

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



5 July 2018

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

## **Network licence condition 7 (land disposal): Beeston Goods Yard, Nottinghamshire**

### **Decision**

1. On 10 May 2018, Network Rail gave notice of its intention to dispose of land at Beeston Goods Yard, Nottinghamshire (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) and the additional plan provided by Network Rail at Annex B.
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 and no objections were left unresolved.
4. In considering the proposed disposal, we note that there is no evidence that railway operations would be affected adversely. In particular, we note that Network Rail has:
  - confirmed to us that it has amended the boundary of the proposed disposal to accommodate additional land required for future platform extension (Annex B);
  - addressed East Midlands Trains' concerns by retaining land to facilitate an additional 60 car parking spaces at Beeston station (plan 6167944); and
  - stated that it has removed the site from the supplementary strategic freight site list having gained industry agreement to do so<sup>1</sup>.
5. Therefore, 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.

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<sup>1</sup> The removal of designated strategic freight sites must be in accordance with Schedule 7 to the *Supplemental Agreement for leases, site demarcations, connection agreements and BRT easements between British Railways Board and Railtrack PLC made 1 April 1994* pursuant to the Railtrack Transfer Scheme.



6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>2</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”.

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 that reads 'Les Waters'.

**Les Waters**

**Duly authorised by the Office of Rail and Road**

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<sup>2</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

# 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, known as Beeston Goods Yard, is located to the North East of Beeston Station (NG9 1JU). Beeston Town Centre is a short distance to the north shown coloured blue on the plan referenced below.</p> <p>The site is unoccupied with the exception of two small fenced compounds (let on unsecured tenancies) that are used by private tenants for temporary storage.</p> <p>The remainder of the site is vacant and remains derelict and unsightly.</p> <p>With the exception of a small derelict former goods shed the majority of the site has been cleared of all structures.</p> <p>The area surrounding the site comprises established and new residential development.</p> <p>(Please note that as a consequence of Network Rails Land Disposal Consultation exercise – please see Section 8 – the initial disposal plan (84677) has been amended to account for retention of land by Network Rail (new Plan 6167944)</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ul style="list-style-type: none"> <li>• Beeston Location Plan.</li> <li>• Revised Disposal Plan 6167944</li> <li>• Plan 84677 - The area subject to the initial consultation is coloured blue. NR freehold ownership is coloured green and the station lease demise is outlined by a dark blue border.</li> <li>• Aerial Plan.</li> <li>• Beeston Headshunt Plan.</li> <li>• S00926 Beeston_Haskoll_Option11A_(Rev3)</li> <li>• Beeston Station. Meadow Road (Technology Drive Parking Location &amp; Layout.</li> </ul> <p>*The boundaries set out on the Aerial plan are for illustrative purposes only</p>
Clearance Ref:	Business: CR/22355 (Certificate number 36752). Dated 18.05.16. Technical: CR/22355 (Certificate number 30367). Dated 13.06.16
Project No.	S00926

Ordnance survey coordinates	4534E 3363N
Details of attached photographs (as required)	Photograph IMG20131125 0012 and IMG20131125 0013. Both taken from Station Road looking east.
<b>2. Proposal</b>	
Type of disposal	Freehold or Long Leasehold (125 – 999 years). The access road serving both the new development and Network Rails retained land to the north end of the site may be subject to adoption by the local authority. This will be subject to future negotiations as part of the disposal process.
Proposed party taking disposal	To be confirmed. This will either be through NR's Joint Venture (blocwork) or a suitable developer appointed by way of an open market competitive process. If necessary a transfer to the Local Authority for highway purposes.
Proposed use / scheme	Residential (Use Class C3) that may include student accommodation, sheltered or care home use alongside ancillary car parking.
Access arrangements to / from the disposal land	Direct from public highway via existing access points into the site off Station Road.
Replacement rail facilities (if appropriate)	None. The site has been derelict since 1994. Network Rail considers there is no reasonable likelihood of the site being used for railway purposes having regard to town planning constraints, highway constraints and changes in the volume and pattern of rail freight uses and the practical considerations of accommodating such uses on site.
Anticipated rail benefits	Release of the site will contribute directly to investment in the rail network through the release of capital receipts. The project will also provide additional 46 parking spaces within the retained area for use as an overflow public car park (when required). This will compliment 60 new parking spaces being provided immediately adjacent to the southern station platform. It will be managed as a P&D car park by the local authority.  The new car parking increases will take current availability from some 30 spaces to potentially 136 spaces. Based on low demand, historic and anticipated use this is considered more than adequate. The retained area will also provide the opportunity for Network Rail Operations and Infrastructure Projects to park RRV vehicles and to gain direct access to the track when occasionally required at weekends or night time.

Anticipated non-rail benefits	The proposed residential development will greatly enhance the built environment surrounding the station by removing an unsightly, dilapidated and poor quality site. Delivery of residential units will accord with the Government, Network Rail and local authority's strategic objectives to encourage redevelopment of brownfield / publicly owned sites for residential use. The potential inclusion of a major cycle route within the site will enhance access to the station.
<b>3. Timescales</b>	
Comments on timescales	Disposal is anticipated in the latter part of 2018
<b>4. Railway Related Issues</b>	
History of railway related use	<p>The last rail related use was in 1994 when it was used as a depot by Blue Circle Cement before closure.</p> <p>The site was subject to a separate external consultation exercise to remove it from its Strategic Freight listing on the basis it is no longer viable as a freight site. The consultation was successfully completed in the early Autumn of 2017 with all relevant consultees confirming (by letter) their agreement to 'release' the site.</p>
When last used for railway related purposes	It is understood not to have been used for railway purposes for at least 20 years.
Any railway proposals affecting the site since that last relative use	None. There are no plans within the current East Midlands Route Study, March 2016.
Impact on current railway related proposals	The release of the site for development will not impact upon the provision of any rail related proposals. The current East Midlands Route Study, March 2016, has been reviewed as part of the proposed disposal and it has been confirmed by the Route Strategic Planning Team that disposal will not impact upon the Route Study.
Potential for future railway related use	Not over and above the current designated use. This has been considered in detail by Network Rail as part of discussions with the freight companies to remove the site from its Strategic Freight listing

<p>Any closure or station change or network change related issues</p>	<p>None. There are no sidings within the yard itself.</p> <p>The former siding (which historically connected the site to the network) was used as a headshunt. However, as a consequence of Network Change (Ref NC/G1/2015/LNE/014A) the headshunt has been disconnected at ELR: ECM7 2m 30Ch to 2m 70 ch. See attached plan illustrating the disconnected headshunt.</p> <p>Therefore no further Network Change is required.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>As part of internal consultation it was identified that access and a small storage compound may be required to gain entry to the rail line via the old sidings entrance. This right has been reserved and access will be incorporated into any development. Any land required for the compound will be excluded from any land transfer.</p> <p>There is a possibility (in the long term future and as yet unconfirmed by any plans) that the platforms at Beeston may be extended. The area required for the platform falls outside the area subject to this consultation and no land (which is the subject of this disposal) will be required for platform extension works. Nonetheless any disposal agreement will take account of the potential to use a future site entrance and site access road to improve potential accessibility to an extended platform.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>Disposal will be subject to, and in accordance with, the conditions set out within the relevant Technical Clearance to safeguard operational issues and ensure safety issues are addressed.</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

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The proposed development for residential use accords with planning policy and the local authority's strategic objectives. The local planning authority is keen to encourage the redevelopment of brownfield sites due to the pressures placed upon the Green Belt. It will also remove an unsightly area that blights the locality. Due to the site's connectivity, proximity to public transport and brownfield credentials it accords with sustainable development principles.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>An intrusive site investigation will be undertaken. Levels of contamination are considered to be low and there are no known environmental issues.</p>

## 6. Local Authorities

<p>Names &amp; Email Addresses:</p>	<p>Planning Development and Regeneration Manager, Broxtowe Borough Council @broxtowe.gov.uk</p>
<p>Local Transport Authorities:</p>	<p>Project Manager, Environmental Strategy, Nottinghamshire County Council @nottsc.gov.uk</p>
<p>Other Relevant Local Authorities:</p>	<p>Planning Officer, Planning Policy Team' Nottingham County Council @nottsc.gov.uk</p>

## 7. Internal approval to consult

<p>Recommendation:</p>	<p>Based on the above, I recommend that Network Rail consults on the terms of disposal</p>
<p>Declaration:</p>	<p>I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions</p>
<p>Proposer's name:</p>	<p>Proposer's job title: Development Surveyor</p>

Signed	Date 31 October 2017
Authorised by (name):	Authoriser's job title: Principal Development Manager

## 8. Consultations

Internal consultation	Business & Technical Clearance was completed in 2014 and then recirculated and completed in 2016. Further consultation took place post Clearance to ensure land was provided for future NR access and parking.
Summary of position as regards external consultations	<p>The consultation exercise involved 26 external parties. Only 2 parties have failed to respond namely Grand Central Railway Company Limited (Consultee 8) and Nottinghamshire County Council (26).</p> <p>Whilst there was no response from consultee 26 a positive response was received from another County Council consultee (25) so we consider the absence of this response is not material in this instance.</p> <p>The lack of response from Grand Central Railway Company Limited (8) is also considered immaterial due to the nature of that consultees business and our site in question.</p> <p>East Midlands Trains (No5) initially raised an objection; however, working collaboratively a solution was found resulting in their agreement and removal of their objection. This was achieved by the appointment of a professional team to design an agreed solution that addressed EMT concerns. A final plan illustrating layout and use was agreed by EMT, Network Rail Station Portfolio Team and Network Rail Infrastructure Projects. This resulted in EMT being happy to remove their objection. The plan allows Network Rail access to the rail network when required and provides overnight parking for their vehicles when required (this is expected to be no more than once a year). At all other times the area will provide 'overflow' parking should it be required. The layout accommodates the existing taxi rank and allows for improved access and drop – off at the station. It also allows for any future expansion of the station platform (Plan S00926 Beeston_Haskoll_Option11A_(Rev3)). The outcome is that the initial disposal plan 84677 has been updated to reflect the retention of land for use by Network Rail (Plan 6167944)</p>

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	None. For noting - the only objection (EMT) has been resolved through dialogue and agreement.
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**9. Internal approval to dispose**

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal
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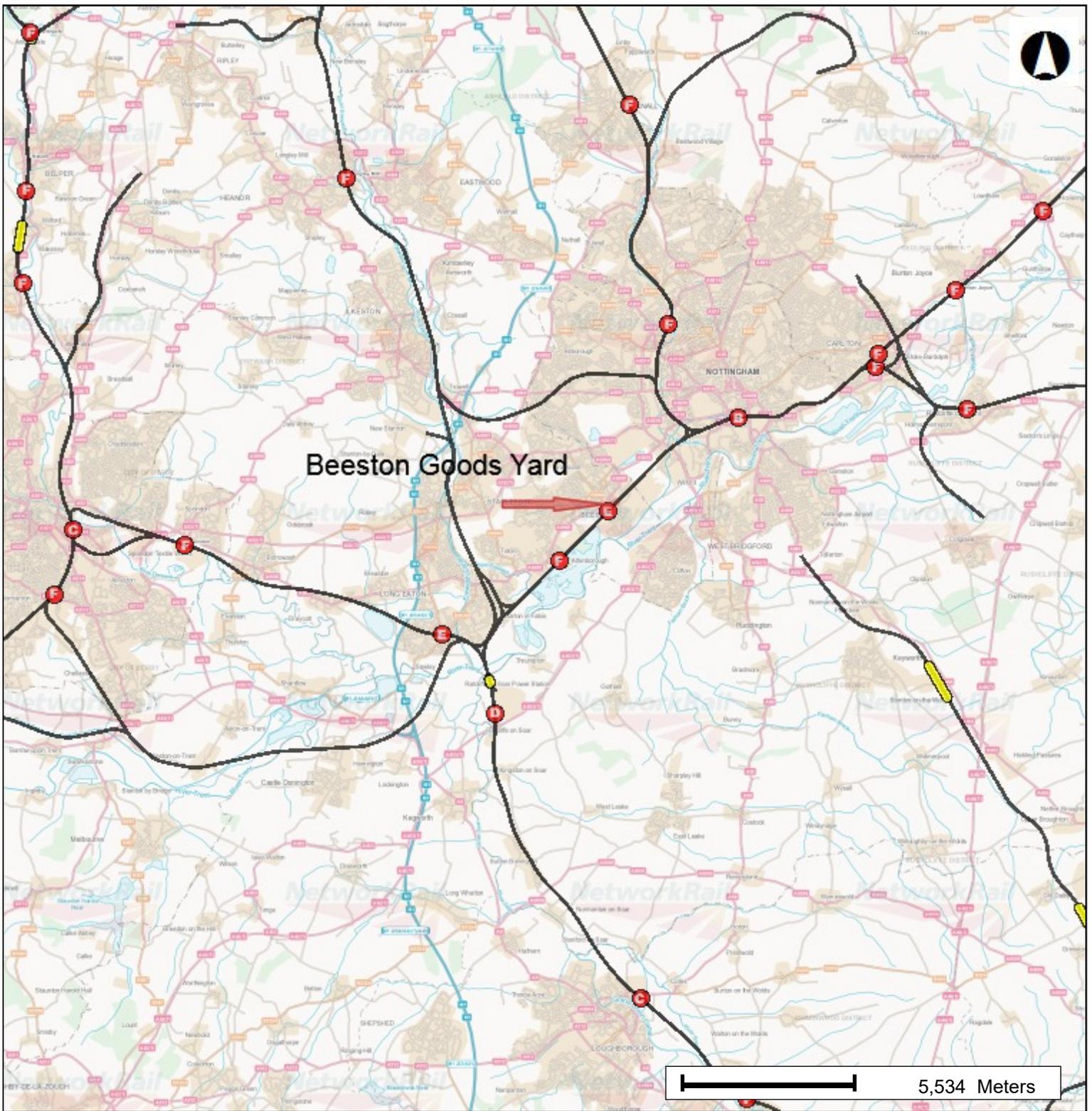
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
--------------	---

Proposer's name:	Proposer's job title: Development Surveyor
------------------	---

Signed	Date 2 <sup>nd</sup> May 2018
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Authorised by (name):	Authoriser's job title: Principal Development Manager
-----------------------	--

Signed.....	Date.....
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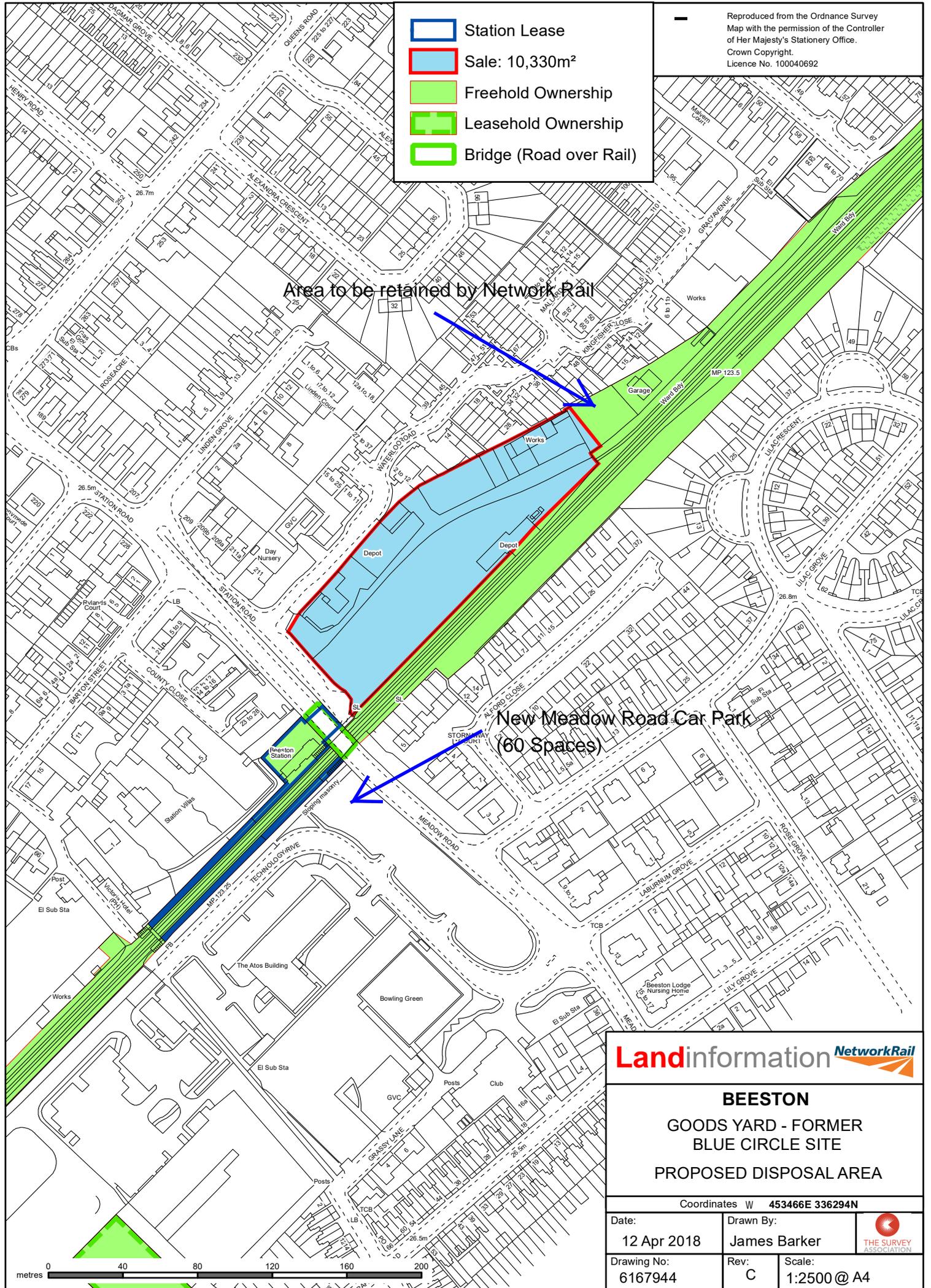
Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk)



**Beeston Goods Yard  
Location Plan**

Scale	1 : 172,952
Plot Date	23/05/16 14:33
Printed By	

Output created from GeoRINM Viewer



- Station Lease
- Sale: 10,330m<sup>2</sup>
- Freehold Ownership
- Leasehold Ownership
- Bridge (Road over Rail)

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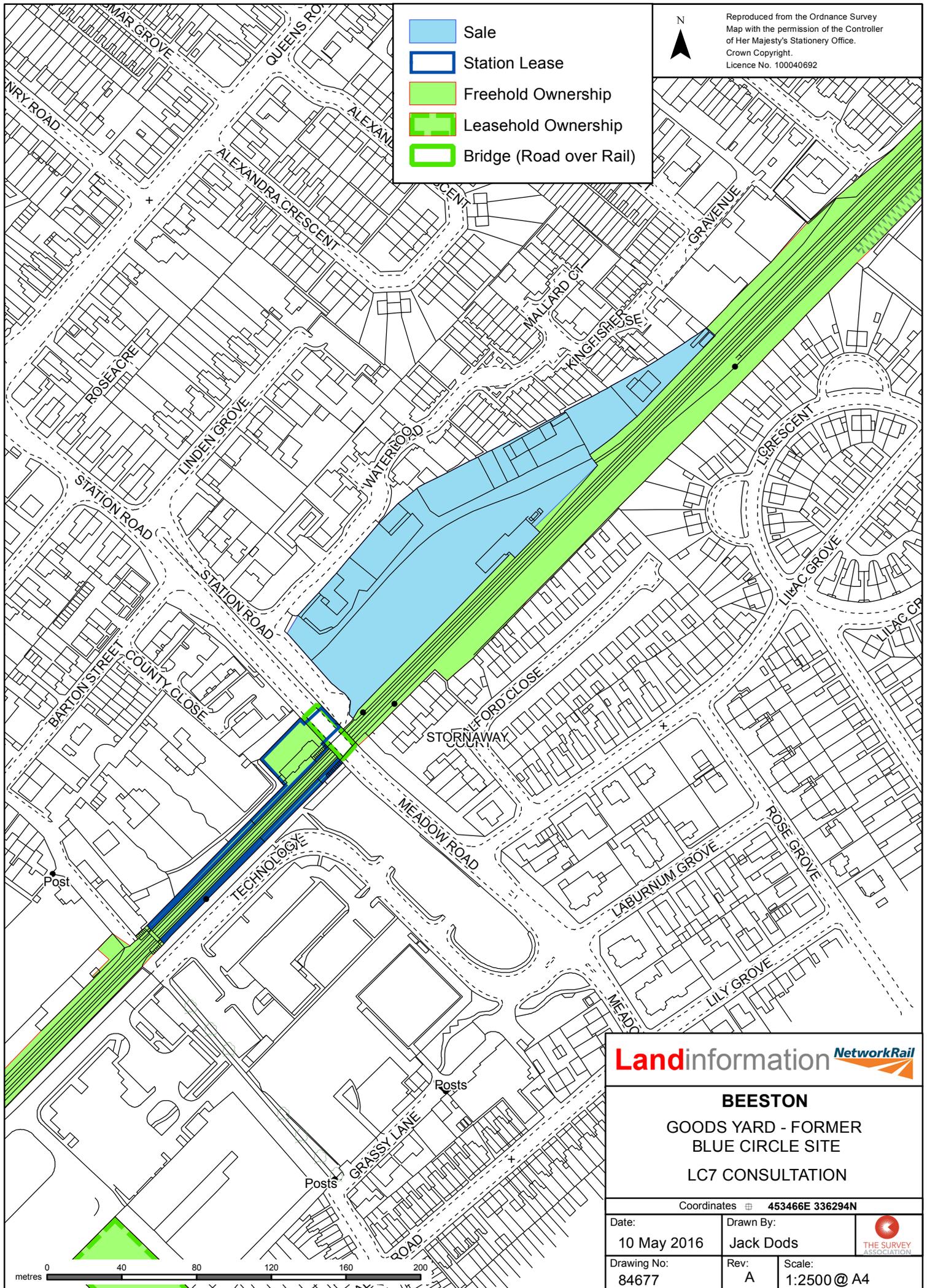
Area to be retained by Network Rail

New Meadow Road Car Park (60 Spaces)

**Land**information

**BEESTON**  
 GOODS YARD - FORMER  
 BLUE CIRCLE SITE  
 PROPOSED DISPOSAL AREA

Coordinates W <b>453466E 336294N</b>		
Date: 12 Apr 2018	Drawn By: James Barker	 THE SURVEY ASSOCIATION
Drawing No: 6167944	Rev: C	Scale: 1:2500 @ A4



- Sale
- Station Lease
- Freehold Ownership
- Leasehold Ownership
- Bridge (Road over Rail)



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**Landinformation**

**BEESTON**  
**GOODS YARD - FORMER**  
**BLUE CIRCLE SITE**  
**LC7 CONSULTATION**

Coordinates  $\square$  **453466E 336294N**

Date:  
**10 May 2016**

Drawn By:  
**Jack Dods**



Drawing No:  
**84677**

Rev:  
**A**

Scale:  
**1:2500 @ A4**

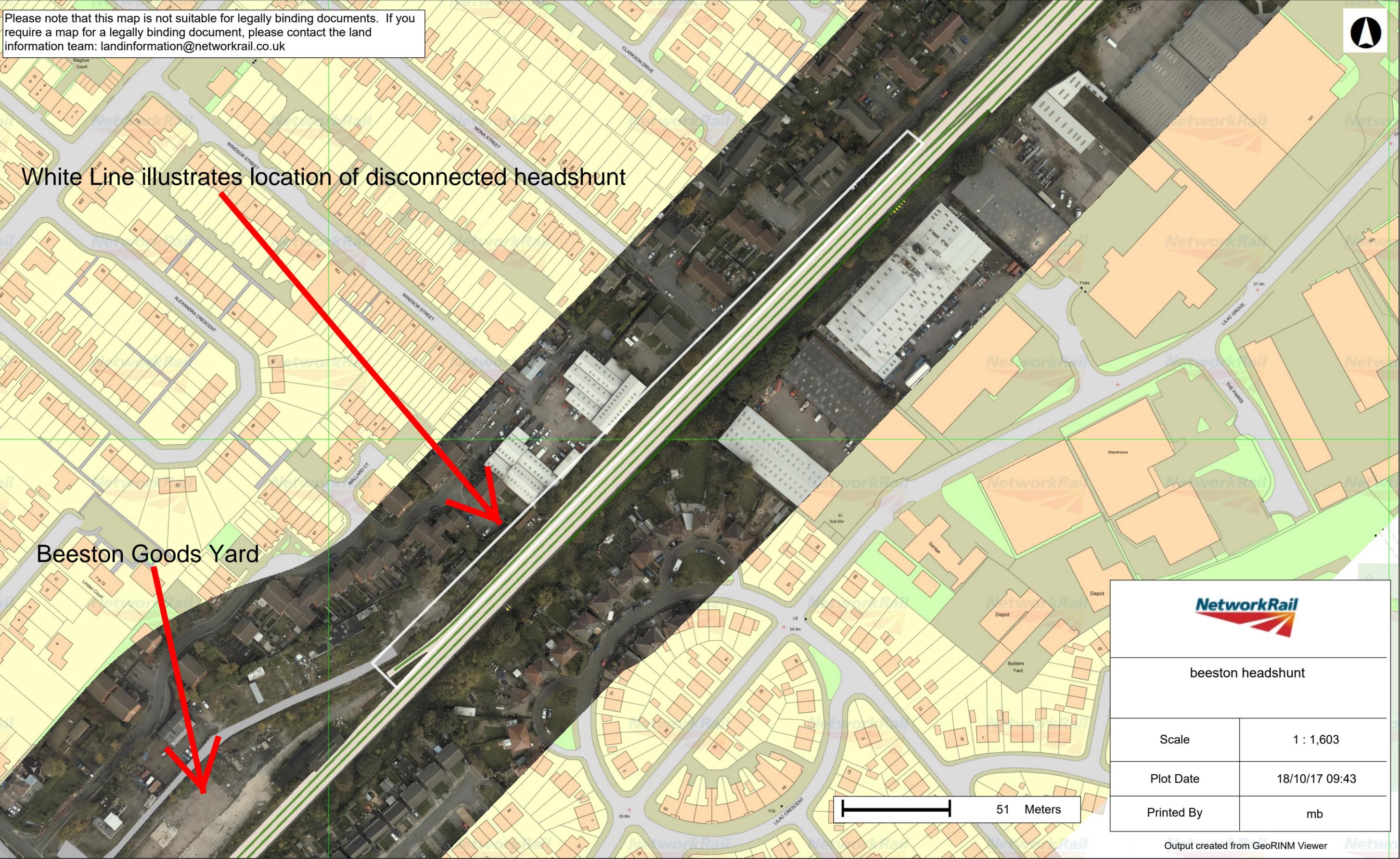




Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk

White Line illustrates location of disconnected headshunt

Beeston Goods Yard



beeston headshunt

Scale	1 : 1,603
Plot Date	18/10/17 09:43
Printed By	mb



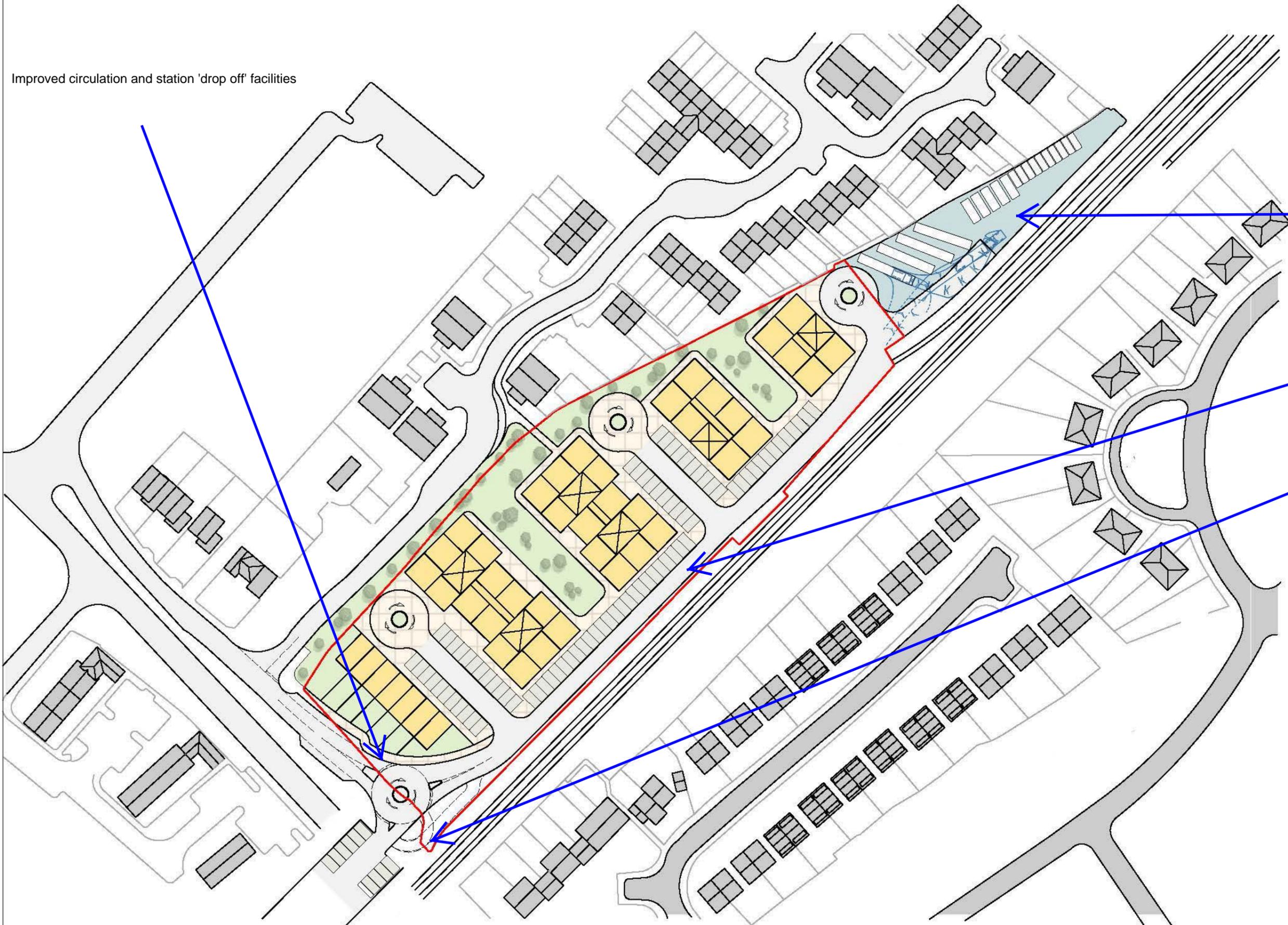
Output created from GeoRINM Viewer

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**Illustrated Scheme:**

- Houses: 7 units
- Housing Parking: 2 per household
- Apartment: 38 units per floor
- Apartment Parking: 73

Improved circulation and station 'drop off' facilities



Area to be retained by Network Rail for Operational Requirements & Station Overflow Car Parking (46 Spaces)

Access Road to provide access to NR retained land and new development

Area to be excluded from disposal to allow for any future potential platform extension

REV DATE DRAWN AUTH

STATUS  
**PRELIMINARY**

**Haskoll**  
Architects and Designers

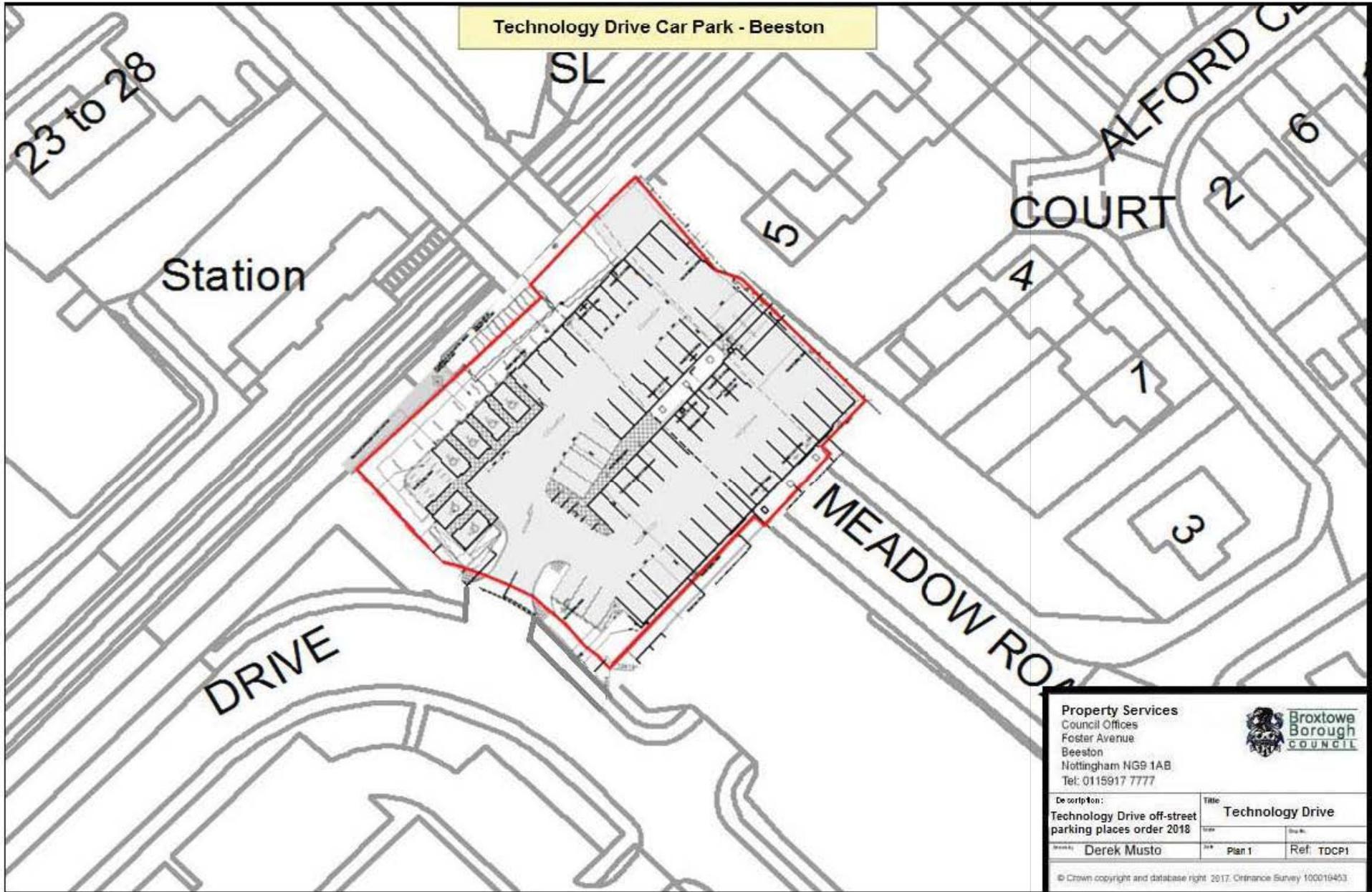
www.haskoll.co.uk  
T: 020 7835 1188

DRAWING TITLE  
Proposed Potential Site Layout  
Option 11A

CLIENT  
Network Rail  
PROJECT  
Station Road, Beeston

DATE February 2018 SCALE 1:1000  
DRAWN MT AUTH JG

DRAWING NUMBER 3124 - A - 1104 REVISION (Rev 01)



Technology Drive Car Park - Beeston

Property Services  
 Council Offices  
 Foster Avenue  
 Beeston  
 Nottingham NG9 1AB  
 Tel: 0115917 7777



Description:		Title	
Technology Drive off-street parking places order 2018		Technology Drive	
Prepared by:	Date:	Drawn by:	Ref:
Derek Musto	Plan 1		TDCP1

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# 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: Beeston Goods Yard, NG9 1JU

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

Summary of position regarding responses: Initial request

*The consultation exercise involved 26 external parties. Only 2 parties have failed to respond.*

There was no response from one of the consultees at Nottinghamshire County Council (NCC) (No26) however another colleague within NCC (No25) did respond. No 25 coordinated the response from NCC following internal consultation with colleagues. On this basis we consider the failure to respond by No26 immaterial. The Grand Central Railway Company Limited (No8) also failed to respond, however, their failure to respond is also considered immaterial due to the site in question and the consultees operation. East Midlands Trains (No5) initially raised an objection; however, working in collaboration the objection by EMT was removed through agreement. This was achieved by the appointment of a professional team to design a solution (Plan S00926 Beeston\_Haskoll\_Option11A\_(Rev3)) that was agreed by EMT, Network Rail

## Land disposal consultation report

V 1.1

Station Portfolio Team and Network Rail Infrastructure Projects (IP). Accordingly land will be retained by Network Rail for use resulting in an updated Disposal Plan (6167944)

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	04/12/2017	See comments in Annex 1	
2	Arriva Trains Cross Country		Y	08/11/2017	No Comment See Annex 1	
3	c2c Rail Limited		Y	13/11/2017	No Objection See Annex 1	
4	Chiltern Railway		Y	05/12/2017	No Comment	

**Land disposal consultation report**

**V 1.1**

	Company Limited				See Annex 1	
5	East Midlands Trains Limited		Y	14/12/2017	See Comments in Annex 1	
6	Eurostar International Limited		Y	08/11/2017	No Comment See Annex 1	
7	Great Western Railway		Y	07/11/2017	No Objection See Annex 1	
8	Grand Central Railway Company Limited		N	n/a	No reply received.	Emails sent on 07/11/2017, 16/11/2017, 27/11/2017 and 05/12/2017. Telephoned landline number on 07/12/2017 at 11:05. Unable to leave a voicemail and phone was just ringing out. Mobile number coming up and not recognised.
9	London & South Eastern Railway Limited (Southeastern)		Y	27/11/2017	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited		Y	08/11/2017	No Objection See Annex 1	
11	Northern Rail Limited		Y	16/11/2017	No Objection See Annex 1	

## Land disposal consultation report

V 1.1

12	COLAS Freight		Y	09/11/2017	No Comment See Annex 1	
13	Direct Rail Services Limited		Y	17/11/2017	No Comment See Annex 1	
14	DB Cargo UK Ltd (Formerly DB Schenker)		Y	16/11/2017	No Objection See Annex 1	
15	Freight Transport Association		Y	16/11/2017	No Comment See Annex 1	
16	Freightliner Limited		Y	27/11/2017	No Comment See Annex 1	
17	GB Railfreight Limited		Y	02/12/2017	No Objection See Annex 1	
18	Rail Freight Group		Y	07/11/2017	Ok with RFG See Annex 1	
19	West Coast Railway Company		Y	16/11/2017	No Comment See Annex 1	
20	W. H. Malcolm		Y	08/11/2017	No Objection See Annex 1	
21	Association of Community Rail Partnerships		Y	08/11/2017	No Comment See Annex 1	
22	British Transport Police		Y	15/11/2017	No Comment See Annex 1	
23	Transport Focus (formerly Passenger		Y	08/11/2017	No Objection See Annex 1	

## Land disposal consultation report

V 1.1

	Focus)					
24	Broxtowe Borough Council		Y	22/11/2017	See Comments in Annex 1	
25	Nottinghamshire County Council		Y	23/11/2017	See Comments in Annex 1	
26	Nottinghamshire County Council		N	n/a	No reply received.	Nottingham County Council response coordinated instead (and provided by) Consultee No25

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)

## 1 Department for Transport

**From:** @dft.gsi.gov.uk

**Sent:** 04 December 2017 16:45

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

From the perspective of the Midland Main Line programme team there is no specific objection.

One area highlighted however was that four tracking in this area has been provisionally identified as a solution to deliver Midlands Connect's aspirations between Birmingham and Nottingham – I am not clear of the extent to which this would be complicated by the sale, or indeed if it is possible, but it may be worth noting.

Thanks

**Programme Client, InterCity Team, Network Services, Department for Transport**

---

## 2 Arriva Trains Cross Country

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

**Sent:** 08 November 2017 15:32

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

## Land disposal consultation report

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

V 1.1

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 Limited

**From:** @c2crail.net]

**Sent:** 13 November 2017 09:52

**To:**

**Subject:** Re: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

No objection from c2c for the below proposal

Regards

## Land disposal consultation report

### Property and Projects Manager

2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

V 1.1



D:

M:

W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)



---

#### 4 Chiltern Railway Company Limited

**From:** @chilternrailways.co.uk

**Sent:** 05 December 2017 16:44

**To:**

**Subject:** RE: URGENT - Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

Chiltern have no comment.

Thank you.

Regulatory Contracts Manager  
Chiltern Railways

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

[@chilternrailways.co.uk](https://www.chilternrailways.co.uk)

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



Please consider the environment before printing this email

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## 5 East Midlands trains Limited

**From:**  
**Sent:** 20 March 2018 09:20  
**To:**  
**Subject:** FW: Approve: Beeston - revised roundabout site access

**From:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)  
**Sent:** 20 March 2018 09:11  
**To:**  
**Cc:**  
**Subject:** RE: Approve: Beeston - revised roundabout site access

I'm happy to remove my objection to the proposed LC7 with the proviso the proposed disposal and development accords with the attached plan.

Kind regards

Major Projects Manager

Mobile  
Office

Eastmidlands Trains Limited,  
1 Prospect Place  
Millenium Way  
Pride Park  
Derby  
DE248HG

## Land disposal consultation report

V 1.1

From: [@networkrail.co.uk](mailto:@networkrail.co.uk)  
To: [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)  
Cc: [@networkrail.co.uk](mailto:@networkrail.co.uk), [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)  
Date: 20/03/2018 09:07  
Subject: RE: Approve: Beeston - revised roundabout site access

I am very grateful

May I ask that you also confirm (by return email) that you are happy to remove your objection to the proposed LC7 with the proviso the proposed disposal and development accords with the attached plan

With my thanks

Development

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

**Sent:** 20 March 2018 09:02

**To:**

**Cc:**

**Subject:** Approve: Beeston - revised roundabout site access

Hi

Sorry for the late response on this, these proposal as says protect our passengers and give us more flexibility in the future to alter our section of the car park entrance, I do support this proposal.

Kind regards

Major Projects Manager

Mobile  
Office

Eastmidlands Trains Limited,  
1 Prospect Place  
Millenium Way  
Pride Park  
Derby  
DE248HG

## Land disposal consultation report

V 1.1

**From:**

**Sent:** 14 March 2018 14:19

**To:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)

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

**Subject:** RE: Beeston - revised roundabout site access

**Importance:** High

Hi

Further to my voicemail  
Please find attached plan

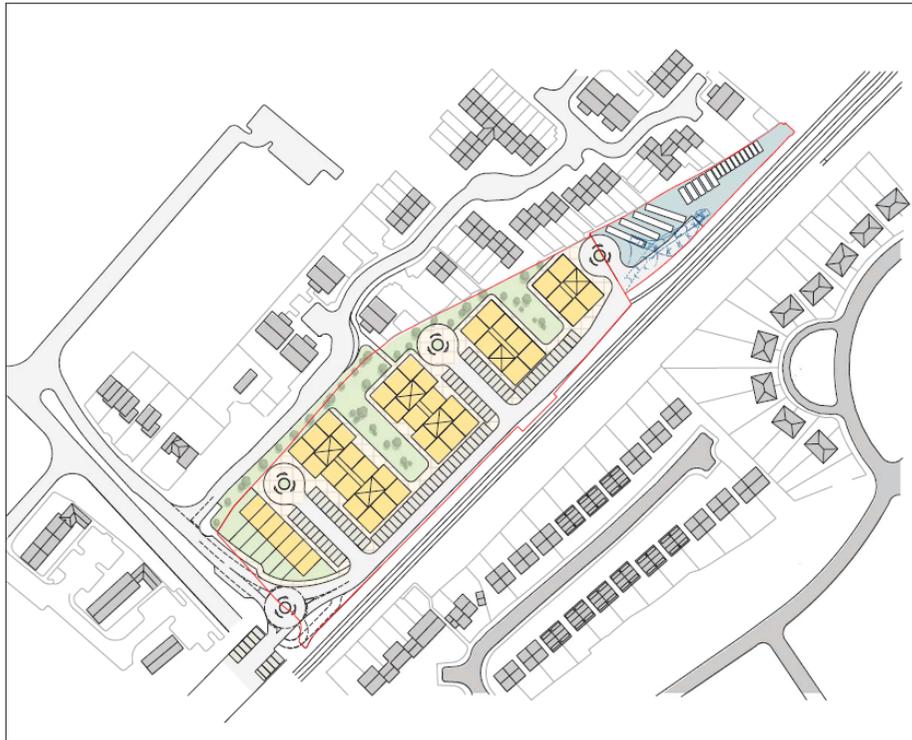
Regards

Development

# Land disposal consultation report

3.5 PREFERRED OPTION 11A (REV3)

V 1.1



3124 Station Road, Beeston - Site Capacity For Development

- Illustrated Scheme:**
- Houses: 9 units
  - Housing Park: 2 per household
  - Apartment: 38 units per floor
  - Apartment Park: 2 per floor

PRELIMINARY

**Haskoll**

Project: 3124 Station Road, Beeston

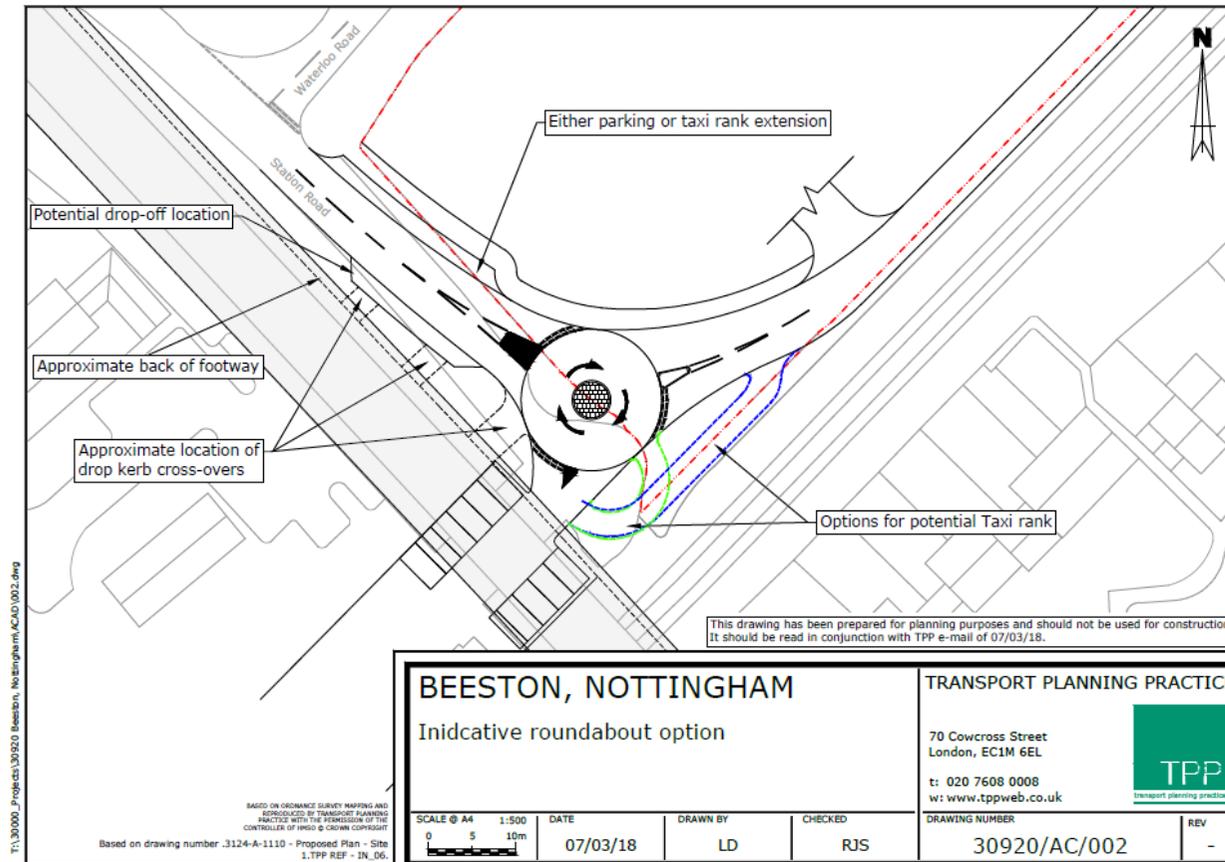
Client: Network Rail

Date: February 2018

Scale: 1:1000

Author: MT

3124 - A - 1104 (Rev 01)



From: [@networkrail.co.uk](mailto:@networkrail.co.uk)  
 To: [@networkrail.co.uk](mailto:@networkrail.co.uk),  
 Cc: [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk) [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)  
 Date: 12/03/2018 16:04  
 Subject: Approve: Beeston - revised roundabout site access

Hi

## Land disposal consultation report

V 1.1

This looks ok to me as it give flexibility around the entrance to the station which is needed.

Flexibility is definitely needed as when I parked in the car park last week, as there is no turning space I was forced to reverse out on to the what would be the roundabout.

However I think this is something I need to pick up separately with EMT.

Kind regards

Station & Depot Portfolio Surveyor (EMT)  
East Midlands Control Centre, Bateman St, Derby, DERBYSHIRE, DE23 8JQ  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/](http://www.networkrail.co.uk/)

**From:**

**Sent:** 09 March 2018 15:16

**To:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk); [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** FW: Beeston - revised roundabout site access

**Importance:** High

Gentlemen

Further to our conference call and have redrafted the layout.

As you will see it incorporates all the changes that we discussed and minimises the impact on the current station layout.

It accommodates the existing taxi rank and allows for a drop off. It also improves the traffic flow.

I would be grateful if you could confirm by the voting buttons your approval of the plan

I would much appreciate if you could do so asap.

With thanks

Kind regards

# Land disposal consultation report

V 1.1

Development

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

**Sent:** 09 March 2018 10:44

**To:**

**Subject:** FW: Beeston - revised roundabout site access

Please see proposal for the roundabout. This has some impact on the houses shown adjacent to Station Road on the preferred layout but not much. We are incorporating this into our layout and will issue the revised plan and the draft report later today.

Director  
for Haskoll



LONDON | BEIJING | SHANGHAI



ARCHITECTURE | MASTERPLANNING | INTERIOR DESIGN | RETAIL DESIGN MANAGEMENT

Haskoll | 39 Harrington Gardens | London SW7 4JU | GB | [www.haskoll.co.uk](http://www.haskoll.co.uk)

## Land disposal consultation report

V 1.1

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

**Sent:** 08 March 2018 11:44

**To:** [@haskoll.co.uk](mailto:@haskoll.co.uk)

**Cc:** [@haskoll.co.uk](mailto:@haskoll.co.uk)

**Subject:** Beeston - revised roundabout site access

Please find attached our drawing showing a relocated and slightly enlarged access roundabout on Station Road. This has been tested using the articulated trailer vehicle used to transport RRVs which works. A replacement rail service bus would need to make a three point turn but this would be an easier manoeuvre than their current one.

We've incorporated a drop-off bay as suggested by in the telecon on Tuesday. However, this may not be practical as there are three drop-kerb access points along this frontage, two of which would be accessed off of the drop-off layby. These cross-overs provide entry and exit for the small long-stay car park under the fly-over. As an alternative to a drop-off in the location shown the current taxi rank on the north side of Station Road could be utilised for drop-off and a new rank provided to the south-east of the roundabout. This is not so convenient for train passengers as they will have to cross Station Road.

Let me know what you think.

Regards,

Director

for Transport Planning Practice Ltd.

70 Cowcross Street, London EC1M 6EL

tel: dir: mob: web: [www.tppweb.co.uk](http://www.tppweb.co.uk)

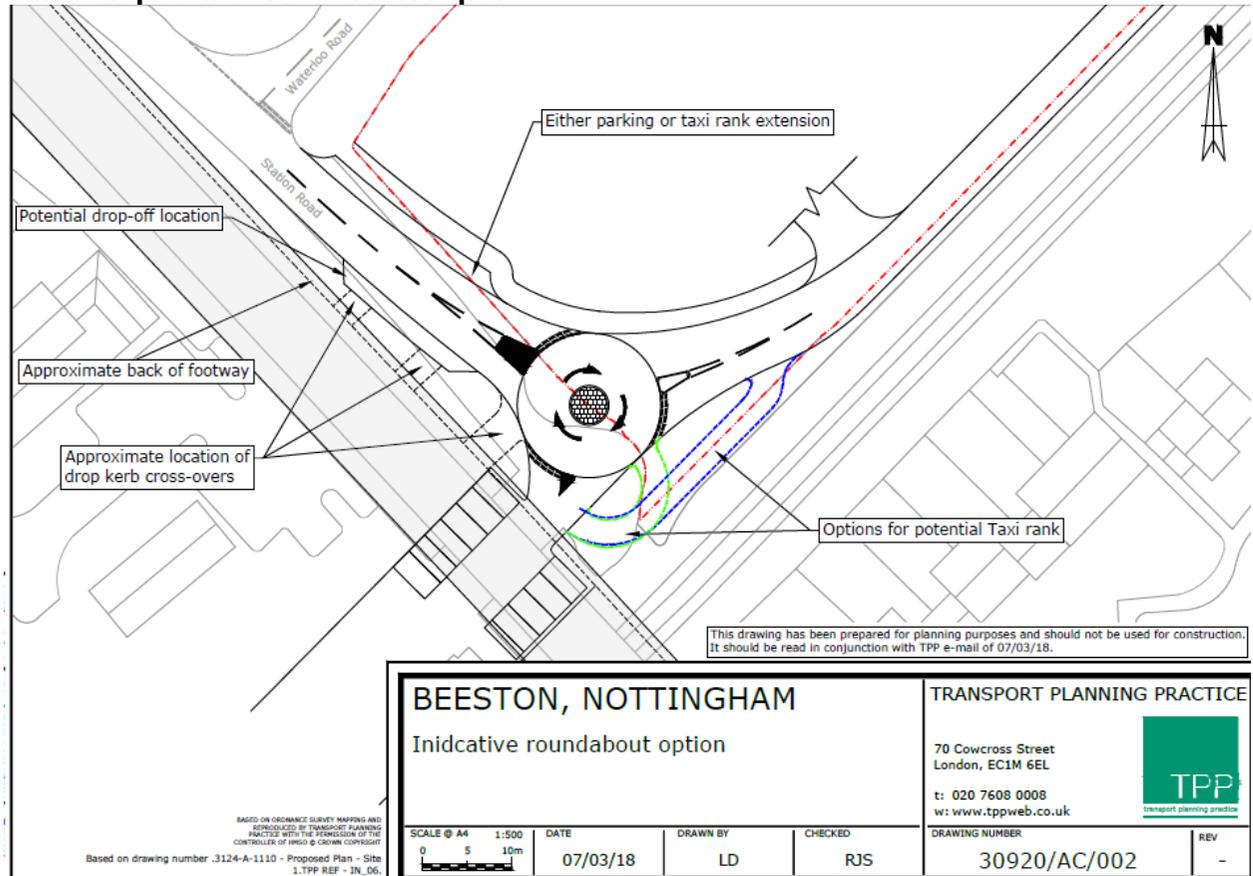
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# Land disposal consultation report

V 1.1



**From:**  
**Sent:** 05 March 2018 11:28  
**To:**  
**Cc:**  
**Subject:** RE: Beeston Proposed Development Options

thanks to you all for helping address at such short notice – I will send details shortly to speak tomorrow at 10.00 BW

Development

## Land disposal consultation report

V 1.1

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

**Sent:** 05 March 2018 11:21

**To:**

**Cc:**

**Subject:** Re: Beeston Proposed Development Options

I have spoken with and we can join a conference call either this afternoon or tomorrow morning after 10am.

The main issue that seems concerned about - the impact on the entrance to the station - we think can be resolved by mobbing the roundabout further into the site. This would give plenty of room to achieve a compliant entrance (do you know the reference of the standards that Rob is referring to? We are searching the NR standards database but does not think, the usual highway design standard would be very onerous, if at all) and would perhaps mean the loss of one more house from the terrace.

We can see that Rob would like to see the compound are adjacent to Station Road in order for him to get the parking closest to the station, however the disadvantage would be that NR would have to unload the RRVs there then run them on the road past the housing down to the track access point. I am afraid we can't help you with that one as it is technically possible to achieve both solutions, so it is NWR preference v TOC preference unless we allocate some of the housing site for station parking at the Station Road end and have the operational compound at the other.

Regards

---

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

**Sent:** Monday, March 5, 2018 10:39:57 AM

**To:**

**Cc:**

**Subject:** FW: Beeston Proposed Development Options

Please see below – I am keen to set up a conference call **asap** to run through the concerns and have surrounding the round about – an opportunity to discuss and perhaps mitigate concerns

Availability below with the exception of a meeting I cannot move that is between 12 and 13.30 tomorrow

## Land disposal consultation report

V 1.1

Development

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

**Sent:** 05 March 2018 10:35

**To:**

**Cc:**

**Subject:** RE: Beeston Proposed Development Options

Those times and days work for me,

Kind regards

Major Projects Manager

Mobile

Office

Eastmidlands Trains Limited,  
1 Prospect Place  
Millenium Way  
Pride Park  
Derby  
DE248HG

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

To: [@networkrail.co.uk](mailto:@networkrail.co.uk), "[@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)" <[@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)>

Date: 05/03/2018 10:28

Subject: RE: Beeston Proposed Development Options

---

Hi

I have a call between 2-230 today and but otherwise I am free and I am free all day tomorrow too, but I am struggling for the rest of the week.

## Land disposal consultation report

Station & Depot Portfolio Surveyor (EMT)  
East Midlands Control Centre, Bateman St, Derby, DERBYSHIRE, DE23 8JQ

V 1.1

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

**From:**  
**Sent:** 02 March 2018 20:09  
**To:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk);  
**Subject:** FW: Beeston Proposed Development Options  
**Importance:** High

May I suggest that we set up a conference call with and to run through

can you please can you let me have both of your availability for next week and I will coordinate

Best wishes

Development  
**M**

**From:**  
**Sent:** 02 March 2018 13:05  
**To:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)  
**Cc:**  
**Subject:** RE: Beeston Proposed Development Options

Hi

Thanks for sending this over, in order for the station to benefit from the new roundabout we would need to amend the entrance/exit to the station car park, when we do this I believe that in order to comply with the current NR / Highway standards we would lose up to 6 spaces around the entrance to the station. I have marked up a the attached photo to try and express what I believe to be mine and concerns.

I believe a further factor that we need to consider is the pedestrian route to the station (which would need to be DDA compliant) – this is shown on the photo as the blue line.

## Land disposal consultation report

V 1.1

Additionally the new car parking that would be provided in its proposed location would only ever be for maintenance staff and couldn't also act as a station overflow.

I will give you a call to discuss further.

Kind regards

Station & Depot Portfolio Surveyor (EMT)  
East Midlands Control Centre, Bateman St, Derby, DERBYSHIRE, DE23 8JQ

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

**From:**

**Sent:** 02 March 2018 12:24

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk); [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)

**Cc:**

**Subject:** Beeston Proposed Development Options

**Importance:** High

Hi

Further to recent discussions have considered further and incorporated a roundabout into 11a.

This is to:-

- Minimise the impact upon traffic flow
- Improve and enhance the current movement to benefit the station
- Avoid losing any existing parking
- Allow for taxi access
- Provide better access to the 'new' car parking and operational access area
- Uplift the area and entrance to the station

I have discussed the concerns about increased traffic with . and the team have considered the concerns about the station access at peak times. It is their view that the traffic generated by the residential site will be minimal and as such will not affect the station traffic at all. The proposed roundabout will instead enhance traffic flow and movement.

I would be most grateful if you could review this revised Option 11a that includes the roundabout.

## Land disposal consultation report

V 1.1

I would like to pursue this option. **This depends on whether you are agreeable?**

This is in preference to option 11b (attached) which is dependent upon access across third party ownership and as a consequence may not be feasible (we will continue to explore but it as a reserve option but it cannot be in preference to option 11a because of the potential 'ransom' position).

I would be grateful if you could let me have your thoughts by close of play Monday 5<sup>th</sup> March.

Kind regards

Development

**From:**

**Sent:** 21 February 2018 19:08

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk); [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk)

**Cc:**

**Subject:** FW: Beeston

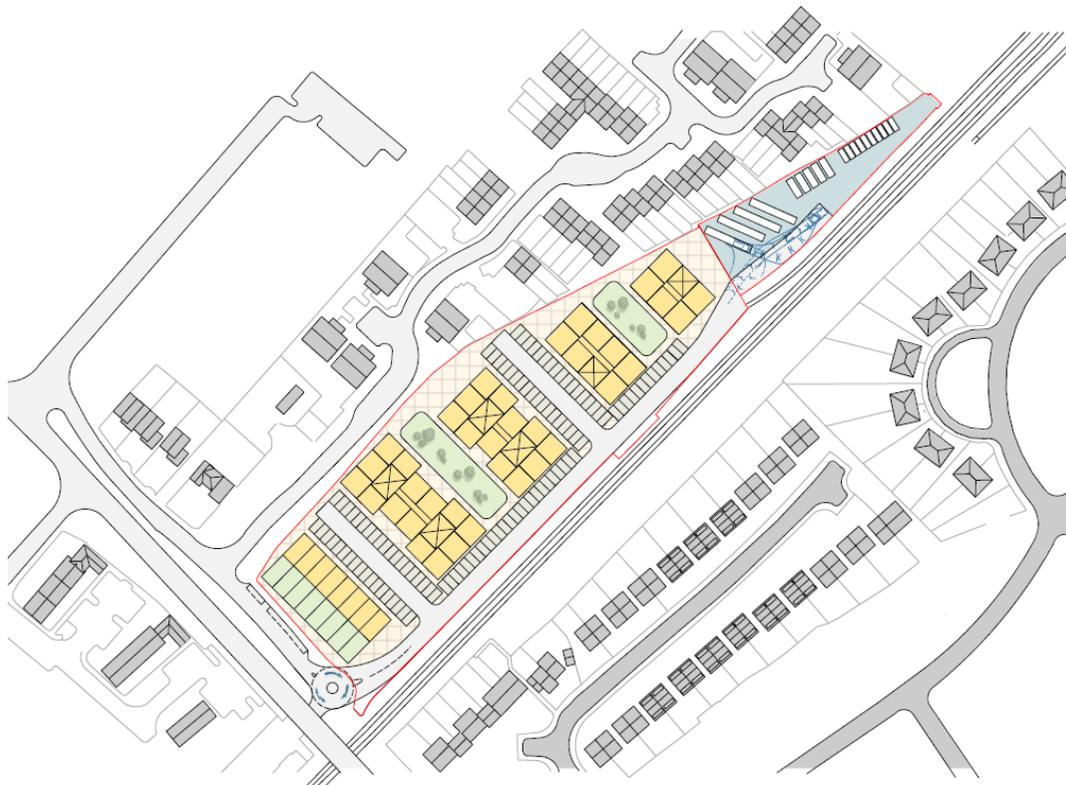
**Importance:** High

Gentlemen

1. Please find attached four options presented by Haskolls
2. My preference is 11A – Why?
  - a. It requires the minimal land take and utilises an area that it not easy to develop – this means we do not loose valuable capital that we can reinvest in the rail network
  - b. It allows operations to house their kit and provides sufficient turning space – it also uses the existing access space – its location is also less likely to impact on residents (albeit it they will be purchasing a property next to the railway and it is only likely to be used infrequently by IP
  - c. We are not reliant on the Waterloo access – we do not own it and could enter into complicated and costly negotiations to solve
  - d. The estate road provides a buffer between the rail and housing thereby using up less valuable land
  - e. It provides extra car parking and utilises less valuable land
3. Please could you review and respond with any comments by close of play on Monday 27<sup>th</sup> cc'ing in John Gleeson and Roger Slater (as above) – **if you have queries about the layout** please contact John directly as I am out of office until noon on Monday 27<sup>th</sup>

With thanks

Development



Proposed potential site layout  
Housing Consultation

**Illustrated Scheme:**

- Houses: 6 units
- Housing Parking: 2 per household
- Apartment: 38 units per floor
- Apartment Parking: 96

NO DATE DRAWN BY:

STATUS  
**PRELIMINARY**

**Haskoll**  
Architects and Designers  
www.haskoll.co.uk  
t: 020 7335 1180

PROJECT  
Proposed Potential Site Layout  
Option 1.1A

CLIENT  
Network Rail  
PROJECT  
Station Road, Beeston

DATE  
February 2018  
DRAWN BY  
MT

SCALE  
1:1000  
SITE  
JG

PROJECT NUMBER  
**3124-A-1104**  
REVISION  
(Rev 01)





- Apartment: 34 Units per Floor
- Apartment Parking: 65

← Operational Vehicle Access  
← Residential Vehicle Access

**Haskoll**  
Architects and Designers

**From:** [@haskoll.co.uk](mailto:@haskoll.co.uk)  
**Sent:** 21 February 2018 09:49  
**To:**  
**Cc:**  
**Subject:** Beeston

Dear

Apologies for not getting this to you earlier.

Attached are two sketches showing the four feasible options in principle.

1102 shows the operational area adjacent to Station Road with two possible access points – from Station road or from Waterloo Road. Area B is shown as operational parking in both of these, though we are reviewing this to get the residential/parking balance, and there is a shared access road adjacent to the railway.

1103 shows the operational area in area B accessed either by a separate access from Station Road with residential access via Waterloo road or both operational and residential accessed via a shared road.

Roger is advising us on the turning/parking area required for both options. Neither of us see a problem with the principle of a shared access route if it was narrow enough to discourage residential parking, i.e. wouldn't allow two large vehicles to pass. However, parking might be a problem if the access road was wide enough to allow two low loaders to pass and therefore the separate access road solution might be better, though this would need residential access from Waterloo Road which has the potential ransom strip issue.

In all options we see that acoustic issues will need to be addressed through technical approaches within the building envelope design. Options for acoustic boundary treatments are limited.

We will continue to put together the draft report based on these options together with our and TPP’s commentary, and we can then finalise the conclusions based on your preferred option.

If you have any questions please let me know.

Director  
for Haskoll



LONDON | BEIJING | SHANGHAI



ARCHITECTURE | MASTERPLANNING | INTERIOR DESIGN | RETAIL DESIGN MANAGEMENT

Haskoll | 39 Harrington Gardens | London SW7 4JU | GB | [www.haskoll.co.uk](http://www.haskoll.co.uk)

T | D | Skype:john.geeson

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## Land disposal consultation report

V 1.1

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

**Sent:** 20 December 2017 14:39

**To:**

**Cc:**

**Subject:** RE: Beeston Former Goods Yard - LC7 Consultation

Hi

No problem, i'm sure we can sort it out once Rob's back

Kind regards

Major Projects Manager

Mobile  
Office

Eastmidlands Trains Limited,  
1 Prospect Place  
Millenium Way  
Pride Park  
Derby  
DE248HG

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

To: [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk),

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

Date: 20/12/2017 14:19

Subject: RE: Beeston Former Goods Yard - LC7 Consultation

---

that's really good of you – I will send out an invite for both the 18<sup>th</sup> and 25<sup>th</sup> as they are both dates that I can do – I will just wait for to confirm as he is on leave but if you can accept I will hold in the diary

Kind regards

Development

## Land disposal consultation report

V 1.1

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

**Sent:** 20 December 2017 13:45

**To:**

**Cc:**

**Subject:** RE: Beeston Former Goods Yard - LC7 Consultation

Hi

Below are the dates i sent to

Rob give me a call when your back, i might have some other small slots that we might be able to use,

January 16th am

January 18th am

January 25th am

Kind regards

Major Projects Manager

Mobile

Office

Eastmidlands Trains Limited,

1 Prospect Place

Millenium Way

Pride Park

Derby

DE248HG

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

To: [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk),

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

Date: 20/12/2017 11:47

Subject: RE: Beeston Former Goods Yard - LC7 Consultation

---

## Land disposal consultation report

V 1.1

Hi

I spoke to yesterday and I gather you are going to send him some dates across when you are available?

Very helpful to get something set up now to meet in the early New Year if we can

With thanks

Development

**From:**

**Sent:** 15 December 2017 11:53

**To:**

**Cc:**

**Subject:** RE: Beeston Former Goods Yard - LC7 Consultation

Hi

Due to the time we have available would you be able to send across some suitable dates asap?

With many thanks

Development

**From:**

**Sent:** 14 December 2017 10:31

**To:**

**Cc:**

**Subject:** RE: Beeston Former Goods Yard - LC7 Consultation

Hi

Not a problem

May I suggest that you, and I meet on site in the New Year to discuss. I have also CC'd as it would be helpful to have in attendance too

## Land disposal consultation report

V 1.1

If you are agreeable please could you send across some suitable dates to me and ?

Kind regards

Development

**From:** @eastmidlandstrains.co.uk

**Sent:** 13 December 2017 22:50

**To:**

**Cc:**

**Subject:** Re: Beeston Former Goods Yard - LC7 Consultation

Hello

Apologies to yourself and for the delayed response, I appreciate you extending EMT the opportunity to respond on this consultation. Given the proximity of the proposed site to an existing EMT operated station it is important that we provide considered feedback. I have been canvassing internally on the matter and there is a consensus of opinion that this disposal would have a longer term potential impact on the smooth operation of the station, our customers and importantly the customers of any future franchisee. This seems at odds with the strategic approach to improve accessibility and increase patronage.

The planned disposal would have a detrimental impact on any potential future expansion of the current parking facility, a facility which regularly operates at full capacity. Another potential impact which should be noted is the likelihood of drivers parking within the newly established residential area, this could effect local perceptions of the station as well as the railway commercially. Mark Winter, who is more familiar with the current road configuration, noted that the proposed access into the development turns the hammer head into a busy junction and advises that a full traffic assessment should be carried out as there could be more suitable, less impactful, locations for the access road.

We would be happy to discuss this further directly if you need any further input as part of the consultation process.

Kind Regards

Head of Procurement

East Midlands Trains

**T:** | **M:** | **W:** [eastmidlandstrains.co.uk](http://eastmidlandstrains.co.uk)

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

**Land disposal consultation report****From:****Sent:** 12 December 2017 10:36**To:****Subject:** FW: Beeston Former Goods Yard - LC7 Consultation

FYI – keep you posted

Development

**From:****Sent:** 12 December 2017 10:35**To:** [eastmidlandstrains.co.uk](mailto:eastmidlandstrains.co.uk)**Cc:** [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk);**Subject:** Beeston Former Goods Yard - LC7 Consultation

Dear

I understand that you have been in contact with over consultation of the above. The original deadline and subsequent extended deadline consultation period have both elapsed, which I believed had followed up with you.

We are now in the process of drafting a report to ORR for submission. As we had not received a formal response from EMT I just wanted to cross check your position before we submit as I believe there were some concerns initially.

and have discussed the project and I just wanted to check whether as part of this conversation your concerns had been addressed.

I would be most grateful if you could respond to me by 17.30 on 19<sup>th</sup> December. If I hear nothing further I will take it that you are happy with the proposed disposal and associated conditions to retain space for an extended platform, taxi space and car parking.

Regards



Development

**M****E** [@networkrail.co.uk](mailto:@networkrail.co.uk)[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

## 6 Eurostar International Limited

**From:** @eurostar.com

**Sent:** 08 November 2017 09:23

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

No comment from EIL,  
Thanks

**PA to Strategy Director & General Counsel**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

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



---

## 7 Great Western Railway

**From:** @gwr.com

**Sent:** 07 November 2017 16:33

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hello

Thank you for sight.

**Land disposal consultation report**  
We have no objection.

V 1.1

**Network Access Manager | Great Western Railway**  
1 Milford Street | Swindon | SN1 1HL  
[@GWR.com](mailto:@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:** 27 November 2017 09:04  
**To:**  
**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 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](#)

## Land disposal consultation report

41-45 Blackfriars Road  
London, SE1 8NZ

V 1.1



---

### 10 Merseyrail Electrics 2002 Limited

**From:** @merseyrail.org

**Sent:** 08 November 2017 09:15

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi,

We have no objections.

Thanks

**Legal & Contract Assistant**  
**Merseyrail**

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

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



**11 Northern Rail Limited**

**From:** @northernrailway.co.uk

**Sent:** 16 November 2017 15:09

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Northern have no objections to the below proposal.

Thanks,

---

**12 Colas Freight**

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

**Sent:** 09 November 2017 12:48

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

No comment on proposal



Property & Estate Manager

Tel. - Mob.

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

---

**COLAS RAIL LTD**

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

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



---

**13 Direct Rail Services Limited**

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

**Sent:** 17 November 2017 08:48

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Good Morning

DRS have no comments.

Kind Regards,

Procurement Apprentice



**Direct Rail Services**, Regents Court,  
Baron Way, Carlisle CA6 4SJ

Tel:

Protect our environment - print only when you need to.

---

**14 DB Cargo UK Limited (Formerly DB Schenker)**

**Land disposal consultation report**

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

**Sent:** 16 November 2017 15:04

**To:**

**Subject:** Re: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

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

Yours,

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

---

**15 Freight Transport Association**

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

**Sent:** 16 November 2017 20:50

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Apologies we have no comment.

---

**Head of Policy – Rail Freight and Scotland  
Freight Transport Association**

Mobile :

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

---

**16 Frieghtliner Limited**

**Land disposal consultation report**

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

**Sent:** 27 November 2017 14:21

**To:** Dyson Jayne

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Freightliner has no comment to make on this proposal

Regards

---

**17 GB Railfreight Limited**

**From:** @gbrailfreight.com

**Sent:** 02 December 2017 10:15

**To:**

**Subject:** Re: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

No objections or issues from GB Railfreight.

Regards,

National Access Manager,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel:

Mobile:

E-mail: [@gbrailfreight.com](mailto:@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**

**Land disposal consultation report**

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

**Sent:** 07 November 2017 20:28

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Ok with RFG as all the SFS paperwork is now resolved.

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile

[@rfg.org.uk](mailto:@rfg.org.uk)

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

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

Twitter [@railfreightUK](https://twitter.com/railfreightUK)

---

**19 West Coast Railway Company**

**From:** @aol.com

**Sent:** 16 November 2017 15:38

**To:**

**Subject:** Re: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4t...

no comments

WCR

T

M

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

**20 W H Malcolm**

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

**Sent:** 08 November 2017 09:17

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

No objections.

Regards.

**Contracts, Rail & Estate Management | W H Malcolm Ltd**

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

**DD: | Mobile:**

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

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**21 Association of Community Rail Partnerships**

**From:** @acorp.uk.com

**Sent:** 08 November 2017 08:30

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

No comment

Senior Operations Manager



**Mobile**

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

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



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**22 British Transport Police**

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

**Sent:** 15 November 2017 09:04

**To:**

**Subject:** FW: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

Please see response to Beeston Goods Yards NG9 1JU.

Regards

Senior Personal Assistant to Mike Furness  
Head of Strategy & Performance Department  
British Transport Police;  
FHQ, 25 Camden Road, London, NW1 9LN  
Telephone:

## Land disposal consultation report

V 1.1

Extn:

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

[www.btp.police.uk](http://www.btp.police.uk)

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**From:**

**Sent:** 14 November 2017 11:48

**To:**

**Subject:** FW: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

Please see below.

Kind regards,

Crime Reduction Coordinator

### **British Transport Police**

5<sup>th</sup> Floor

25 Camden Road

London

NW1 9PF

DX151960 CAMDEN 4

Internal:

External:

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

**From:**

**Sent:** 14 November 2017 11:47

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

[CRU 2017 1660](#)

## Land disposal consultation report

V 1.1

In relation to the Network Rail (NWR) proposed disposal of land at the former Beeston Goods Yard, Postcode NG9 1JU, I have no objects or comments to make.

NWR Project Number S00926 refers.

I reply to you as a single point of departmental contact and ask that you forward my communication to the originator – Denise Martin and clear the CRU tasking action.

Regards

**Designing Out Crime Officer.**

British Transport Police,  
C Division. Pennines Sector.  
1<sup>st</sup> Floor, West Gate House,  
Grace St, Leeds, LS1 2RP  
T.  
Mobile  
Email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

**From:**

**Sent:** 14 November 2017 10:29

**To:**

**Subject:** FW: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

I believe this one is yours. The CRU number is CRU-2017-1660.

Wouldn't worry about the 9<sup>th</sup> November bit, considering they sent it to us on the 10<sup>th</sup>...

Kind regards,

Crime Reduction Coordinator

## Land disposal consultation report

V 1.1

### British Transport Police

5<sup>th</sup> Floor  
25 Camden Road  
London  
NW1 9PF  
DX151960 CAMDEN 4  
Internal:  
External:  
Email: [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

**From:**

**Sent:** 10 November 2017 13:59

**To:**

**Subject:** FW: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Good morning,

Please note the attached document re Beeston Goods Yard. Please note a response is required by the 9<sup>th</sup> November.

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](mailto:@btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

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**23 Transport Focus (Formerly Passenger Focus)**

**From:** @transportfocus.org.uk

**Sent:** 08 November 2017 17:14

**To:**

**Subject:** Re: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017 0711g18

Thank you for sending Transport Focus details of the proposal to dispose of land in Beeston. They note that:

this is a re-consultation of that sent in May, 2016, o/r 2605d17;

the land is the old goods yard which contains two tenancies used for storage and a derelict goods shed;

it is to be disposed of either by freehold sale or by long lease to either Network Rail's joint venture business or on the open market;

its proposed use is for housing;

60 additional parking spaces are proposed on a site off Meadow road to the south of the railway;

consultation regarding taking the site off the Supplementary Strategic Freight List was completed this autumn;

no future freight use has been identified;

rights for access to the railway and a small storage compound will be retained;

access required for any future platform extensions has been taken into account;

disposal is likely towards the end of 2018.

Transport Focus exchanged e-mails in June 2016 about improving the pedestrian access and waymarking to the down platform of Beeston station, and hopes that the sale could fund such.

Transport Focus has no objection to the proposed disposal.

Regards,

---

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**24 Broxtowe Borough Council**

**From:** @broxtowe.gov.uk

**Sent:** 22 November 2017 15:02

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

I am the Planning Development and Regeneration Manager and responding on behalf of Broxtowe Borough Council.

We would actively encourage the disposal of this site, as it has been vacant and underutilised for several years.

Its disposal would enable future discussions to take place about the sites redevelopment and the Council would be keen to be actively involved in these discussions. The site is in a prime location adjacent to the existing Beeston Railway Station and in its current state is an eyesore within the locality. The Council would therefore actively encourage any measures that enabled this sites future redevelopment.

Planning Development and Regeneration Manager x3653

Broxtowe Borough Council,  
Neighbourhoods and Prosperity,  
Directorate of Legal and Planning Services  
Council Offices  
Foster Avenue  
Beeston  
Nottingham  
NG9 1AB  
Tel:  
[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

---

**25 Nottinghamshire County Council**

## Land disposal consultation report

V 1.1

**From:**

**Sent:** 01 December 2017 08:18

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

– with many thanks

– please could you note for the ORR report

Development

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

**Sent:** 01 December 2017 08:16

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hello

I can confirm that consultees are happy with the responses that you have made and we are grateful for this further opportunity to comment on this matter.

Regards,

Team Manager Highway Development Control  
Nottinghamshire County Council

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

**Sent:** 24 November 2017 13:58

**To:** [@nottscc.gov.uk](mailto:@nottscc.gov.uk)

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

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

**Importance:** High

Hi

## Land disposal consultation report

V 1.1

Thank you for your helpful comments. I have responded to your individual points (highlighted yellow) below.

I would be grateful if you can confirm following my response you are happy for us to proceed with securing LC7 consent to dispose or develop the site?

Kind regards

Development

**From:**

**Sent:** 23 November 2017 12:53

**To:**

**Subject:** FW: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hi

See below comments from

Regards

**From:** @nottsc.gov.uk

**Sent:** 23 November 2017 09:04

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hello

The Local Highway Authority thanks Network Rail for the opportunity to comment on this matter and would highlight the following points: -

- There are no strategic transport planning observations to make however as you will be aware the site is allocated for housing in the Broxtowe Local Plan.
- It is noted that commuter parking for rail users in the vicinity of the site is an ongoing issues in Attenborough and the Highway Authority would suggest that consideration is given to the possibility of additional parking provision that could be provided by all or part of the site.
- It is noted that the supporting information supplied as part of the consultation advises that there is a possibility that the platforms at Beeston may be extended and although the area required for the extended platform would fall outside the area for disposal, the future site entrance and site access road for any

## Land disposal consultation report

V 1.1

development of the site post disposal may need to take account of this which is a matter that Network Rail may wish to safeguard by legal agreement with any potential purchaser.

- To ensure that other matters related to the potential development of the site post disposal are considered as part of the consultation process the advice offered at the last consultation is repeated : -

## Access

The existing access at the junction of Station Road and Waterloo Road would require to be relocated away from the junction arrangement to allow a safe and secure access and egress from the site. At present the access has poor visibility for drivers exiting the site and looking south easterly towards the Station. Consequently drivers entering the site from Station Road will have to cut across the junction of Waterloo Road with the potential for drivers of vehicles wishing to exit Waterloo Road having possible vehicle conflicts.

## Cycling

National Cycle Networks Route 6 runs parallel with the site along Waterloo Road/Kingfisher Close/Grace Avenue then through a restricted width public right of way onto Mona Street. The proposed residential development would benefit from an improved sustainable cycle/footway route through the site and then run parallel with the Railway on the Network Rail land that is in freehold ownership (green) until it meets the turning head that terminates at the end of Mona Street.

## Lead Local Flood Authority

The site appears to lie outside the flood risk areas for pluvial flooding but appears to lie inside the flood risk areas for fluvial flooding and the EA should be consulted.

The Lead Local Flood Authority consider that the proposed redevelopment is acceptable subject to;

1.1 Drainage from the site should be via a sustainable drainage system. The hierarchy of drainage options should be infiltration, discharge to watercourse and finally discharge to sewer subject to the approval of the statutory utility. If infiltration is not to be used on the site, justification should be provided including the results of infiltration tests.

1.2 For greenfield areas, the maximum discharge should be the greenfield run-off rate (Qbar) from the area. For brownfield areas that previously drained to sewers, the previous discharge rate should be reduced by 30% to allow for future climate change effects. Note that it is not acceptable to simply equate impermeable areas with discharge as it is the maximum discharge that could have been achieved by the site through the existing pipe system without flooding that is the benchmark to be used prior to a 30% reduction. An existing drainage survey with impermeable areas marked and calculations to determine the existing flow will be required as part of any justification argument for a discharge into the sewers from the site.

## Land disposal consultation report

V 1.1

1.3 The site drainage system should cater for all rainfall events up to a 100year + 30% climate change allowance level of severity. The underground drainage system should be designed not to surcharge in a 1 year storm, not to flood in a 30 year storm and for all flooding to remain within the site boundary without flooding new dwellings for the 100year + 30% cc event. The drainage system should be modelled for all event durations from 15 minutes to 24 hours to determine where flooding might occur on the site. The site levels should be designed to direct this to the attenuation system and away from the site boundaries.

I trust that the above comments are of use.

Regards,

Team Manager Highway Development Control  
Nottinghamshire County Council

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

**Sent:** 08 November 2017 09:07

**To:**

**Subject:** RE: Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Hello

Thanks for the documents and request for comments which I have circulated to colleagues within the Authority who may have an interest and I will co-ordinate a response back to you by the 4 December 2017.

Regards,

Team Manager Highway Development Control  
Nottinghamshire County Council

---

**26 Nottinghamshire County Council**

**NO RESPONSE – See response No25 from a colleague**

Annex 2

**From:**

**Sent:** 07 November 2017 16:21

**To:** [@dft.gsi.gov.uk](mailto:@dft.gsi.gov.uk); [@crosscountrytrains.co.uk](mailto:@crosscountrytrains.co.uk); [@c2crail.net](mailto:@c2crail.net); [@chilternrailways.co.uk](mailto:@chilternrailways.co.uk); [@eastmidlandstrains.co.uk](mailto:@eastmidlandstrains.co.uk); [@eurostar.com](mailto:@eurostar.com); [@gwr.com](mailto:@gwr.com); [@grandcentralrail.com](mailto:@grandcentralrail.com); [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk); [@merseyrail.org](mailto:@merseyrail.org); [@northernrailway.co.uk](mailto:@northernrailway.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@drsl.co.uk](mailto:@drsl.co.uk); [@drsl.co.uk](mailto:@drsl.co.uk); [@deutschebahn.com](mailto:@deutschebahn.com); [@fta.co.uk](mailto:@fta.co.uk); [@Freightliner.co.uk](mailto:@Freightliner.co.uk); [@rfq.org.uk](mailto:@rfq.org.uk); [@aol.com](mailto:@aol.com); [@whm.co.uk](mailto:@whm.co.uk); [@acorp.uk.com](mailto:@acorp.uk.com); [@Transportfocus.org.uk](mailto:@Transportfocus.org.uk); [@broxtowe.gov.uk](mailto:@broxtowe.gov.uk); [@nottsc.gov.uk](mailto:@nottsc.gov.uk); [@nottsc.gov.uk](mailto:@nottsc.gov.uk)

**Subject:** Land Disposal Consultation - Beeston Goods Yard NG9 1JU - Closing date 4th December 2017

Dear Consultee,

Property: Beeston Goods Yard NG9 1JU.

We seek to consult you as regards your views on our proposed disposal (by way of a freehold sale).

This follows an early consultation process which was put on hold to allow further consultation with the Freight Operating Companies to release the site from its Strategic Freight 'listing'. This has been successfully achieved and the ongoing LC7 consultation 'refreshed' and restarted,

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 **4<sup>th</sup> December 2017** including any "no comment" response. It would be helpful if your response is provided by email. Should no response be received by **4<sup>th</sup> December 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.

## Land disposal consultation report

V 1.1

If you have any queries as regards this proposal, please direct them to Jayne Dyson by way of email [@networkrail.co.uk](mailto:@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,



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY  
T  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)

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

**Annex B**

Red area is the adjustment to disposal boundary to allow for future platform extension

