

Les Waters
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9 October 2015

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

Network licence condition 7 (land disposal): Wellingborough, Northamptonshire

Decision

1. On 12 August 2015, Network Rail gave notice of its intention to dispose of three areas of land in the vicinity of Wellingborough station, 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 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. We note that:
 - there is no evidence that railway operations would be adversely affected by the proposed disposal;
 - Network Rail has stated that the proposed disposal would not affect the four track restoration through the station; and
 - the scheme will provide new passenger facilities and increase station car parking to a minimum of 1,000 spaces.
4. Network Rail has provided additional plans to show how the three areas of land relate to our consent dated 26 May 2011. The plans are shown at Annex B.
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*,¹ and balanced our section 4 duties given to us

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



under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

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

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

Les Waters

Duly authorised by the Office of Rail Regulation

Annex A: Notice given by Network Rail to ORR on 12 August 2015

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>Wellingborough Stanton Cross. Please note that an associated LC7 consent already exists, which was granted by the ORR in 2011.</p> <p>This consultation for disposal and easements relates to the bridges crossing the Midland Mainline (MML) only. It is as a result of the detailed design exercise requiring the slight relocation of 'Route 2' and additional land take for bridge piers of both 'Routes 2 and 6' over bridges, plus additional land for highway enhancement works on Finedon Road.</p> <p>The overall scheme comprises a 3,650 new home urban extension of Wellingborough, called Stanton Cross.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan 1: Route 2 sale and easement plan (1:1250 scale @ A4). Plan 2: Route 6 sale and easement plan (1:1250 scale @ A4). Plan 3: Finedon Road sale plan (1:1250 scale @ A4). Plan 4: Master Plan of the whole scheme (not to scale). 5: Original LC7 consent including plans in 2011.</p>
Clearance Ref:	<p>CR/24597 - Route 2 CR/24595 - Route 6 CR/24578 - Finedon Road Stage 1 Business Clearance was granted in January 2015 and Stage 2 Technical Clearance was granted in March 2015 on all three clearances.</p>
Project No.	S00122
Ordnance survey coordinates	<p>Route 2 - E490999, N267437 Route 6 - E490013, N270283 Finedon Road - E490483, N269244</p>
Photographs (as required)	No photographs attached
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold / long leasehold for the bridge piers and permanent easement for the bridge deck / roadways.

Proposed party taking disposal	Bovis Homes Limited will be delivering the infrastructure for the Stanton Cross development. The road bridges will be adopted by the highways authority, Northamptonshire County Council.
Proposed use / scheme	<p>New road over bridges and highways enhancement works.</p> <p>The urban extension promoted and developed by Bovis Homes Limited for 3,650 new homes is called Stanton Cross. The enabling works package is due to commence shortly, with the first tranches of houses being built in 2016. The project is expected to take 10-15 years.</p>
Access arrangements to / from the disposal land	The attached Masterplan (plan 4) includes the highway layout for the whole scheme, including the road over bridges.
Replacement rail facilities (if appropriate)	As part of the Stanton Cross development Bovis will be constructing a new station building to the east of the MML, a Equalities Act compliant footbridge extension from the island platform to the east side of the MML, an increase in station car parking to 1,000 spaces and new station plaza on the west side.
Anticipated Rail benefits	<p>The construction of the bridges is the first step of this urban extension. The overall scheme will deliver approximately £20 million of new passenger facilities. This includes the provision of a new Westside station plaza, a new Eastside station building with interchange, an increase in car parking to a minimum 1,000 station parking spaces, a new footbridge with lifts accessing existing platforms and linking to the new eastside of the station.</p> <p>The current vehicular access into Neilson's sidings is across third party land. Network Rail was granted consent to dispose of the land in 2011 that will facilitate a new access from the south, under Finedon Road bridge, thereby opening up more potential for freight activity on this Strategic Freight Site (SFS).</p>
Anticipated Non-rail benefits	<p>The proposed scheme will provide a substantial extension to Wellingborough providing approximately 3,200 dwellings and mixed employment use. This includes an integrated transport network with bus, cycle and pedestrian links to the town and good car access where necessary.</p> <p>The new Midland Road will assist in opening up land lying to the east of Wellingborough for further development in accordance with Bovis's outline planning consent. This includes railway land and will ultimately result in the regeneration of under utilised and semi derelict lands.</p> <p>The urban extension of this town will secure real benefits for the local community and the wider regional economy that could bring up to 7,000 new jobs for the town. For this reason the scheme has wide spread and high level support including the local planning authority (Borough Council of Wellingborough), the county council (Northamptonshire County Council) and central Government who have allocated Growth Area Funding to North Northamptonshire.</p>

3. Timescales	
Comments on timescales	The enabling works for the overall scheme is due to commence soon. The first tranche of houses will be under construction in 2016 and Bovis has forecast Stanton Cross will take 10-15 years to build out.
4. Railway Related Issues	
History of railway related use	The three subject sites have no recorded history of use for railway purposes other than making up of an embankment.
When last used for railway related purposes	We do not believe the site has been used for railway purposes, other than part of the site making up part of an embankment.
Any railway proposals affecting the site since that last relative use	Electrification of the railway with 25Kv OLE and 4 tracking the railway on the MML scheduled to commence in 2016.
Impact on current railway related proposals	<p>The electrification and 4 tracking teams have been consulted at length to ensure that the proposed land take for Routes 2 and 6 does not conflict their requirements and clearance was granted in March 2015 on this basis. The proposed sale plans reflect what has been agreed.</p> <p>The proposed Routes 2 and 6 alignments are at the same location as bridges SPC3/83 and SPC3/68. The electrification necessitates the demolition and reconstruction of these bridges including the raising of bridge heights by approximately 1.5 metres, re-grading of the land including the approach and departure from the bridge. The proposed new bridge spans must not create a limited clearance situation. These works are currently programmed to be completed by December 2016. Should the proposed Route 2 and 6 works be undertaken prior to the completion of the MML electrification project works, then Network Rail approval in principle is granted subject to full unrestricted preferential access to, plus the use of the land, both at no charge to Network Rail, to undertake any works deemed necessary including, but not limited to maintenance, modification, demolition, reinstatement or the like to any Network Rail asset being retained. Additionally Network Rail would require the right to modify as necessary and without charge, any adjoining assets in the ownership of Bovis.</p>
Potential for future railway related use	The overall scheme provides the ability to significantly enhance existing station facilities which would not otherwise be provided.
Any closure or station change or network change related issues	No Network Change issues that we are aware of.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No

Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which Bovis will install new boundary fencing along the railway boundary.</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>
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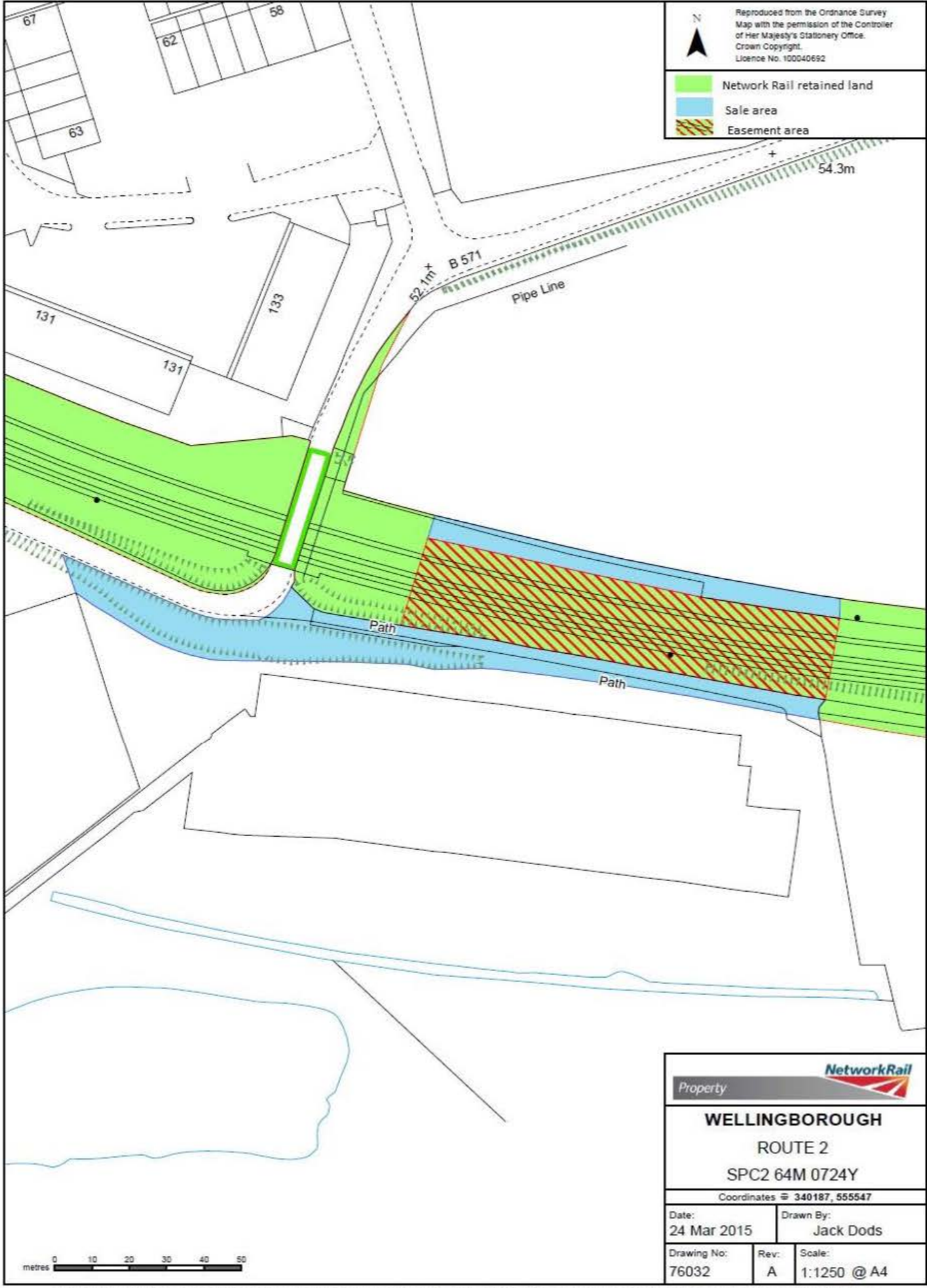
5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	Outline Planning Permission (application number WP/2004/0600/O) was granted on 28 January 2008 for mixed used development including 215 acres of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access road, bridges and highway structures, footways, footpaths, bridleways and associated works and facilities at land between Finedon Road and the railway, Neilson's Sidings and land north of Finedon Road, Wellingborough.
Contamination / Environmental Issues (if applicable)	Site remediation works will be the responsibility of Bovis and a full environmental impact assessment was submitted as part of the planning process. The property comprises predominately or surfaced station car park, roadway, industrial units and land adjacent to operational land. The station building is Grade II listed.


6. Consultations

Railway (internal - Network Rail)	<ul style="list-style-type: none"> Property and Operational Clearances have been obtained. Board level Railway Investment Panel <p>There have been extensive internal consultations with the strategic and route development parts of the organisation with regard to rail development issues.</p>
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Summary of position as regards external consultations	<p>Govia Thameslink Railway - Did not object though commented that standards for construction next to the railway are to be adopted.</p> <p>DB Schenker - Checked that liaison with the MML capacity projects to ensure that full compatibility with the 4-track restoration through the station including a fourth platform and on to Bedford to minimise interference by these trains with freight traffic north of Bedford had been carried out. NR confirmed this liaison had occurred. They stated no objection on the basis that a grant of new rights and/or transfer of ownership will not complicate the reinstatement of track on currently vacant track beds and any associated bridge strengthening or rebuilding.</p> <p>GB Railfreight Limited - Retained the right to review the commitment made by xxxx in 2010 to fund 50% of the cost of widening the carriageway of the spur road when the land disposal of station island (and new access into Neilsons Sidings) gets underway. Happy to meet with the developer to discuss but their ability to contribute will rest on the 'cost' of such works. To be clear, xxxx's response was caveated by the 'subject to contract' phrase.</p> <p>Borough Council of Wellingborough - Looked at the proposal and the drawings and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.</p>	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	N/A	
7. Local Authorities		
Names & Email Addresses:	Northamptonshire County Council @northamptonshire.gov.uk	
Local Transport Authorities:	Northamptonshire County Council	
Other Relevant Local Authorities:	Borough Council of Wellingborough @wellingborough.gov.uk	
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
Declaration:	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
Surveyor Name:		
Approved by Property Development Manager		Date Approved by PDM: 19 June 2015








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Network Rail retained land



Sales: 951m²

SPC3 65M 1313YDS





Property

WELLINGBOROUGH

FINEDON ROAD EMBANKMENT

SALES PLAN

Coordinates: 490527E 269301N

Date:

16 Dec 2014

Drawn By:

James Barker

Drawing No:

74471-3

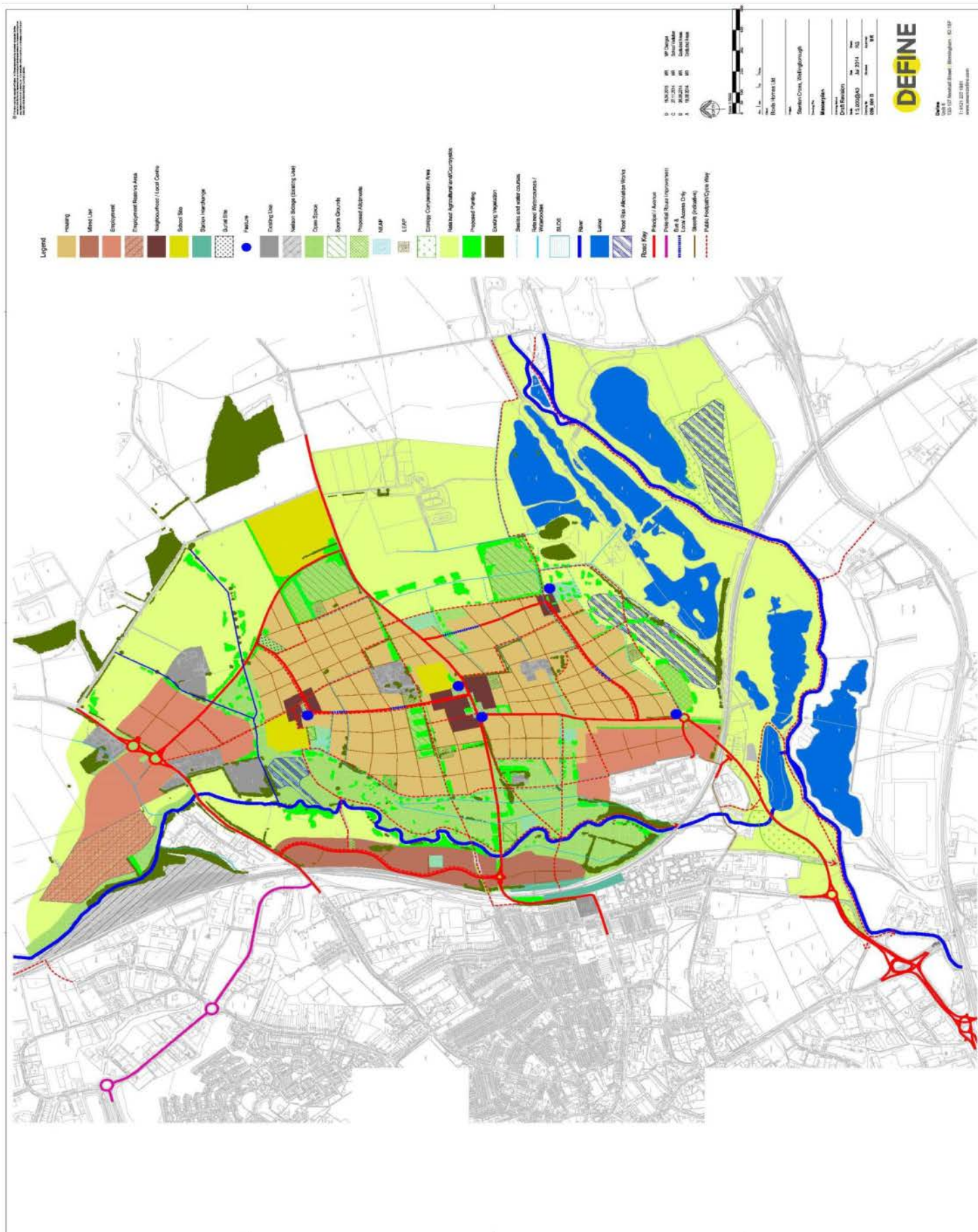
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Page 10 of 22



[Click here to view ORR 2011 consent](#)

PROPOSED PROPERTY 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: Wellingborough Stanton Cross. Routes 2 and 6 bridges and Finedon Road

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

Summary of position regarding responses: 27 external stakeholders were consulted, as per list below. There were no objections and the following specific comments.

Govia Thameslink Railway - On the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensures that NR's T&Cs for construction next to the railway are adopted.

DB Schenker - Concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

GB Railfreight Limited - However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the 'cost' of such works. To be clear, response was caveated by the 'subject to contract' phrase.

Borough Council of Wellingborough - We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

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	24/04/2015	No comment	N/A
2	Arriva Trains Cross Country	Y	07/04/2015	No objection	N/A
3	c2c Rail Limited	Y	31/03/2015	No objection	N/A
4	Chiltern Railway Company Limited	Y	01/04/2015	No comments	N/A
5	East Midlands Trains Limited	Y	01/05/2015	No comments	N/A
6	Eurostar International Limited	Y	31/03/2015	No issue with EIL	N/A

7	First Great Western Limited	Y	09/04/2015	No objection	N/A
8	Govia Thameslink Railway	Y	23/04/2015	No objection	On the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR's T&Cs for construction next to the railway are adopted.
9	Grand Central Railway Company Limited	Y	11/05/2015	No comment	N/A
10	London & South Eastern Railway Limited (Southeastern)	Y	30/04/2015	No comment	N/A
11	Merseyrail Electrics 2002 Limited	Y	31/03/2015	No comments	N/A
12	Northern Rail Limited	Y	01/04/2015	No objection	No
13	Alliance Rail Holdings	Y	31/01/2015	No comments	N/A
14	COLAS Freight	Y	31/03/2015	No comment	N/A
15	Direct Rail Services Limited	Y	11/05/2015	No comments	N/A
16	DB Schenker	Y	02/04/2015	No objection	My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.
17	Freight Transport Association	Y	30/04/2015	No comment	N/A
18	Freightliner Limited	Y	02/04/2015	No comment	N/A
19	GB Railfreight Limited	Y	12/05/2015	No objection	See comments below
20	Rail Freight Group	Y	31/03/2015	OK with RFG	N/A
21	West Coast Railway Company	Y	31/03/2015	No comments	N/A

22	W. H. Malcolm	Y	06/04/2015	No objections	N/A
23	Association of Community Rail Partnerships	Y	05/05/2015	No comment	N/A
24	British Transport Police	Y	29/04/2015	No further comment	N/A
25	Transport Focus	Y	09/04/2014	No objection	See email below in comments
26	Northamptonshire County Council	Y	15/06/2015	No objection	N/A
27	Borough Council of Wellingborough	Y	12/05/2015	No objections	To the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

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

A copy of the consultation request is given in below in Annex A.

Annex A

1. Department for Transport

From: [<mailto:@railexecutive.gsi.gov.uk>]

Sent: 24 April 2015 07:00

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

the Department has no comment on this proposal.

Regards,

2. Arriva Trains Cross Country

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

Sent: 07 April 2015 14:59

To:

Subject: FW: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

[XC trains has no objection to this proposal.](#)

Regards

3. c2c Rail Limited

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

Sent: 31 March 2015 20:42

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

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

Rgds

4. Chiltern Railway Company Limited

From: EXTL:

Sent: 01 April 2015 08:53

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

Hi

[There are no comments from Chiltern Railways.](#)

All the best,

5. East Midlands Trains Limited

From:

Sent: 01 May 2015 15:31

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

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

6. Eurostar International

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

Sent: 31 March 2015 19:37

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

No issue for EIL,

Kind regards

7. First Great Western Limited

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

Sent: 09 April 2015 15:08

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Hello

We have no objection thank you.

8. Govia Thameslink Railway

From:

Sent: 23 April 2015 11:41

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

[Thanks and yes the necessary asset protection and barriers will be in place for construction.](#)

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

Sent: 23 April 2015 11:36

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

I am pleased to advise that GTR has no objection to this proposed sale on the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR's T&Cs for construction next to the railway are adopted

Regards

9. Grand Central Railway Company Limited

From: EXTL: (@grandcentralrail.com)

Sent: 11 May 2015 16:36

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

GC has no comment on this proposal.

Kind regards

10. London & South Eastern Railway Limited (Southeastern)

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

Sent: 30 April 2015 09:07

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Morning

[No need to apologise. I don't think that everyone was correctly informed that I was taking over from](#)

[As far as this Land Disposal \(Wellingborough Stanton Cross\) is concerned, Southeastern have no comment to make.](#)

[Kind regards](#)

11. Merseyrail Electrics 2002 Limited

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

Sent: 31 March 2015 16:17

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

[I can confirm Merseyrail have no comments on the above proposal.](#)

[Regards](#)

12. Northern Rail Limited

Sent: 01 April 2015 08:48

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Hello

Northern has no objection to the land disposal at Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road

Kind regards and have a lovely Easter break (if you're allowed time off!)

13. Alliance Rail Holdings

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

Sent: 31 March 2015 16:31

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Alliance has no comments

Regards

14. COLAS Freight

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

Sent: 31 March 2015 16:32

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Dear

I have no comment.

Thanks

Regards

15. Direct Rail Services Limited

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

Sent: 11 May 2015 11:27

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

DRS have no comments in relation to the Wellingborough Stanton Cross consultation.

Kind regards,

16. DB Schenker

From: EXTL:

Sent: 01 April 2015 16:50

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

In principle DB Schenker should have no objection to this further proposal in respect of various bridges, but wishes to check that full liaison has been carried out with the MML electrification and MML capacity projects, to ensure that this is fully compatible with the most favourable option to freight traffic, namely full 4-track restoration through the station including a fourth platform (and on to Bedford), and the junction work south of the station needed for crossing over St. Pancras - Corby trains as required, to minimise interference by these trains with freight traffic north of Bedford.

Yours,

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

Sent: 02 April 2015 10:00

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

I can confirm that the MMLE and Bedford-Kettering 4 track project teams have been consulted in great detail as part of the clearance process between January and March and gave their all clear last week.

From: EXTL:

Sent: 02 April 2015 10:29

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

In that case I am content to do the same. My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

17. Freight Transport Association

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

Sent: 30 April 2015 21:05

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

FTA has no comment.

18. Freightliner Limited

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

Sent: 02 April 2015 13:43

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

Hi

Freightliner has no comment to make on these proposals

Regards

19. GB Railfreight Limited

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

Sent: 12 May 2015 08:39

To:

Cc: EXTL:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

GBRf has no objection to the land disposal requests included in this consultation.

However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the 'cost' of such works. To be clear, response was caveated by the 'subject to contract' phrase.

Rgds,

20. Rail Freight Group**From:** RFG [<mailto:@rfg.org.uk>]**Sent:** 31 March 2015 17:52**To:****Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015
Ok with RFG**21. West Coast Railway Company****From:** @aol.com [<mailto:@aol.com>]**Sent:** 31 March 2015 17:48**To:****Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon...
no comments**22. W. H. Malcolm****From:** [<mailto:@whm.co.uk>]**Sent:** 06 April 2015 09:08**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

WH Malcolm has no objections to the proposal.

23. Association of Community Rail Partnerships**From:** [<mailto:@btconnect.com>]**Sent:** 05 May 2015 18:22**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

ACoRP have no comment.

Regards

24. British Transport Police**From:** [<mailto:@btp.pnn.police.uk>] **On Behalf Of** SDD Business Support**Sent:** 29 April 2015 10:57**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015

No further comment

25. Transport Focus**From:** [<mailto:@Transportfocus.org.uk>]**Sent:** 09 April 2015 09:21**To:****Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.
Consultation on proposed land disposal: final response date 29th April 2015 0704c16

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

it is required as part of the previously consulted and approved Stanton Cross development; detailed design work requires the slight relocation of 'Route 2', additional land for the overbridge piers of Routes 2 and 6, and additional land for highway enhancement works on Finedon Road; disposal will be freehold/long leasehold for the bridge piers, and permanent easement for the bridge deck/roadways;

Bovis Homes Limited will be building the bridges, which will be adopted by the highways authority, which is Northamptonshire County Council.

Transport Focus also notes that:

the two bridges will require demolition and rebuilding for the widening and electrification of the MML; the relevant teams have agreed to the proposals, with clearance granted in March 2015;

Network Rail's approval in principle is granted subject to it having various rights to "undertake any works deemed necessary", and "the right to modify as necessary and without charge, any adjoining assets in the ownership of Bovis".

Transport Focus has no objection to the proposed disposal.

Regards,

26. Northamptonshire County Council

From: [[mailto: @northamptonshire.gov.uk](mailto:@northamptonshire.gov.uk)]

Sent: 15 June 2015 09:43

To:

Cc: @kierwsp.co.uk'

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

Just to confirm that, from the perspective of the County as landowner, there are no comments or objections to this proposed disposal.

Apologies for the delay in responding.

Regards

27. Borough Council of Wellingborough

From: [[mailto: @wellingborough.gov.uk](mailto:@wellingborough.gov.uk)]

Sent: 12 May 2015 09:06

To:

Cc:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road.

Consultation on proposed land disposal: final response date 29th April 2015

We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

Kind regards,

Annex B: Additional plans

