

Thank you for sending Transport Focus details of the proposed land disposal at Cattedown, Plymouth. They note that:

the land is the track bed of part of the Cattewater branch;  
it will be sold, freehold, in two parts:  
the eastern part to Victoria Holdings Group, the port operator,  
the western part to Interfish Limited Distribution;  
June 2015 is a possible date for the sale;  
there is no passenger rail use for the land.

Transport Focus has no objection to the proposed sale.

Regards,

Tel.

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**25. Plymouth City Council**

**By e-mail [@networkrail.co.uk](mailto:@networkrail.co.uk)**

**Property, Network Rail**

**3rd Floor, Temple Point,**

**Redcliffe Way**

**BRISTOL**

**25th May 2015**

Dear Mr.

**Land Disposal Network Licence Obligations**

**Property: Disused line at Cattedown, Plymouth.**

Thank you for your email of the 29<sup>th</sup> April 2015 regarding the disposal of 2 sections on the disused Cattedown line and your invitation to respond to the consultation.

Following careful discussions with the Council's Strategic Planning Team, Victoria Wharfs Ltd and my own site visit, I am able to confirm that Plymouth City Council does not have any objections to the disposal of the two sections of disused track bed as set out in plans 74338-W and 74338-E.

I note that the proposed sale may lead to additional freight traffic at some point in the future if demand is there, although this is only an aspiration.

Yours sincerely

Strategic Planning and Infrastructure

Plymouth City Council

Ballard House

West Hoe Road

## **Annex 2 – Network Rail’s Consultation emails**

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

**Sent:** 25 June 2015 14:48

**To:** [@drsl.co.uk](mailto:@drsl.co.uk); EXTL:; [@colasrail.co.uk](mailto:@colasrail.co.uk); [@aol.com](mailto:@aol.com); [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

**Subject:** FW: Land Disposal Consultation - Cattedown Plymouth.

Dear Consultees,

I am writing to see if you have any objections or comments on the land disposal described on the attached.

If I have not heard from you by the 2<sup>nd</sup> July we will need to assume that you have no objections when we submit to the ORR for approval.

This is the third time of writing and I would be very grateful if you could respond.

Yours faithfully

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

T +44 (0)

M +44 (0)

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

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

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

**Sent:** 05/06/2015 14:13 CET

**To:** "

**Subject:** FW: Land Disposal Consultation - Cattedown Plymouth.

Dear All,

My records suggest I have not had a response to the consultation below. I would therefore be very grateful if you could provide any comments you may have regarding the disposal of the land outlined below, or confirm you have no comments. Please would you be kind enough to respond in the next 7 days? I look forward to hearing from you.

Kind Regards

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

T +44 (0)

M +44 (0)

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

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

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

**Sent:** 29 April 2015 11:00

**To:**

**Subject:** Land Disposal Consultation - Cattedown Plymouth.

**Land Disposal Network Licence Obligations**

Dear Consultee,

**Property:** Disused line at Cattedown, Plymouth.

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale in 2 parts to 2 parties.

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 **26<sup>th</sup> May 2015** (including any "no comment" response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx, *telephone* , *email* [@networkrail.co.uk](mailto:xxxx@networkrail.co.uk). 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,

Property

3<sup>rd</sup> Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

**T** +44 (0)

**M** +44 (0)

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

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