

Les Waters

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



6 December 2017

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

Network licence condition 7 (land disposal): Belle Vue sidings, Doncaster Road, West Yorkshire

Decision

1. On 30 October 2017, Network Rail gave notice of its intention to dispose of land at Belle Vue Sidings, off Doncaster Road, West Yorkshire (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.
4. In considering the proposed disposal we note that:
 - there is no evidence that current or future railway operations would be affected adversely;
 - Network Rail has confirmed that the land has been removed from the list of strategic freight sites, by agreement¹; and
 - no other reasonably foreseeable railway use for the land was identified.
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*,² and balanced our section 4 duties given to us

¹ Pursuant to schedule 7 of *Agreement for Leases, Site Demarcations, Connection Agreements and BRT Easements*, agreed between British Railways Board and Railtrack PLC, made 1 April 1994 pursuant to the Railtrack Transfer Scheme.

² 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, reading 'Les Waters', is positioned above the printed name.

Les Waters

Duly authorised by the Office of Rail and Road

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	Land off Doncaster Road, Belle Vue, Wakefield, WF1 5DA Site area is 5.87 Ha, relatively level in topography and covered in self set birch trees.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan no. 5453551 – Sale plan showing the proposed sales area coloured blue. Plan no. 5453551 – Survey plan showing the extent of Network Rail’s ownership coloured green.
Clearance Ref:	CR/29891 – Business clearance approved 19-08-2016 CR/29891 – Technical clearance approved 11-10-2016
Project No.	153477
Ordnance survey coordinates	E434820, N419587

Details of attached photographs (as required)



Aerial photo of local area with site shown verged red.



Former depot demolished and rubble left on site (central area).



Existing lineside access track. The disposal site to the east is securely fenced.

2. Proposal

Type of disposal	Freehold or long leasehold disposal
Proposed party taking disposal	Currently being considered by the Homes and Communities Agency (HCA), who will seek a forward sale to a residential developer after a proper marketing period. Should the HCA decide not to take the site forward then Network Rail will consider disposal to an adjoining land owner or offer the site to the market. <u>Note – Since the consultation was undertaken HCA has confirmed that it will not acquire the site. NR is in discussions with the adjoining owner.</u>
Proposed use /	Residential Development
Access arrangements to / from the disposal land	<p>The existing access via Doncaster Road under the disused former rail over road bridge shall remain. A minimum 8m corridor between the nearest running rail and new boundary fence has been provided.</p> <p>A laydown and turning area has been accommodated in the North Western corner of the site, adjacent the railway.</p> <p>There will also be opportunities to provide a secondary access point through the proposed residential development.</p>

Replacement rail facilities (if appropriate)	Not applicable
Anticipated rail benefits	<p>The site has remained unused for in excess of 30 years and has been subject to vandalism and fly tipping. The disposal will therefore reduce the maintenance liability to Network Rail.</p> <p>Network Rail will receive a capital receipt which will be used for investment in the railway.</p>
Anticipated non-rail benefits	The disposal for residential development will go towards reducing the DFT's challenging target of providing housing on surplus railway land.
3. Timescales	
Comments on timescales	Disposal is anticipated in the next 12 – 18 months.
4. Railway Related Issues	
History of railway related use	<p>Belle Vue sidings are on the site of a former steam motive power depot (closed around 1968). It also lies adjacent to the site of the former Wakefield Power Station.</p> <p>Following closure of the depot the site was used for limited wagon and material storage. The rail connections were removed in the late 1980's and the site has since been left open, with significant re-vegetation by standing birch trees. A maintenance access remains alongside the running lines; the remainder of the site is protected behind palisade fencing. The site is generally level save for a severe drop in levels down to the Doncaster Road, which provides a very narrow existing access to the site to the rear of 266/267 Doncaster Road. Part of the original rail formation (now redundant) into the power station site also remains including a substantial steel bridge over the A638.</p>
When last used for railway related purposes	The site was last used for limited wagon and material storage in the 1970's early 1980's when all uses ceased the site and rail connections were removed.

<p>Any railway proposals affecting the site since that last relative use</p>	<p>None, the site has been left vacant and is now overgrown with self-set vegetation.</p>
<p></p>	<p></p>
<p>Potential for future railway related use</p>	<p>There is no mention of the site in the Northern RUS.</p> <p>The site was disconnected from the network and all rail infrastructure was removed from the site in the late 1980's.</p> <p>Following a Strategic Freight Sites review meeting held on 02 March 2017 and the disposal site was officially delisted on 08 September 2017.</p> <p>The Strategic Freight Sites review meeting included the following key stakeholders;</p> <ul style="list-style-type: none"> • Direct Rail Services Limited. • Colas Rail Limited • DB Cargo Limited • GB Railfreight Limited • Devon and Cornwall Railways Limited • Freightliner Limited <p>A sample letter from DB Cargo, confirming delisting the disposal site from SFS status is attached. If required, the letters provided by all key stakeholders can be provided on request.</p>
<p>Any closure or station change or network change related issues</p>	<p>No, it is believed the sidings were disconnected prior to privatisation.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and</p>	<p>The existing maintenance access will be maintained and there will be an opportunity to create a secondary access in to the site through the proposed development.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the other party will install new boundary fencing as required 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</p>

	<p>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

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The adjacent former power station site was granted planning permission for 334 new dwellings in February 2017.</p> <p>Network Rail's property was allocated for residential development in the City Fields Masterplan adopted in June 2017.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>A site survey/inspection (attached) has highlighted that there are some areas of the site that have been subject to fly tipping and may contain some asbestos sheeting.</p> <p>The former railway buildings have been demolished and left in situ on site. This will require further investigations once the trees have been cleared.</p> <p>Japanese knotweed was present on a very small area of the site. This has been reported to the local maintenance protection coordinator to be cleared.</p> <p>Any future development will be required to undertake a full ground and ecology survey as part of any planning submission.</p>

6. Local Authorities

<p>Names & Email Addresses:</p>	
<p>Local Transport Authorities:</p>	<p>Wakefield MDC</p>
<p>Other Relevant Local Authorities:</p>	<p>Not applicable.</p>

7. Internal approval to consult

Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of disposal	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:		Proposer's job title: Development Surveyor
Signed		Date 22/06/2017
Authorised by		Authoriser's job title: Head of Residential
8. Consultations		
Internal consultation	CR/29891 – Business clearance approved 19-08-2016 CR/29891 – Technical clearance approved 11-10-2016 Site not referred to in the RUS	
Summary of position as regards external consultations	There were 29 consultees of which 3 did not respond despite numerous attempts to contact. There was an initial holding response made by DB Cargo which was subject to the site being formally delisted from the SFS list. This was confirmed as 'no objection' on 07 August 2017. Comments were also made by Wakefield MDC however these were not an objection and did not relate to the foreseeable railway use of the site. There are no objections to the disposal of the site.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable.	
9. Internal approval to dispose		
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal	

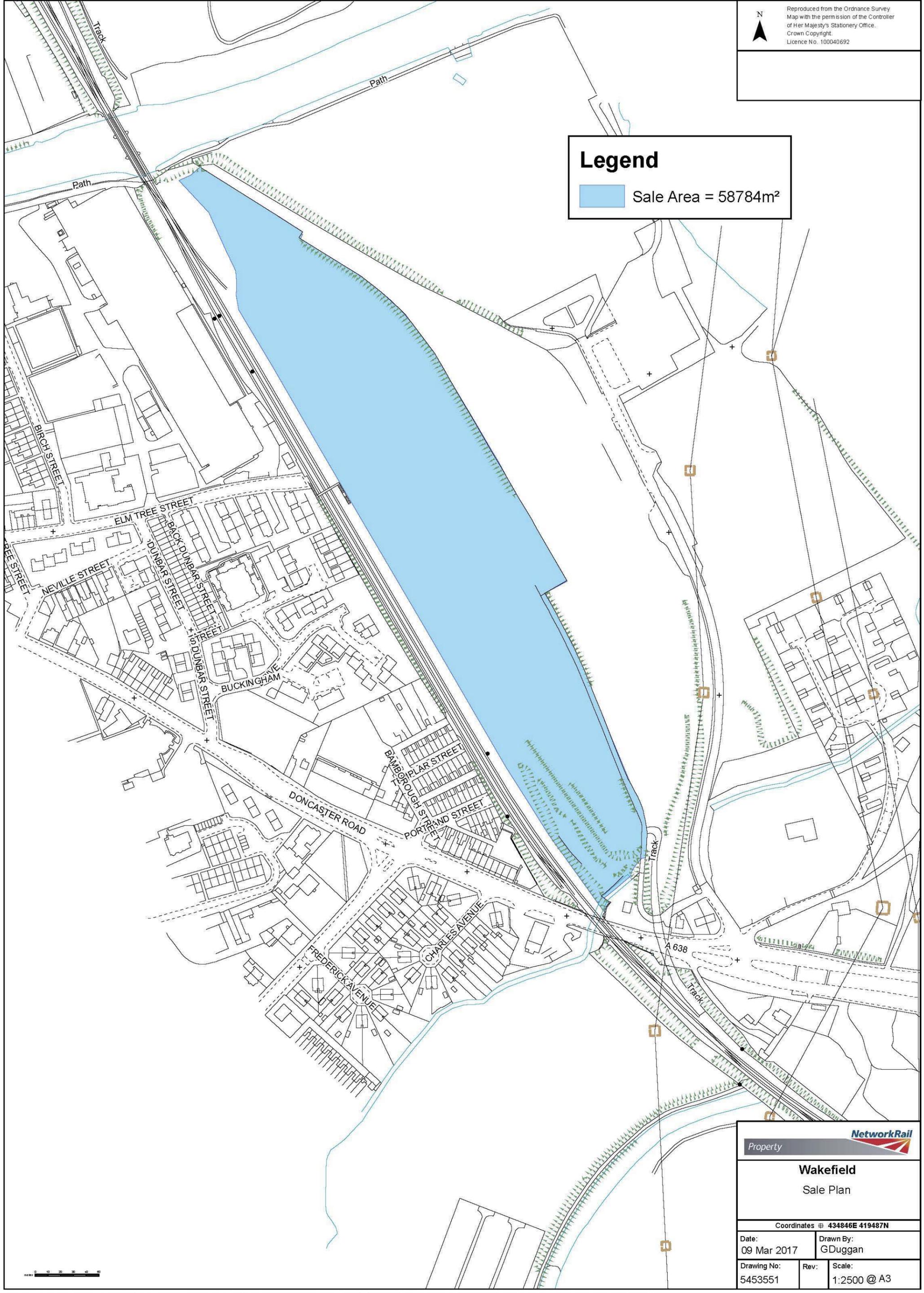
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:	Proposer's job title: Development Surveyor	
Signed	Date	
Authorised by	Authoriser's job title: Head of Residential	
Signed.....	Date.....	



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Legend

 Sale Area = 58784m²



	
Property	
Wakefield	
Sale Plan	
Coordinates # 434846E 419487N	
Date: 09 Mar 2017	Drawn By: GDuggan
Drawing No: 5453551	Rev: Scale: 1:2500 @ A3



Legend

- Network Rail Ownership
- Area of Rubble
- Small Spoil Heap
- Bridge
- 8m Line
- Gate
- Old Post and Wire Fence
- Palisade Fence
- Retaining Wall
- Wall
- Wire Mesh Fence
- Possible Asbestos Material



Property	
Wakefield	
Site Survey	
Coordinates # 434783E 419539N	
Date: 09 Mar 2017	Drawn By: GDuggan
Drawing No: 5453551	Rev: Scale: 1:2500 @ A3



DB Cargo (UK) Limited
DB Schenker Rail International Limited
Rail Express Systems Limited
Loadhaul Limited
Mainline Freight Limited
D B Cargo (UK) Limited
Lakeside Business Park
Carolina Way
Doncaster DN4 5PN

1 Eversholt Street
London
NW1 2DN

29th March 2017

De-Listing of various freight sites pursuant to the 1994 Agreement

As presented at the freight sites review meeting held on 2 March 2017, it is proposed that the Strategic Freight Sites (SFS) and Supplemental Strategic Freight Sites (SSFS) detailed in the Schedule to this letter and shown on the corresponding plans (the "Relevant Sites") will be removed from the Lists maintained pursuant to the 1994 Agreement.

1. The purpose of this letter is to confirm and record the agreement which has been reached concerning the future of the Relevant Sites.
2. The terms of the 1994 Agreement provide that Network Rail and representatives of the then existing rail licensed non-passenger operators who have 10% or more by gross volume of the railway freight business may agree revisions to the Lists maintained by Network Rail, including removing sites from the Lists where there is no longer a realistic likelihood of the sites being used for rail freight purposes in the foreseeable future having regard to town planning and highway access and/or changes in the volume and patterns of the rail freight business.
3. Subject to the terms of this letter, from 2 March 2017 the Relevant Sites will be released and discharged for all purposes, present and future, from the application of the 1994 Agreement as if they had never been subject to the 1994 Agreement.
4. The arrangements described in this letter:
 - 4.1 are made without any admission or acceptance by Network Rail as to the enforceability of any of the terms set out in the 1994 Agreement or as to the existence or extent of any rights of any party under or in respect of the 1994 Agreement;
 - 4.2 without limiting paragraphs 3 or 4.1 above, do not:
 - 4.2.1 constitute any acknowledgement by any party of the suitability or not of any other site for inclusion or retention on the SFS or SSFS Lists; or
 - 4.2.2 constitute any acknowledgement by any party regarding the application of Permitted Development rights to Strategic Freight Sites.

5. You agree that:
- 5.1 the de-listing of the Relevant Sites as described above does not give rise to any claim of any kind against Network Rail by you including without limitation any claim or liability under the 1994 Agreement, and without limiting the foregoing, you release and discharge Network Rail from any such claim;
- 5.2 you will accept a Network Change proposed by Network Rail in respect of any enlargement or reduction of Network Rail's network consequent upon the de-listing of the Relevant Sites as described above without requiring or making any claim for reimbursement of costs or compensation associated with such a proposal, it being acknowledged that such enlargement or reduction will not have any adverse effect on you; and
- 5.3 you will not raise any objection to the de-listing or disposal of the Relevant Sites in the context of any:
- 5.3.1 related consultation undertaken by Network Rail for the purpose of Licence Condition 7 of Network Rail's Network Licence; or
- 5.3.2 other consultation or process as may be required from time to time in order for Network Rail to undertake any of those transactions;
- 5.4 you are making the agreements and acknowledgements in this letter on behalf of yourself and your Affiliates.
6. In this letter:
- 6.1 "the 1994 Agreement" means an Agreement dated 1 April 1994 entered into by British Railways Board (1) and the Landlord (then known as Railtrack plc) (2) entitled an "Agreement for Leases, Site Demarcations, Connection Agreements and BRT Easements" as varied and supplemented from time to time;
- 6.2 "Strategic Freight Sites", "Supplemental Strategic Freight Sites" and "List" shall have the meaning given to them in the 1994 Agreement; and
- 6.3 "Affiliates" means your Holding Companies, Subsidiaries and the Subsidiaries of any of your Holding Companies from time to time ("**Holding Company**" and "**Subsidiary**" having the meanings set out in section 1159 Companies Act 2006), and for the purposes of section 1159(1) a company (the first company) will be treated as a member of another company if any of its subsidiaries is a member of that other company or any shares in that other company are held by a person acting on behalf of the first company or any of its subsidiaries.

Please sign and return a copy of this letter as indicated below to confirm your agreement to its terms.

Yours sincerely

Head of Property Asset Management – Freight
Network Rail Infrastructure Limited

Form of confirmation

The companies listed below confirm receipt of a copy of this letter and confirm our agreement to its terms

Signed by

..... [insert name and position of signatory] *HEAD OF PROPERTY*

duly authorised on behalf of:

- DB Cargo (UK) Limited
- DB Schenker Rail International Limited
- Rail Express Systems Limited
- Loadhaul Limited
- Mainline Freight Limited

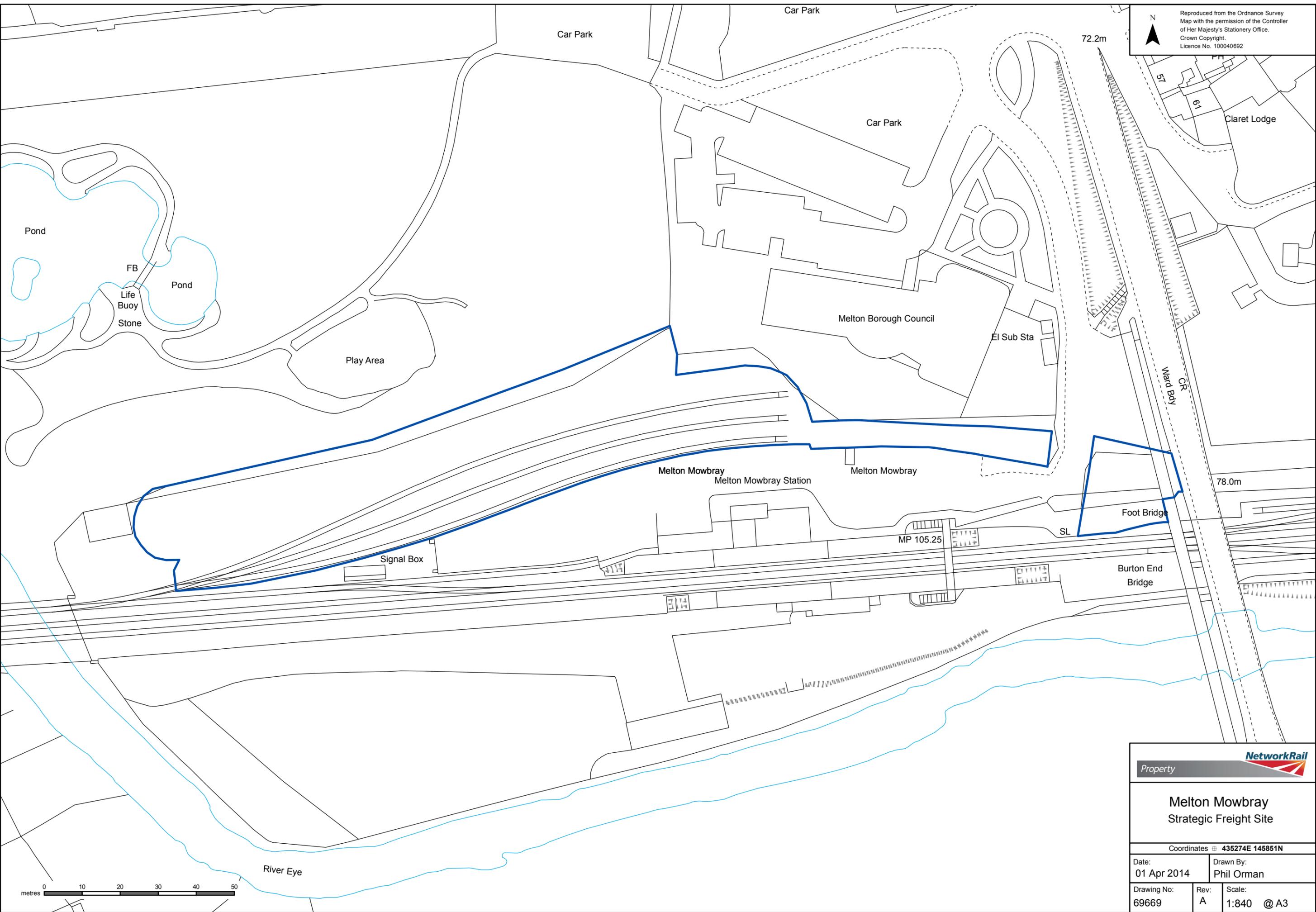
Date: *11/5/17* [insert date]

THE SCHEDULE

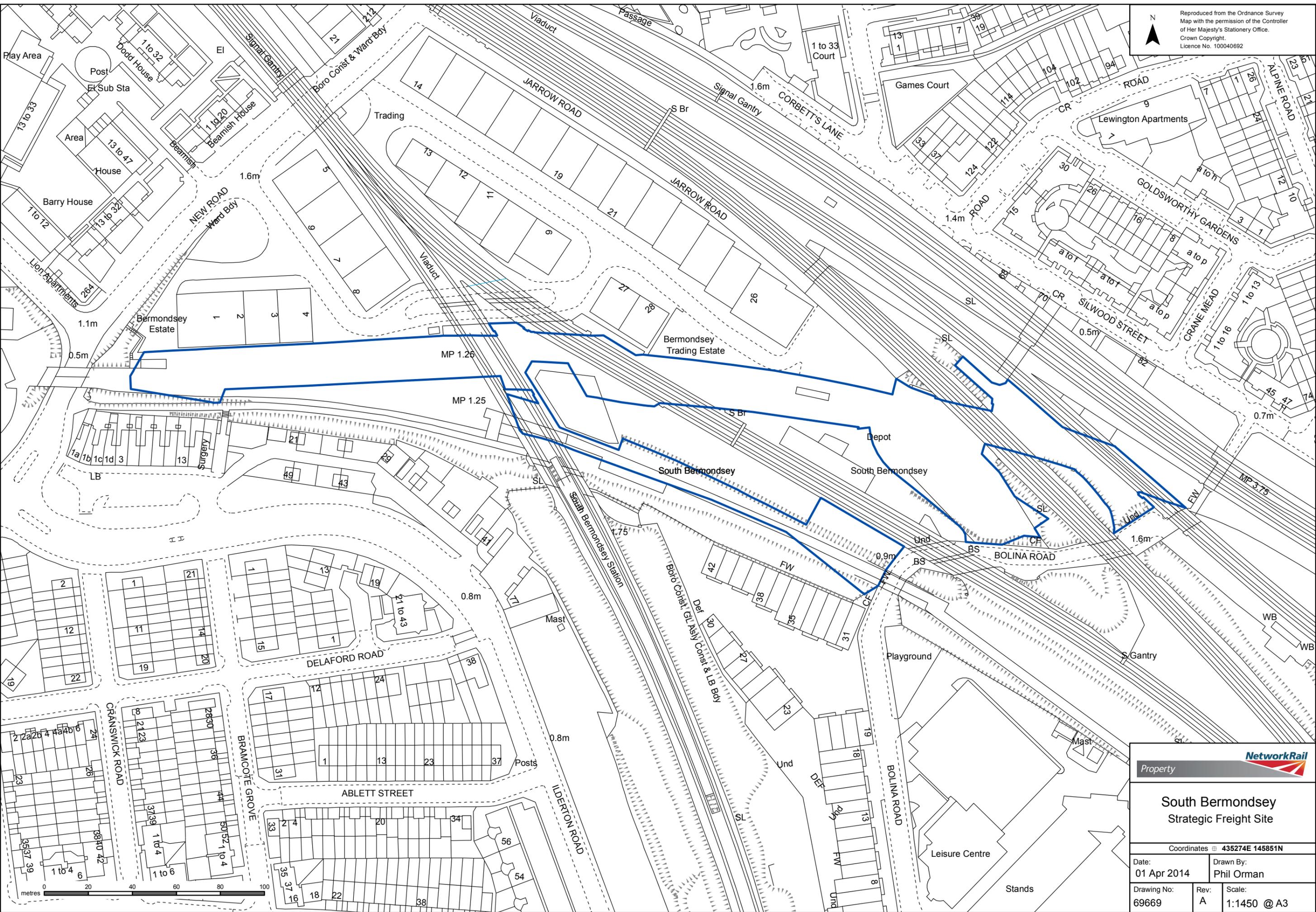
The Relevant Sites

No.	Site
1	Colchester Hythe
2	Melton Mowbray
3	South Bermondsey
4	Huddersfield Hillhouse (part verged red only to be removed from the List. Part verged blue shall be retained on the List)
5	Wakefield Belle Vue

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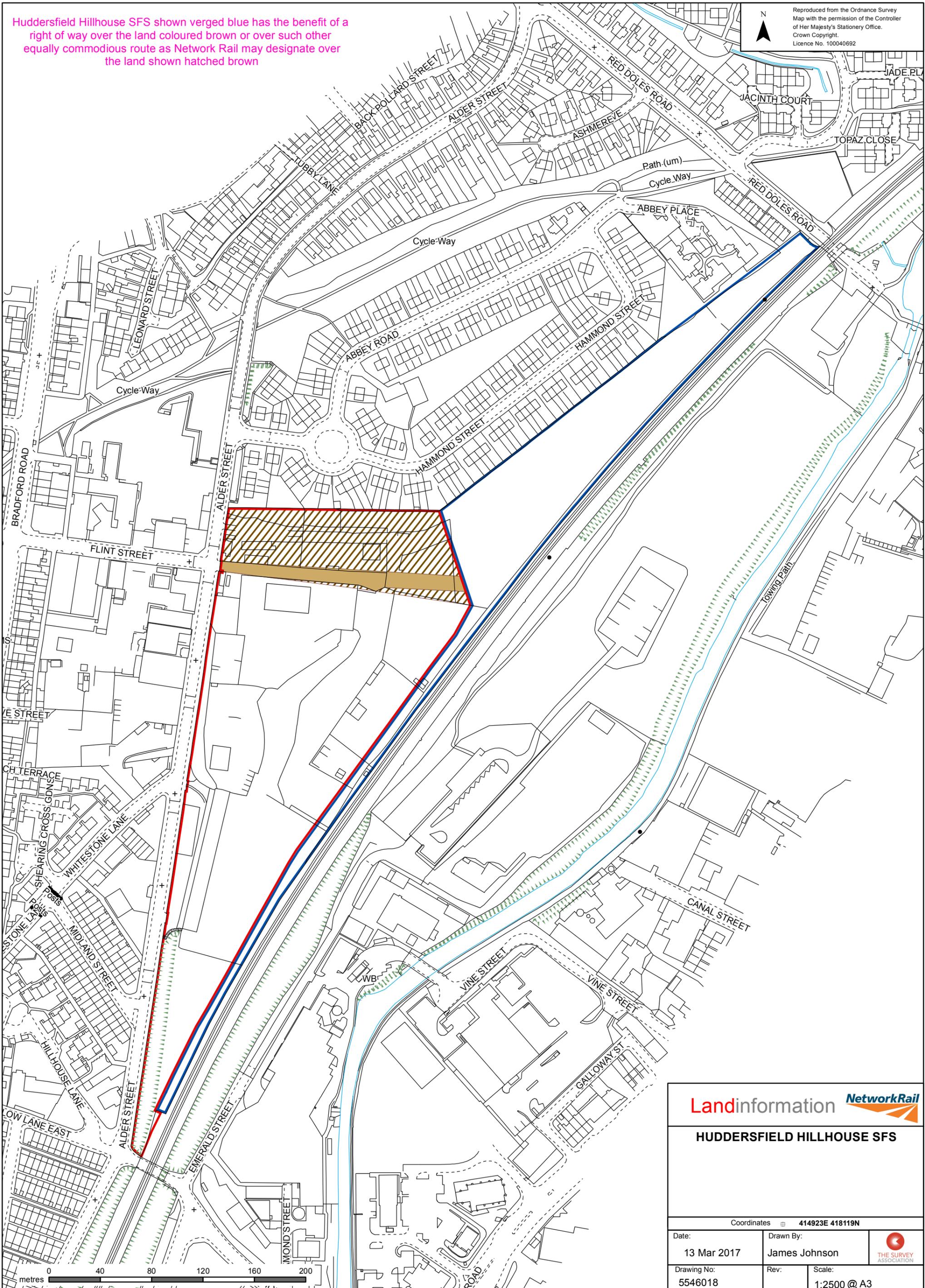
Property		
Melton Mowbray Strategic Freight Site		
Coordinates \square 435274E 145851N		
Date: 01 Apr 2014	Drawn By: Phil Orman	
Drawing No: 69669	Rev: A	Scale: 1:840 @ A3



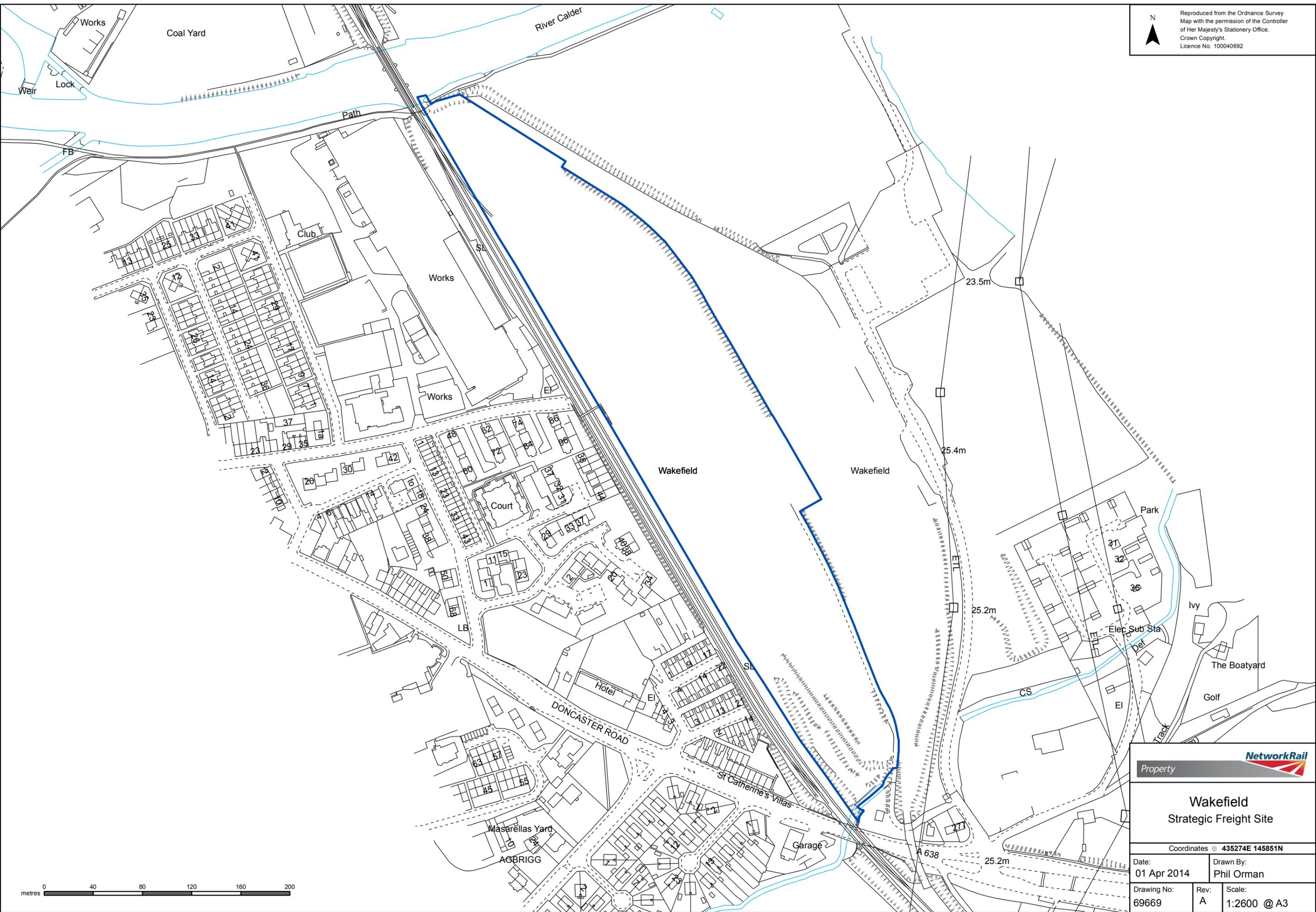
Property		
South Bermondsey Strategic Freight Site		
Coordinates \square 435274E 145851N		
Date: 01 Apr 2014	Drawn By: Phil Orman	
Drawing No: 69669	Rev: A	Scale: 1:1450 @ A3

Huddersfield Hillhouse SFS shown verged blue has the benefit of a right of way over the land coloured brown or over such other equally commodious route as Network Rail may designate over the land shown hatched brown

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Huddersfield Hillhouse SFS	
Coordinates \square 414923E 418119N	
Date: 13 Mar 2017	Drawn By: James Johnson
Drawing No: 5546018	Rev: Scale: 1:2500 @ A3



		
Property		
Wakefield Strategic Freight Site		
Coordinates \square 435274E 145851N		
Date: 01 Apr 2014	Drawn By: Phil Orman	
Drawing No: 69669	Rev: A	Scale: 1:2600 @ A3

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description:

Belle Vue Sidings, off Doncaster Road, Wakefield

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

Summary of position regarding responses: There were 29 consultees of which 3 did not respond despite numerous attempts to contact. There was an initial holding response made by DB Cargo which was subject to the site being formally delisted from the SFS list. This was confirmed as 'no objection' on 07 August 2017. Comments were also made by Wakefield MDC however these were not an objection and did not relate to the foreseeable railway use of the site. There are no objections to the disposal of the site.

Land disposal consultation report

V 1.1

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	19/07/2017	No Comment See Annex 1	
2	Arriva Trains Cross Country		Y	26/06/2017	No Comment See Annex 1	
3	c2c Rail Limited					Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017.
4	Chiltern Railway Company Limited		Y	12/07/2017	No Comment See Annex 1	
5	East Midlands Trains Limited		Y	12/07/2017	No Comment See Annex 1	
6	Eurostar International Limited		Y	27/06/2017	No Comment See Annex 1	

Land disposal consultation report

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7	Great Western Railway		Y	26/06/2017	No Objection See Annex 1	
8	Grand Central Railway Company Limited					Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017. Telephoned mobile on 20/07/2017 @ 15:03 and left voicemail.
9	London & South Eastern Railway Limited (Southeastern)		Y	26/06/2017	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited		Y	23/06/2017	No Objection See Annex 1	
11	Northern Rail Limited		Y	23/06/2017	No Objection See Annex 1	
12	COLAS Freight		Y	27/06/2017	No Comment See Annex 1	
13	Direct Rail Services Limited		Y	30/06/2017	No Comment See Annex 1	
14	DB Schenker (Formerly EWS)		Y	20/07/2017	See Comments in Annex 1	
15	Freight Transport Association		Y	12/07/2017	No Comment	

Land disposal consultation report

V 1.1

					See Annex 1	
16	Freightliner Limited		Y	20/07/2017	No Comment See Annex 1	
17	GB Railfreight Limited		Y	20/07/2017	No Objection See Annex 1	
18	Rail Freight Group		Y	26/06/2017	See Comments in Annex 1	
19	West Coast Railway Company		Y	24/07/2017	No Comments See Annex 1	
20	W. H. Malcolm		Y	29/06/2017	No Objection See Annex 1	
21	Association of Community Rail Partnerships		Y	04/07/2017	No Comment See Annex 1	
22	British Transport Police		Y	11/07/2017	No Objection See Annex 1	
23	Transport Focus (formerly Passenger Focus)		Y	26/06/2017	See Comments in Annex 1	
24	Virgin Trains East Coast		Y	23/06/2017	No Objection See Annex 1	
25	Alliance Rail Holdings		Y	23/06/2017	No Comment See Annex 1	

Land disposal consultation report**V 1.1**

26						Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017.
27	Transport for North		Y	13/07/2017	No Comment See Annex 1	
28	West Yorkshire Passenger Transport Executive (Metro)		Y	17/07/2017	No Objection See Annex 1	
29	Wakefield District Council		Y	19/07/2017	See Comments in Annex 1	

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 2

Annex 1

1 Department for Transport

From: dft.gsi.gov.uk]

Sent: 19 July 2017 09:50

To: networkrail.co.uk'

Cc: Network Services Briefing

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Thank you for your email.

With reference to the Land Disposal Consultation issued by Network Rail on 23rd June in relation to the proposed freehold sale or long leasehold of **Belle Vue Sidings, off Doncaster Road, Wakefield**, the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

Planning and Investment Manager, Network Services North - Rail Group, Department for Transport

3/23

2 Arriva Trains Cross Country

From: crosscountrytrains.co.uk]

Sent: 26 June 2017 11:59

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards

Land disposal consultation report

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Station Contracts Manager CrossCountry

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

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



3 c2c Rail Limited

NO RESPONSE

4 Chiltern Railway Company Limited

From: chilternrailways.co.uk]

Sent: 12 July 2017 11:51

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

No comments from Chiltern.

Regulatory Contracts Manager
Chiltern Railways

Land disposal consultation report

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

V 1.1

chilternrailways.co.uk

www.chilternrailways.co.uk

<http://twitter.com/ChilternRailway>

[Download our free real time information and ticket purchase app here.](#)



5 East Midlands Trains Limited

From: .co.uk]

Sent: 12 July 2017 13:47

To:

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hello

No comment required for EMT.

Thank you!

Head of Procurement

East Midlands Trains

W: eastmidlandstrains.co.uk

A: 1 Prospect Place, Millennium Way, Pride Park, Derby, DE24 8HG

6 Eurostar International Limited

From: eurostar.com

Sent: 27 June 2017 14:45

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment from EIL,
Thanks

PA to Strategy Director & General Counsel

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



7 Great Western Limited

From: gwr.com

Sent: 26 June 2017 11:01

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good morning

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

GWR.com

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

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

8 Grand Central Railway Company Limited

NO RESPONSE

9 London & South Eastern Railway Limited (Southeastern)

From: southeasternrailway.co.uk]

Sent: 26 June 2017 10:26

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good Morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ



10 Merseyrail Electrics 2002 Limited

From: merseyrail.org]

Sent: 23 June 2017 11:25

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

We have no objections.

Thanks

Legal & Contract Assistant
Merseyrail

Email	merseyrail.org
Web	www.merseyrail.org



11 Northern Rail Limited

From: northernrailway.co.uk]

Sent: 23 June 2017 11:35

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hello

Land disposal consultation report

V 1.1

Hope you're well

Northern has no objection to the land disposal at Belle Vue Sidings, Wakefield

Kind regards

Xxxx

Franchise Compliance Manager
Northern House, 9 Rougier Street
York, YO1 6HZ

12 COLAS Freight

From: @colasrail.co.uk]

Sent: 27 June 2017 12:04

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment on proposed disposal.



Property & Estate Manager

colasrail.co.uk

COLAS RAIL LTD

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

www.colasrail.co.uk



13 Direct Rail Services Limited

From: drsl.co.uk]

Sent: 30 June 2017 13:47

To:

Cc:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

DRS have no comments on the below

Regards

14 DB Schenker (Formerly EWS)

From: deutschebahn.com deutschebahn.com @deutschebahn.com

Sent: 07 August 2017 16:45

To:

Cc:

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

XXXX,

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

Yours,

Land disposal consultation report

V 1.1

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road London EC1V 7LW

From: deutschebahn.com deutschebahn.com deutschebahn.com

Sent: 20 July 2017 15:12

To:

Cc: @deutschebahn.com

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Although i understand that the site has poor HGV access, I have not yet had confirmation that its removal from the SFS list has been agreed. As I'm away on leave tomorrow and at an all-day meeting in Manchester on Monday, I may not be able to confirm our position and/or express our agreement until Tuesday 25 July.

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road
London EC1V 7LW

From December 2016 my e-mail address will be deutschebahn.com and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to: deutschebahn.com

15 Freight Transport Association

From: fta.co.uk]

Sent: 12 July 2017 19:01

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

FTA had no comment.

Head of Policy – Rail Freight and Scotland

Freight Transport Association

www.fta.co.uk

16 Freightliner Limited

From: Freightliner.co.uk]

Sent: 20 July 2017 06:39

To:

Subject: Re: FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Dear

Apologies for the delay in responding. I can confirm that Freightliner has no comment to make on the Sale proposal

Regards

17 GB Railfreight Limited

From: gbrailfreight.com]

Sent: 20 July 2017 21:50

To:

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No objections from GB Railfreight.

Regards,

National Access Manager,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

E-mail: gbrailfreight.com.

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

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

18 Rail Freight Group

From: rfg.org.uk]

Sent: 27 June 2017 09:50

To:

Cc:

Subject: RE: *Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Thanks

Given that, I will place a holding objection on the disposal, subject only to you completing the formal delisting.

I realise it is just paperwork but it's a sensitive area for my members,

Thanks

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

Land disposal consultation report**From:** networkrail.co.uk]**Sent:** 27 June 2017 09:22**To:** rfg.org.uk**Cc:****Subject:** RE: *Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Thank you for your email below, the disposal site was provisionally delisted at the NR/FOC meeting dated 16th march 2017 where a number of sites were delisted. As I understand it before I can confirm the site has been formally delisted NR must receive a signed letter of confirmation from all of the FOC's. There are still a couple of letters that remain outstanding therefore this LC7 consultation shall be subject to the formal delisting.

I hope this helps.

Regards

Development Surveyor | Residential
Network Rail
George Stephenson House | York | YO1 6JT

E @networkrail.co.uk
www.networkrail.co.uk/property

**From****Sent:** 26 June 2017 16:22**To: Subject:** FW: *Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Can you please reply direct to

Land disposal consultation report

Thanks.

V 1.1



Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
E networkrail.co.uk

www.networkrail.co.uk/property

From: rfg.org.uk]

Sent: 26 June 2017 10:16

To:

Subject: RE: *Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

thanks, the LC7 form says that this has been '**provisionally** agreed to be delisted'.

Please can you confirm whether this has now been fully delisted, or what else needs to be done to confirm that?

I can't see any problem per se with the disposal, but want to understand that the process is all in hand,

Thanks

Executive Director

Rail Freight Group
7 Bury Place
London
WC1A 2LA
rfg.org.uk

Rail Freight (Users and Suppliers) Group

Land disposal consultation report

Registered No. 332 4439

www.rfg.org.uk

Twitter @railfreightUK

V 1.1

19 West Coast Railway Company

From: aol.com]

Sent: 24 July 2017 12:48

To:

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakef...

no comments

WCR

E aol.com

20 W. H. Malcolm

From: whm.co.uk]

Sent: 29 June 2017 07:40

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No objections.

Regards.

Contracts, Rail & Estate Management | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

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

21 Association of Community Rail Partnerships

From: acorp.uk.com]

Sent: 04 July 2017 17:17

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

No comment.

Senior Operations Manager



Mobile

Web: acorp.uk.com

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



Land disposal consultation report

V 1.1

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22 British Transport Police

From: .pnn.police.uk **On Behalf Of** SDD Business Support

Sent: 11 July 2017 09:12

To:

Subject: FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Please see response below.

Regards

Senior Personal Assistant to Mike Furness
Head of Strategy & Performance Department
British Transport Police;
FHQ, 25 Camden Road, London, NW1 9LN
Telephone: Extn
Email: btp.pnn.police.uk
www.btp.police.uk

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From:

Sent: 06 July 2017 12:54

To:

Cc:

Subject: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Crime Reduction Unit reference: CRU-2017- 0786

Having reviewed the documents in relation to the proposed disposal of land known as Belle Vue Sidings, off Doncaster Road, Wakefield, West Yorkshire under the Network Rail reference of: Plan 5453551 and dated 21.06.17, I have no objections to this proposal and no further comments to add.

Regards

Crime Prevention Design Advisor.

British Transport Police,
C Division. Pennine Sector.
1st Floor, West Gate House,
Grace St, Leeds, LS1 2RP
Mobile
Email btp.pnn.police.uk
www.btp.police.uk

From:

Sent: 23 June 2017 15:33

To:

Subject: FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Land disposal consultation report

V 1.1

Hello

Please see email re Doncaster Road, Wakefield

Regards

Senior Personal Assistant to **XXXX**
Head of Strategy & Performance Department
British Transport Police;
FHQ, 25 Camden Road, London, NW1 9LN
Telephone: Extn:
Email: btp.pnn.police.uk
www.btp.police.uk

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23 Transport Focus (formerly Passenger Focus)

From: transportfocus.org.uk]

Sent: 26 June 2017 13:40

To:

Subject: Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017 2106r18

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

it is 58,784 square metres of land, formerly Belle Vue sidings, south of the River Calder on the up side of the Wakefield Kirkgate to Hare Park Junction railway;

there will be at least eight metres between the operational railway and the boundary of the sale land;

it is to be sold freehold or on a long lease;

Land disposal consultation report

the land is being considered by the Homes and Communities Agency – an adjacent site has planning for housing, and this land is expected to be allocated for such in the “City Fields Masterplan”;
otherwise there are various other options;
there is provisional agreement to the site being delisted from Strategic Freight Status;
existing maintenance access to the railway will be maintained;
no other railway use has been identified;
disposal is likely in 12 – 18 months’ time.

Providing the delisting from Strategic Freight Status is conformed, Transport Focus has no objection to the proposed disposal.

Regards,

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

24 Virgin Trains East Coast

From: @virgintrainseastcoast.com]

Sent: 23 June 2017 12:48

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

I can confirm that VTEC has no objection to the proposed disposal.

It did take me a while to work out where the location was and I do wonder if in future you could include a map to help orientate myself to the location.

Regards



XXXX Major Projects Director
Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH
t: XXXXm: XXXXe: XXXX@virgintrainseastcoast.com



25 Alliance Rail Holdings

From: Alliancerail.co.uk]
Sent: 23 June 2017 11:23
To:
Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Alliance has no comments

Regards

26

NO RESPONSE

27 **Transport for North**

From: railnorth.org

Sent: 13 July 2017 15:08

To:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment from Rail North

Head of Investment Planning,
Rail North

28 **West Yorkshire Passenger Transport Executive (Metro)**

From: westyorks-ca.gov.uk]

Sent: 17 July 2017 10:40

To:

Cc:

Subject: RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good morning and many thanks for consulting the West Yorkshire Combined Authority with regard to this proposed land disposal.

Having discussed the matter with our colleagues in Wakefield Metropolitan District Council, we note that the site lies within Wakefield East Special Policy Area (SPA2) identified in the Council's Local Development Framework. The area is allocated for mixed use development, primarily residential. The Council has constructed the Wakefield Eastern Relief Road on land adjacent to the Network Rail land to open up the special policy area for development. The Council was aware that Network Rail has indicated a desire to bring the land forward for residential development.

The Council approved the City Fields Masterplan Framework in June 2017 to support comprehensive, co-ordinated delivery and place making. It identifies the Network Rail land delivering residential development.

Equally, WYCA is not aware of any likely future rail-related use for the land in question.

Land disposal consultation report

V 1.1

On this basis, we confirm that WYCA does not have any objection to the proposed disposal of this land.

I hope this is helpful. Please feel free to contact me if you should have any further queries.

Regards

Rail Technical Advisor
West Yorkshire Combined Authority
Wellington House
40-50 Wellington Street
Leeds LS1 2DE

From:

Sent: 23 June 2017 11:26

To: westyorks-ca.gov.uk

Subject: FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Pls can you review and respond on our behalf? Suggest liaising with Neville Ford at WMDC if you think relevant.

Thanks

29 **Wakefield District Council**

From: wakefield.gov.uk]

Sent: 19 July 2017 16:41

To:

Subject: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Importance: High

Dear

Thank you for your recent consultation regarding your proposed disposal and subsequent development of land at the former Belle Vue Sidings. In order for the land to be developed in accordance with your proposals, it will be necessary for access to be taken from the recently constructed Wakefield Eastern Relief Road (WERR). Any alternative access would greatly diminish the development potential of the land and it is therefore clear that Network Rail will benefit from an increase in the value of its asset as a result of the Council's investment in the WERR.

The current private access off Doncaster Road serves a limited number of dwellings as well as providing access to the Network Rail land. The access is private, and it is unlikely that it could be brought up to an adoptable standard due to land constraints. This will severely restrict the number of vehicles, and thus the level of development, which could be accessed via the private road. Any intensification of the use of the access due to residential development from the Network Rail land is likely to lead to congestion and highway safety issues at the Doncaster Road junction, and could not be supported by the highway authority. Access to the Network Rail site should be taken via the WERR/adjacent residential development.

During the delivery process for the WERR, you may be aware of negotiations which took place between the Council and yourselves which resulted in an agreement for the Council to make a payment of £1m to secure rights to construct the WERR beneath your nearby railway infrastructure. This sum was based on a perceived uplift in value of the Council's (and potentially other landowners) land arising from the construction of the WERR, despite the fact that the Council's land could be accessed via alternative routes and was not reliant upon the WERR. Whilst the approach of Network Rail, in seeking to exploit the benefits of the Council's investment, was, at that time, disappointing in itself, the current circumstances serve to highlight that no consideration was given to the future benefits which may accrue directly to Network Rail from the provision of the WERR. In the circumstances we feel this brings into question the validity of your approach to previous negotiations.

Service Director
Economic Growth and Housing

ANNEX 2

From:

Sent: 23 June 2017 11:10

To: EXTL: chilternrailways.co.uk; eastmidlandstrains.co.uk; eurostar.com; gwr.com; grandcentralrail.com; southeasternrailway.co.uk; merseyrail.org; northernrail.org; crosscountrytrains.co.uk; alliancerail.co.uk; aol.com; colasrail.co.uk; drsl.co.uk; deutschebahn.com; fta.co.uk; Freightliner.co.uk; @rfq.org.uk; @acorp.uk.com; @btp.pnn.police.uk; Transportfocus.org.uk; dft.gsi.gov.uk; whm.co.uk; railnorth.org; @westyorks-ca.gov.uk; wakefield.gov.uk

Cc:

Subject: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Dear Consultee,

Property: *Belle Vue Sidings, off Doncaster Road, Wakefield*

We seek to consult you as regards your views, please, on our proposed disposal by way of *freehold sale or long leasehold*.

We attach a draft application form to the Office of Rail and Road which, with the 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 the disposal, as required 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. It is therefore important that we have your views, so that these may be considered in ORR's decision.

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.

We request your comments, please, by **21st July 2017**, 28 days from issue of email] (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **21st July 2017**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to, *email:* 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.

Regards



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

T

E networkrail.co.uk

www.networkrail.co.uk/property