

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



20 September 2018

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

## **Network licence condition 7 (land disposal): Heaton Down Yard, Newcastle**

### **Decision**

1. On 22 August 2018, Network Rail gave notice of its intention to dispose of land at Heaton Down Yard, Newcastle (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 relevant stakeholders and that no objections were left unresolved.
4. In considering the proposed disposal, we note that:
  - there is no evidence that current or future railway operations would be affected adversely; and
  - Network Rail will reserve the rights it needs to cross the land to access the line side.
5. Network Rail's submission showed that, at the time of notification to ORR, the majority of its consultation responses had fallen outside the six-month period referred to in our land disposal guidance<sup>1</sup>. However, the responses were not significantly out of date and we note that Network Rail had worked until July to resolve the issues raised. We have therefore concluded that it will not be necessary for Network Rail to reconsult its stakeholders on this occasion.
6. 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.



7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

8. 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 below the text of paragraph 8.

**Les Waters**

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

---

<sup>1</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 Heaton Down Yard (NE6 5BX), comprises 4.28 ha (10.58 acres) situated adjacent to Heaton, a traditional residential district some 3km North East of Newcastle City Centre. The area surrounding the site comprises established and new residential development.</p> <p>The site is leased in part to three business tenants. The two main parties no longer occupy the site and are in discussions to surrender their leasehold interests. The remaining party (Giraffe Building Services) occupies a small plot on an unsecured lease and are informed of the proposed plans to develop the site.</p> <p>The site has not been actively used as a freight site since the early 1990's.</p> <p>The remainder of the site is vacant and remains derelict, overgrown and unsightly. With the exception of a small industrial shed the majority of the site has been cleared of all structures.</p> <p>A recent Network Change exercise was undertaken. After extensive consultation network connectivity to the site was severed during 2017 (See Section 4).</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following documents are attached in Appendix 1</p> <ul style="list-style-type: none"> <li>a) Site Plan (Plan Number 5955841)</li> <li>b) Aerial View</li> <li>c) Location Plan</li> </ul> <p>N.B. The boundaries set out on the aerial plan are for illustrative purposes only</p>
Clearance Ref:	<p>Business: CR/23546 (Certificate number: 38336) Dated 16.09.16            Technical: CR/23546 (Certificate number: 38662) Dated 18.10.16.</p>
Project No.	S00926
Ordnance survey coordinates	<p>Easting (X) – 427 513            Northing (Y) – 565 606            Map Ref: NZ274655</p>
Details of attached	Photo IMG00995 – taken from the centre of the site looking west

photographs (as required)	Photo IMG00996 – taken from Marleen Avenue entrance. Photo IMG01002– from the centre of the site looking north west
<b>2. Proposal</b>	
Type of disposal	Freehold or Long Leasehold in excess of 125 years. 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 Network Rail's Joint Venture (blocwork) or a suitable developer appointed by way of an open market competitive process.
Proposed use / scheme	Residential (Use Class C3), which may include student accommodation, sheltered or care home use alongside ancillary car parking. There is potential for retail to be included within the scheme.
Access arrangements to / from the disposal land	The principal access to the development site will be taken off Hartford Street with the secondary access off Marleen Avenue both of which are adopted highways. Future vehicular and pedestrian access across the site to the line side will be reserved for Network Rail use.
Replacement rail facilities (if appropriate)	None. The site has been derelict since the 1990s. Network Rail and consultees consider 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. Future development will allow for access to be retained to the line side.
Anticipated rail benefits	Release of the site will contribute directly to investment in the rail network through the release of capital receipts which will be used to fund rail improvements.
Anticipated non-rail benefits	The proposed residential development will greatly enhance the built environment by facilitating development and 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.

3. Timescales	
Comments on timescales	Earliest possible disposal is anticipated from the first part of 2019 onwards.
4. Railway Related Issues	
History of railway related use	<p>The last rail related use was in 1990s when it was used as a depot for rail freight.</p> <p>The majority of the sidings and the building have since been removed. The north eastern part of the site has been leased to Blue Circle Ltd since 1964. The southern part of the site has been leased to Balfour Beatty Group Ltd since 2003. Both tenants no longer occupy the site and are in discussions to surrender their interests.</p> <p>The site was subject to a separate external consultation exercise to enable a Network Change (Ref NC/G1/2015/LNE/014A) secured on the 31 August 2017. Subsequently (as a consequence of no future rail use) the site was disconnected at ELR: ECM7 2m 30Ch to 2m 70 ch.k.</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. Network Rail's System Operator team has been consulted and confirm they have no objections.
Impact on current railway related proposals	Network Rail's System Operator confirms a disposal does not impact upon any rail related proposals. The site was subject to consultation with the rail industry as part of successful Network Change process, which determined there was no anticipated future rail use. As such the release of the site for development will not impact upon the provision of any rail related proposals.

<p>Potential for future railway related use</p>	<p>There is no reference to Heaton Down Yard within the ECML RUS and the ECML was recently the subject of a Route Study which also made no reference to Heaton Down Yard. The future use of the site has also been considered in detail by Network Rail as part of discussions with the freight companies to successfully remove the site from its Strategic Freight listing.</p> <p>In response to the DfT's concerns over future stabling and depot requirements in the NE (and the impact upon HS2) System Operator (working in conjunction with DfT) reviewed all sites within the vicinity that may be suitable candidates for future stabling and depot requirements. The study concluded that Heaton Down Yard was not preferable and there was a suitable supply of alternative sites better suited to accommodating any future stabling requirements.</p> <p>It is therefore considered that there is no potential for future railway use over and above the current designated use.</p>
<p>Any closure or station change or network change related issues</p>	<p>Network Change (Ref NC/G1/2015/LNE/014A) was approved on the 31 August 2017.</p> <p>No Network Change or Station 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>Future access will be required to gain entry to the rail line along the track adjoining the boundary with Hartford Court. This right will be reserved and incorporated into any development. In accordance with the Clearance conditions all access requirements will be determined directly with the appropriate Maintenance Delivery Unit to include the ability for Network Rail vehicles to drive all the way up the DN side.</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	
Planning permissions / Local Plan allocation (if applicable)	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. The site has been formally identified within the Local Planning Authority's Housing and Economic Land Availability Assessments Register (HELAA) as a suitable development opportunity.
Contamination / Environmental Issues (if applicable)	An intrusive site investigation will be undertaken by any selected purchaser or developer. Levels of contamination are considered to be low and there are no known environmental issues
6. Local Authorities	
Names & Email Addresses:	Assistant Director Planning – <a href="http://www.newcastle.gov.uk">Newcastle City Council</a> <a href="mailto:planning@newcastle.gov.uk">@newcastle.gov.uk</a>
Local Transport Authorities:	Highways & Transport - Newcastle City Council <a href="mailto:highways@newcastle.gov.uk">@newcastle.gov.uk</a> Tyne & Wear Passenger Transport Executive (Nexus) <a href="mailto:nexus@nexus.org.uk">@nexus.org.uk</a>
Other Relevant Local Authorities:	N/A as Newcastle is a Unitary Authority
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 16 January 2018
Authorised by (name):	Authoriser's job title: Principal Development Manager
Signed	Date 18 January 2018

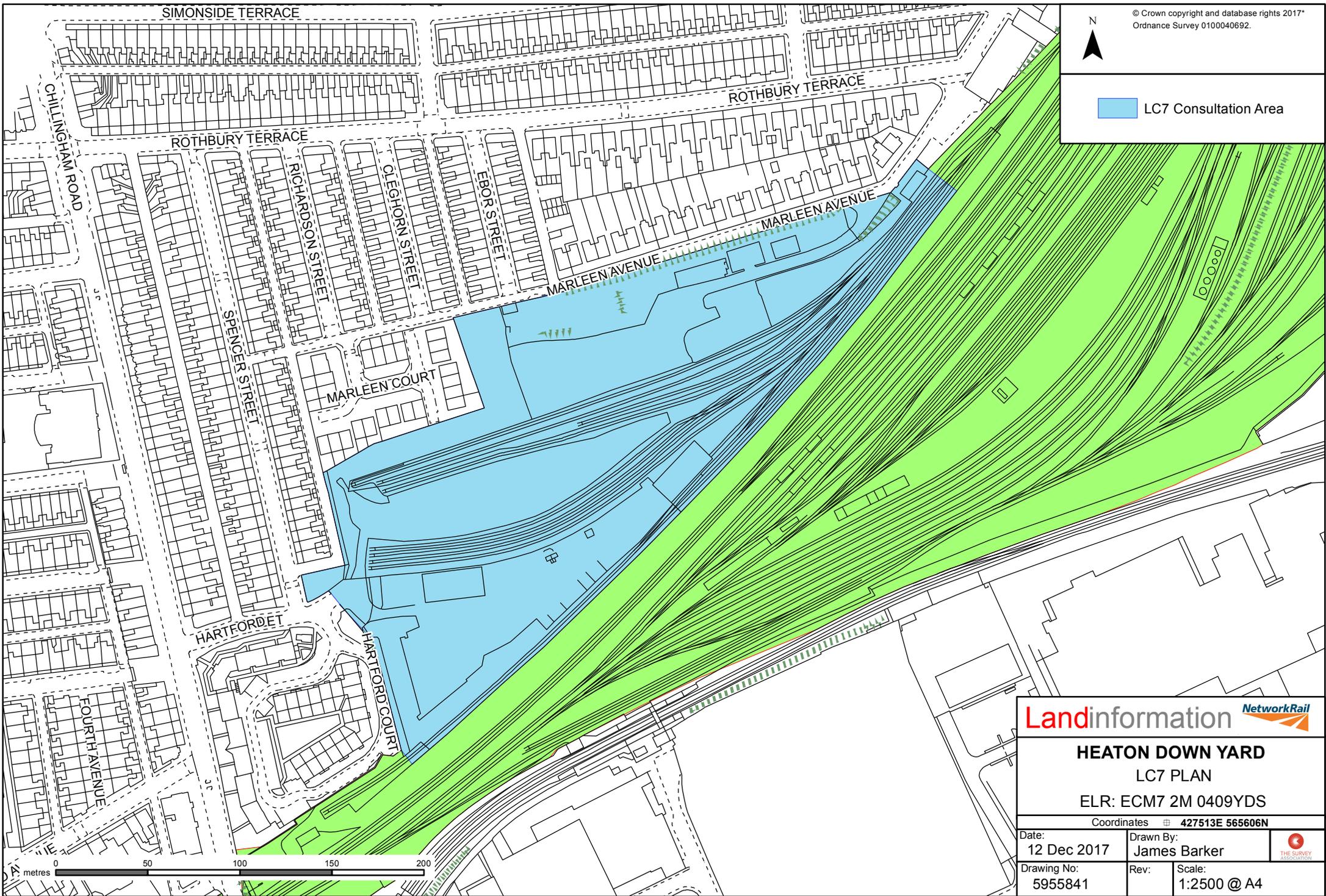
## 8. Consultations

Internal consultation	Business & Technical Clearance was completed in 2014 and then recirculated and completed in 2016. There are no specific issues to address.
Summary of position as regards external consultations	<p>The consultation exercise involved 33 external parties. Only 1 party has failed to respond namely First Scotrail Limited (Consultee 10) despite being contacted on 3 separate occasions to respond.</p> <p>However the lack of response from First Scotrail Limited (10) is considered immaterial as this Operator has no specific rail interests in the Heaton area.</p> <p>There were two objections. These were raised by the Department for Transport (DfT) (Consultee 1) and Trans Pennine Express (TPE) (Consultee 14).</p> <p>The DfT were concerned over the impact the loss of the site might have upon future stabling requirements in the north east and the impact upon the delivery of HS2. To resolve matters Network Rails System Operator worked closely with DfT by analysing (using technical data supplied by DfT) all available sites within the Newcastle vicinity which may be suitable for future stabling and depot requirements. The study concluded that Heaton Down Yard was not preferable and there was a sufficient supply of alternative sites better suited to accommodating any future stabling requirements. On reviewing the study DfT agreed and therefore removed their objection. TPE (14) had also raised concerns over future stabling requirements; however, following constructive dialogue they too subsequently agreed to remove their objection.</p>

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	None. Both objections were resolved through dialogue and agreement.
---	--

### 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 20 July 2018
Authorised by (name):		Authoriser's job title: Principal Development Manager
Signed		Date 20 <sup>th</sup> July 2018



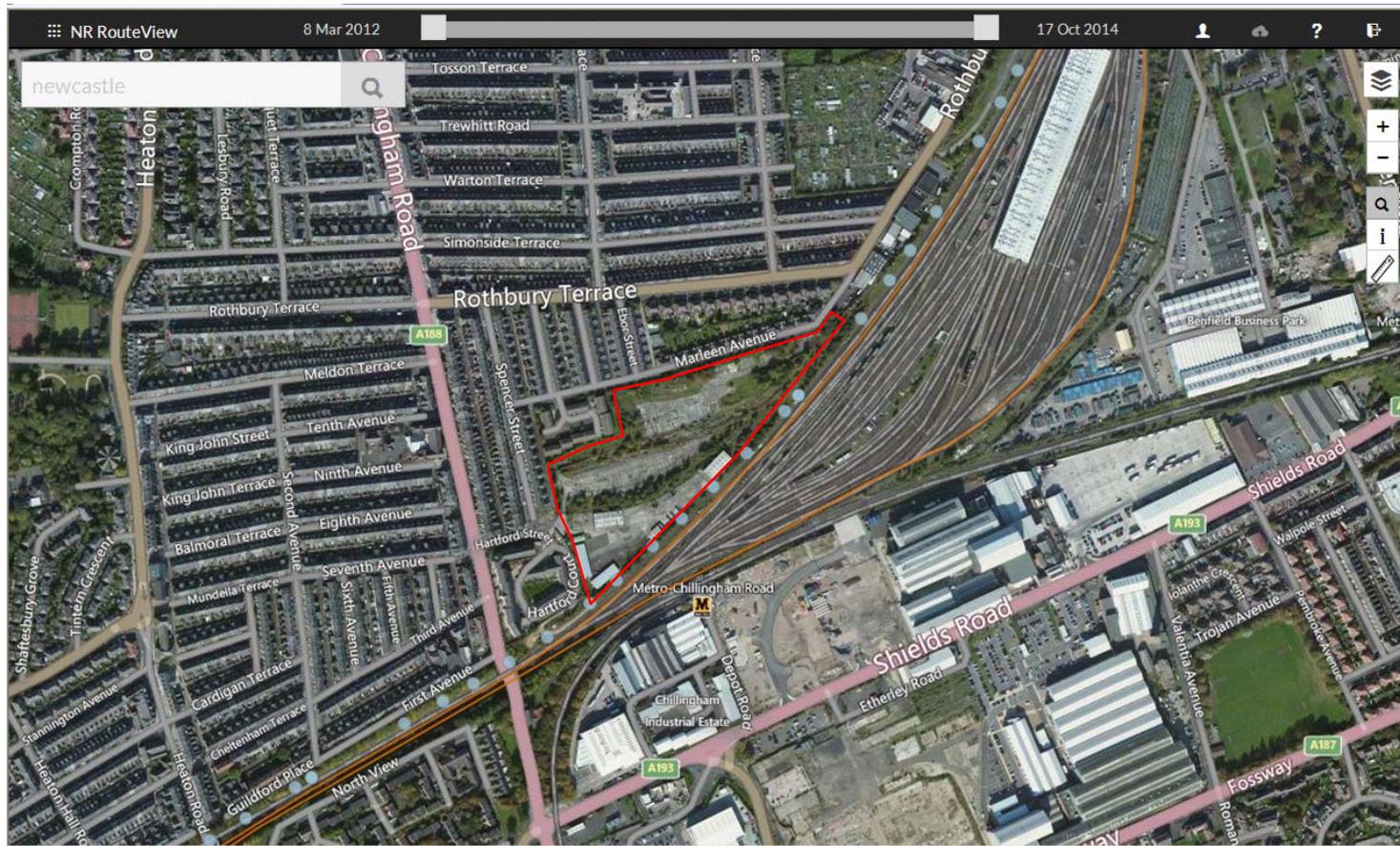
© Crown copyright and database rights 2017  
Ordnance Survey 0100040692.

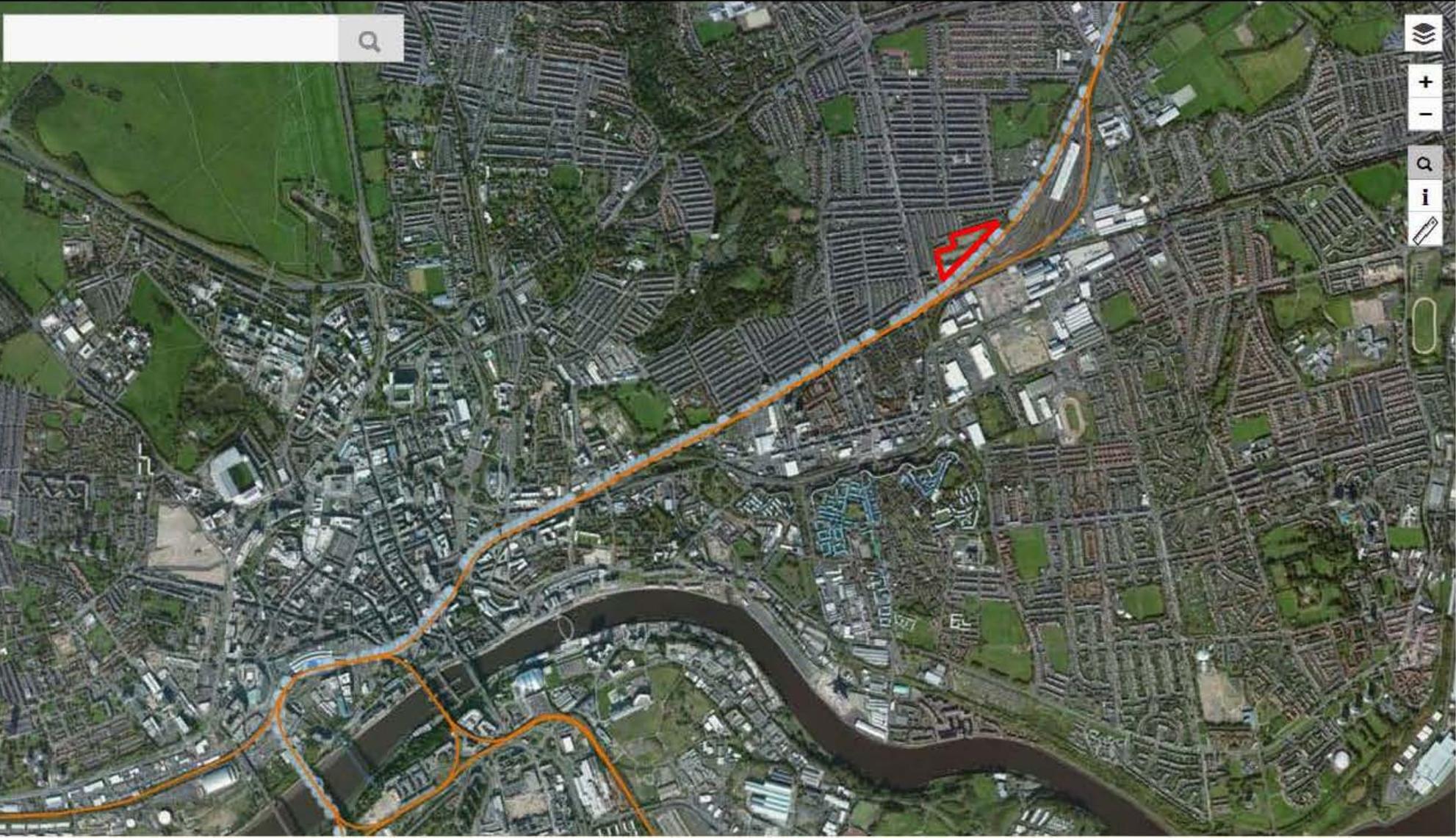


LC7 Consultation Area

<b>HEATON DOWN YARD</b> LC7 PLAN ELR: ECM7 2M 0409YDS	
Coordinates $\square$ 427513E 565606N	
Date: <b>12 Dec 2017</b>	Drawn By: <b>James Barker</b>
Drawing No: <b>5955841</b>	Rev:      Scale: 1:2500 @ A4

# Aerial View of Land off Hartford Street, Heaton





Heaton Down Yard - Photo IMG00995 - taken from the centre of the site looking west



Heaton Down Yard - Photo IMG00996 - taken from Marleen Avenue entrance.



Heaton Down Yard - Photo IMG01002 - from the centre of the site looking north west



# 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: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX

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

The consultation exercise involved 33 external parties. Only 1 party has failed to respond namely First Scotrail Limited (Consultee 10) despite being contacted on 3 separate occasions to respond. The lack of response from First Scotrail Limited (10) is considered immaterial as this Operator has no specific rail interests in the Heaton area. There were two objections. These were raised by the Department for Transport (DfT) (Consultee 1) and Trans Pennine Express (TPE) (Consultee 14). The DfT were concerned over the impact the loss of the site might have upon future stabling requirements in the north east and the impact upon the delivery of HS2. Network Rails System Operator worked closely with DfT by analysing (using technical data supplied by DfT) all available sites within the Newcastle vicinity which may be suitable for future stabling and depot requirements. The study concluded that Heaton Down Yard was not preferable and there was a sufficient supply of alternative sites better suited to accommodating any future stabling requirements. On reviewing the study DfT agreed and therefore removed their objection. TPE (14) had also raised concerns over future stabling requirements; however, following constructive dialogue they too subsequently agreed to remove their objection.

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	28/02/2018	See Comments in Annex 1	
2	Tyne & Wear Passenger Transport Executive (Nexus)		Y	28/02/2018	No Comment See Annex 1	
3	Transport for North		Y	23/01/2018	No Comment See Annex 1	
4	Arriva Trains Cross Country		Y	24/01/2018	No Comment See Annex 1	
5	Caledonian Sleeper		Y	12/02/2018	No Comment See Annex 1	

## Land disposal consultation report

V 1.1

6	c2c Rail Limited		Y	22/01/2018	No Objection See Annex 1	
7	Chiltern Railway Company Limited		Y	12/02/2018	No Comment  See Annex 1	
8	Eurostar International Limited		Y	22/01/2018	No Comment  See Annex 1	
9	Great Western Railway		Y	22/01/2018	No Objection See Annex 1	
10	First Scotrail Limited					Emails sent on 22/01/2018, 19/02/2018 and 27/02/2018.
11	London & South Eastern Railway Limited (Southeastern)		Y	23/01/2018	No Comment See Annex 1	
12	Merseyrail Electrics 2002 Limited		Y	23/01/2018	No Objection See Annex 1	
13	Northern Rail Limited		Y	15/02/2018	See comments in Annex 1	
14	Transpennine Express		Y	30/01/2018	No Objection  See Comments in Annex 1	
15	Virgin Trains East Coast		Y	23/01/2018	No Objection  See Annex 1	
16	Alliance Rail Holdings		Y	23/01/2018	No Comments	

Land disposal consultation report

V 1.1

					See Annex 1	
17	COLAS Freight		Y	23/01/2018	No Comment See Annex 1	
18	Direct Rail Services Limited		Y	02/02/2018	No Comment See Annex 1	
19	DB Cargo UK Ltd (Formerly DB Schenker)		Y	12/02/2018	No Comment See Annex 1	
20	Freight Transport Association		Y	12/02/2018	No Comment See Annex 1	
21	Freightliner Limited		Y	01/03/2018	No Comment See Annex 1	
22	GB Railfreight Limited		Y	15/02/2018	No Issues See Annex 1	
23	Rail Freight Group		Y	22/01/2018	No Comments but see comments within reply in Annex 1	
24	West Coast Railway Company		Y	27/02/2018	No Comment See Annex 1	
25	W. H. Malcolm		Y	13/02/2018	No Objection See Annex 1	
26	Association of Community Rail Partnerships		Y	23/01/2018	No Comment See Annex 1	

## Land disposal consultation report

V 1.1

27	British Transport Police		Y	26/01/2018	No Objection but see additional comments in Annex 1	
28	East West Railway Company		Y	22/01/2018	No Objection See Annex 1	
29	High Speed Two (HS2) Ltd		Y	23/01/2018	No Comment See Annex 1	
30	Transport Focus (formerly Passenger Focus)		Y	25/01/2018	No Objection See Annex 1	
31	Network Rail Media Relations		Y	09/03/2018	No Comment See Annex 1	
32	Newcastle City Council		Y	19/01/2018	See Comments in Annex 1	
33	Newcastle City Council		Y	28/02/2018	No Comment See 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:**  
**Sent:** 12 July 2018 10:16  
**To:**  
**Subject:** FW: OFFICIAL SENSITIVE - Newcastle Stabling Options Study Information

**Confirmation** received 12 July from DfT removing their objection in response to the LC7 consultation process for Heaton Down Yard

**From:** @dft.gov.uk  
**Sent:** 12 July 2018 09:48  
**To:**  
**Cc:**  
**Subject:** Re: OFFICIAL SENSITIVE - Newcastle Stabling Options Study Information

Dear  
Thanks for this further advice. Based on our current understanding of HS2's likely facilities requirements DfT now has reasonable confidence that HS2's requirements will not cause the need for displacement of stock from Heaton and, as George's report indicates, that there are realistic alternatives to Heaton North even if that did happen. DfT therefore withdraws its objection to the proposed disposal of Heaton North Yard.

Thank you all for your work on this.

Regards,

DfT Network Services - North

Sent from my iPhone

**From:**  
**Sent:** 12 March 2018 09:35  
**To:** @dft.gsi.gov.uk  
**Cc:**

## Land disposal consultation report

**Subject:** FW: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

**Importance:** High

V 1.1

Dear

My thanks for responding to the consultation.

I attach a letter in response which I hope is helpful

Happy to discuss further

Release of this site for housing and development is important

Kind regards

Our Ref: HTN.LC7.001.DfT  
BY EMAIL



Network Rail  
George Stephenson House  
Toft Green  
York  
YO1 6JT

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

8 March 2018

Dear

LC7 Consultation: Heaton Down Yard NE6 5BX Proposed Land Disposal

Thank you for your email dated the 28 February 2018 setting out your response to the Licence Condition 7 (LC7) consultation exercise.

My understanding is you are objecting to the disposal on the basis that you are not sure what the HS2 (and NPR) stabling requirements will be at Newcastle, and if there are any whether this land would be potentially suitable?

In response we trust that our explanation provides you with an understanding as to why we no longer consider this site a viable option.

The future strategic use of the site has been considered in detail by Network Rail.

It must be noted that Heaton Down Yard is a dilapidated site which has seen no active rail use since the early 1990's (some 25 years ago). It was the view of Network Rail that, without a foreseeable railway related use, the site would remain a liability for Network Rail as a disused, dilapidated and high risk site. Network Rail's System Operation team initiated a Network Change on 11 October 2016. Following an extensive consultation exercise with the rail industry, in which no foreseeable rail use was identified; Network Change was concluded on 20 December 2016 (NC/G1/2016/LNE/046). There remain a number of constraints associated with the site which we believe will act as a barrier to reinstating rail connectivity and use:

- It is of very limited size and therefore is no longer practical for freight, or any active rail use.
- The site is no longer connected to the network and any reconnection would require a major capital investment making alternatives more viable.

- There have been two large residential developments adjacent to the site since it was last actively used as a rail connected site. The immediate vicinity has also become a popular residential area and the local planning authority seeks to encourage further residential development.
- As a consequence of the residential development, regular commercial road access will be an issue. We have undertaken preliminary studies and discussed with the local planning authority. Any significant commercial access to the west or north will likely be challenged by Highways. Active rail use will also likely be opposed by

local residents.

- Acoustic studies undertaken as part of planning discussions have revealed that a number of measures would need to be undertaken to mitigate the impact upon any new residential developments which are in close proximity to rail activity. Similarly any active rail use proposed on the site may be required to demonstrate any noise impact upon the established and more recent residential development.

As a consequence of these constraints we consider there are many alternative locations that offer better, more viable and cost effective solutions. As an example Network Rail believes that there are more realistic opportunities for accommodating stabling at the extensive Tyne Yard sidings.

Heaton Down Yard has been subject to many detailed studies and work to bring it forward for development. It is a valuable opportunity that can generate a significant capital receipt which is required to reinvest within the railway. It also presents an important opportunity to deliver multiple housing on public sector brownfield land. Heaton is an important contributor towards the housing target compiled by the DfT and set as an objective for Government to deliver.

Further delays will only hamper delivery, add to Networks Rail's costs and deprive the rail network of the significant investment and an opportunity to contribute towards the Government housing targets.

We trust that, upon reflection, you will be happy removing your objection to the release of the site for development.

Yours sincerely



**From:** @dft.gsi.gov.uk  
**Sent:** 28 February 2018 12:06  
**To:**  
**Cc:**  
**Subject:** RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018  
**Importance:** High

Dear

With reference to the land disposal consultation issued by NRIL on 22<sup>nd</sup> January 2018 in relation to the property known as: Heaton Down Yard (NE6 5BX), the Department for Transport wishes to make the following comments:

The Department for Transport has considered the information supplied by Network Rail and we are not certain that we can agree that there is no rail operational impact and object to this proposal.

We aren't yet sure what the HS2 (and NPR) stabling requirements will be at Newcastle, and if there are some whether this land would be potentially suitable. It is crucial that potential options to address future stabling requirements are not ruled out by the premature disposal of this land.

As a result, we would like to ask for a 6 months reprieve to protect this land whilst we work these issues through.

Kind regards,

Planning and Investment Manager, Network Services North - Rail Group, Department for Transport  
3/23

---

## 2 Tyne & Wear Passenger Transport Executive (Nexus)

**From:** @nexus.org.uk  
**Sent:** 28 February 2018 09:35  
**To:**  
**Cc:**  
**Subject:** RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Apologies

We have no comment on this one.

Regards

**Head of Heavy Rail**

*Direct Line:*

*E: [@nexus.org.uk](mailto:@nexus.org.uk)*

*M:*

*Nexus House, St. James' Boulevard, Newcastle upon Tyne, NE1 4AX*

---

### **3 Transport for North**

**From:** railnorth.org

**Sent:** 23 January 2018 14:40

**To:** nexus.org.uk

**Cc:** nexus.org.uk

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Rail North has no comment on this proposal.

Head of Investment Planning,  
Rail North

---

#### 4 Arriva Trains Cross Country

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

**Sent:** 24 January 2018 15:41

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

I can confirm XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

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



---

#### 5 Caledonian Sleeper

**From:** @serco.com

**Sent:** 12 February 2018 14:37

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Serco Business

Hello

No comment.

Regards

---

**6 c2c Rail Limited**

**From:** @c2crail.net

**Sent:** 22 January 2018 16:09

**To:**

**Subject:** Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good afternoon

No objection from c2c on the below proposal.

**Regards**

**Property and Projects Manager**

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



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



**Land disposal consultation report**  
**7 Chiltern Railway Company Limited**

**From:** @chilternrailways.co.uk  
**Sent:** 12 February 2018 14:42  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Chiltern have no comment.

Regulatory Contracts Manager  
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ  
[@chilternrailways.co.uk](mailto:@chilternrailways.co.uk)

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



Please consider the environment before printing this email

---

**8 Eurostar International Limited**

**From:** @eurostar.com  
**Sent:** 22 January 2018 16:52  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No comment from EIL,  
Thanks

## Land disposal consultation report

V 1.1

**PA to Chairman and to Company Secretary  
Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

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



---

### 9 Great Western Railway

**From:** @gwr.com

**Sent:** 22 January 2018 16:17

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hello again

We have no objection thank you.

**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.

---

10 First Scotrail Limited

NO RESPONSE

---

11 London & South Eastern Railway Limited (Southeastern)

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

**Sent:** 23 January 2018 13:23

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

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](http://southeasternrailway.co.uk)

**southeastern**

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ



**12 Merseyrail Electrics 2002 Limited**

**From:** @merseyrail.org

**Sent:** 23 January 2018 09:15

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

We have no objections thanks

**Legal & Contract Assistant  
Merseyrail**

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

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



## Land disposal consultation report

V 1.1

### 13 Northern Rail Limited

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

**Sent:** 15 February 2018 09:02

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Operationally the below proposal does not affect Northern. However consideration will need to be given as to what the land is used for (for example residential) as it can become noisy in that area of an evening with our arrivals/reception duties.

Thanks,

---

### 14 Transpennine Express

**From:** @FirstGroup.com

**Sent:** 14 March 2018 16:23

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Please accept my apologies for the delay in responding.

Thank you for outlining the position with regard to Heaton Down yard.

Please find attached a letter stating the removal of our objection.

Thank you

Head of Commercial Contracts

First TransPennine Express



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

Follow us on Twitter: [www.twitter.com/tpexpresstrains](https://www.twitter.com/tpexpresstrains)

Follow us on Facebook: [www.facebook.com/TPExpressTrains](https://www.facebook.com/TPExpressTrains)

First Transpennine Limited  
Registered in England & Wales number 09111801  
Registered office: 50 Eastbourne Terrace, Paddington, London W2 6L



TransPennine Express  
7<sup>th</sup> Floor  
Bridgewater House  
60 Whitworth Street  
Manchester  
M1 6LT

Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street,

**Land disposal consultation report**

Manchester

M1 2NY

copied to, Development – Network Rail

V 1.1

**Reference: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX**

14<sup>th</sup> March 2018

Dear

**TransPennine Express (TPE) objection to the on proposed land disposal: Heaton Down Yard NE6 5BX**

With reference to the consultation on proposed land disposal: Heaton Down Yard NE6 5BX issued by Network Rail on 22<sup>nd</sup> January 2018, this letter constitutes TPE's formal response.

Further to TPE's original response and information on the proposal disposal received from on 19<sup>th</sup> February 2018, TPE now formally removes its objection to the proposed disposal.

TPE thanks Network Rail for taking the time to explain the background to this site and the answering the issues that we raised.

Yours sincerely,

**Head of Commercial Contracts**

**TransPennine Express**

## Land disposal consultation report

V 1.1

**From:**

**Sent:** 19 February 2018 12:42

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

**Importance:** High

Dear

Further to our recent correspondence please find attached response, which I hope is helpful

Kind regards

Development

Our Ref: HTN.LC7.001.TPE



Network Rail  
George Stephenson House  
Toft Green  
York  
YO1 6JT

Head of Commercial Contracts  
Trans Pennine Express  
7th Floor  
Bridgewater House  
60 Whitworth Street  
Manchester  
M1 6LT

19 February 2018

Dear

**LC7 Consultation: Heaton Down Yard NE6 5BX Proposed Land Disposal**

Thank you for your letter dated the 30 January 2018 setting out your formal response to the Licence Condition 7 (LC7) consultation exercise.

It has been helpful in understanding the rationale for your objection to the proposed disposal. In response we hope to mitigate your concerns and provide an explanation, and justification, behind the disposal strategy.

Network Rail has considered in detail the future strategic use of the site.

Heaton Down Yard is a dilapidated site which has seen no active rail use since the early 1990's (some 25 years ago). It was the view of Network Rail that without a foreseeable railway related use, the site would remain a liability for Network Rail as a disused, dilapidated and high risk site and therefore Network Rail's System Operation team initiated a Network Change on 11 October 2016. Following an extensive consultation exercise with the rail industry (including TPE), in which no foreseeable rail use was identified, Network Change was concluded on 20 December 2016 (NC/G1/2016/LNE/046).

There remain a number of constraints associated with the site which we believe will act as a barrier to reinstating rail connectivity and use:

- It is of very limited size and therefore is no longer practical for freight, or any active rail use.
- There have been two large residential developments adjacent to the site since it was last actively used as a rail connected site. The immediate vicinity has also become a popular residential area and the local planning authority seeks to encourage further residential development.
- As a consequence of the residential development, regular commercial road access will be an issue. We have undertaken preliminary studies and discussed with the local planning authority. Any significant commercial access to the west or north will likely be challenged by Highways. Active rail use will also likely be opposed by local residents.
- Acoustic studies undertaken as part of planning discussions have revealed that a number of measures would need to be undertaken to mitigate the impact upon any new residential developments which are in close proximity to rail activity.
- Reconnecting the site to the rail network would of course require significant capital sums and this was previously considered before initiating Network Change.

We note that you believe the site would be ideally placed for a small maintenance depot for a small train operator in the event that the current facilities at Heaton Depot cease to exist. We consider this scenario is extremely unlikely as the main facilities at Heaton Depot are integral to the rail network and would therefore be safeguarded as part of any future review of depots and stabling. Therefore your comment appears to be based on a hypothetical situation and we consider this to be an unrealistic basis on which to object. Please be assured that Network Rail would actively engage with train operating companies including TPE as part of any future depot and stabling strategy to accommodate their needs.

It is also worth noting that Heaton Down Yard is not a strategic freight site nor is it classified as a freight terminal or let sidings and as such there is no obligation to provide an alternative site. However, Network Rail believes that there are more realistic opportunities for accommodating stabling use at the extensive Tyne Yard sidings. As such, Network Rail is in discussions with other train operating companies (not just freight operating companies) regarding stabling and Tyne Yard will be considered as part of any future depot and stabling strategy.

In conclusion, we don't believe that TPE has identified a reasonably foreseeable railway related use for the land and, on the basis of the explanation and assurance given above, would ask that TPE confirms it can withdraw its objection. We look forward to hearing from you.

Yours sincerely



**From:** @FirstGroup.com  
**Sent:** 31 January 2018 09:12  
**To:**  
**Cc:**  
**Subject:** Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

OK thanks

No problem.

Head of Commercial Contracts  
First TransPennine Express

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

----- Original message -----

From: [@networkrail.co.uk](mailto:@networkrail.co.uk)  
Date: 31/01/2018 08:49 (GMT+00:00)  
To: [@FirstGroup.com](mailto:@FirstGroup.com)  
Cc: [@networkrail.co.uk](mailto:@networkrail.co.uk)  
Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

## Land disposal consultation report

V 1.1

Hi

has kindly made me aware of your objection.

Thank you for your response and helpful letter explaining your reasons for your decision.

I will review and will respond as soon as possible.

If you are willing to do so it might be helpful to meet to discuss once I have discussed with colleagues

Kind regards

Development

**From:**

**Sent:** 30 January 2018 15:23

**To:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

See below comments and attachment.

Regards

**From:** @FirstGroup.com

**Sent:** 30 January 2018 14:39

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Please find attached a response from TPE on this proposal. We believe that the land should be retained for future strategic use and therefore object.

Thanks

## Land disposal consultation report

V 1.1

Head of Commercial Contracts  
First TransPennine Express



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

Follow us on Twitter: [www.twitter.com/tpexpresstrains](https://www.twitter.com/tpexpresstrains)

Follow us on Facebook: [www.facebook.com/TPExpressTrains](https://www.facebook.com/TPExpressTrains)

First Transpennine Limited  
Registered in England & Wales number 09111801  
Registered office: 50 Eastbourne Terrace, Paddington, London  
W2 6LG



TransPennine Express  
7<sup>th</sup> Floor  
Bridgewater House  
60 Whitworth Street  
Manchester  
M1 6LT

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

**Reference: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX**

30 January 2018

Dear

**TransPennine Express (TPE) objection to the on proposed land disposal: Heaton Down Yard NE6 5BX**

With reference to the consultation on proposed land disposal: Heaton Down Yard NE6 5BX issued by Network Rail on 22<sup>nd</sup> January 2018, this letter constitutes TPE's formal response.

TPE considers that the proposed land disposal needs to be more carefully considered from a strategic use of railway land perspective.

Our reasons for this are as follows:

Despite TPE not have an immediate use for this land, it feels rather as though the potential usage for railway depots has been missed in the report. Given the difficulty in finding suitable sites for rolling stock depots in the North of England currently, it seems inconsistent to be selling off such land that may have a future strategic use.

TPE notes that the ECML Route Study does not mention it, but we believe that this is because Route Studies generally do not generally examine stabling solutions.

Railway land is now at a significant premium. This land is ideally placed for a small maintenance depot for a small train operator (like TPE) if ever it came that Heaton depot were no longer available to service our trains. We also note that the site is currently listed as a strategic freight site. It would be useful to understand how Network Rail has agreed for this status to be removed. Has an alternative piece of land elsewhere been put forward for operators to use in future?

Finally, TPE would like to understand any noise abatement concerns that exist that make the proposed area for disposal an impractical site to use. This that does not appear to have been explored, or only in relation to freight purposes. If this site were to be redeveloped as an EMU LMD it would work without importing much more noise than is already present overnight. The report highlights a road transport link issue with we believe could be solved if the access road could be linked from the north of the site.

TPE kindly requests that the above points are considered and comments returned before we can consider an acceptance.

Yours sincerely,

**Head of Commercial Contracts**  
**TransPennine Express**

---

## 15 Virgin Trains East Coast

**From:** @virgintrainseastcoast.com

**Sent:** 23 January 2018 09:36

**To:**

**Subject:** Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Virgin Trains East Coast has no objection to the proposed disposal.

Regards

Major Projects Director

Sent from my iPad



Major Projects Director

Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH



---

## 16 Alliance Rail Holdings

**From:** @Alliancerais.co.uk

**Sent:** 23 January 2018 09:19

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Alliance has no comments

Regards

---

## 17 COLAS Freight

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

**Sent:** 23 January 2018 16:01

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No comment on proposed disposal.



Property & Estate Manager

[@colasrail.co.uk](https://twitter.com/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)



---

## 18 Direct Rail Services Limited

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

**Sent:** 02 February 2018 12:35

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd  
Regents Court  
Baron Way  
Carlisle  
CA6 4SJ

Protect our environment - print only when you need to.

---

**19 DB Cargo UK Ltd (Formerly DB Schenker)**

**From:** @deutschebahn.com **On Behalf Of** @deutschebahn.com

**Sent:** 09 February 2018 15:45

**To:**

**Subject:** Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

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

From December 2016 my e-mail address will be [@deutschebahn.com](mailto:@deutschebahn.com) and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to: [DBCargoConsultations@deutschebahn.com](mailto:DBCargoConsultations@deutschebahn.com)

---

## 20 Freight Transport Association

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

**Sent:** 12 February 2018 14:37

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Apologies we have no comment.

---

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

**Freight Transport Association**

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

---

## 21 Freightliner Limited

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

**Sent:** 01 March 2018 11:02

**To:**

**Subject:** RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

I can confirm that Freightliner has no objection to this proposal

My apologies for the delay in responding

Regards

---

## 22 GB Railfreight Limited

**From:** @gbrailfreight.com

**Sent:** 15 February 2018 15:18

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,  
GB Railfreight Ltd  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.  
E-mail: [@gbrailfreight.com](mailto:@gbrailfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.  
Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

---

## 23 Rail Freight Group

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

**Sent:** 22 January 2018 20:08

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

As the strategic freight site clearance and network change are agreed by the FOCs, no further comments from RFG

Thanks

Executive Director

Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
[@rfg.org.uk](mailto:@rfg.org.uk)

Visit us in the  
Rail Freight  
Group Pavilion  
Stand 7072



Exhibiting with us will be Direct Rail Services, Russell Group, VTG Rail,  
VICTA Railfreight, Colas Rail, DB Cargo, FIT, Pauley, GB Railfreight.

Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK

---

## 24 West Coast Railway Company

**From:** @aol.com

**Sent:** 27 February 2018 16:15

**To:**

**Subject:** Re: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

no comments

WCR

E [@aol.com](mailto:whm@whm.co.uk)

---

**25 W. H. Malcolm**

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

**Sent:** 13 February 2018 07:38

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

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

♻️ **SAVE PAPER - Please do not print this e-mail unless absolutely necessary**



**26 Association of Community Rail Partnerships**

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

**Sent:** 23 January 2018 11:34

**To:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

We have no comment on this consultation.

Cheers

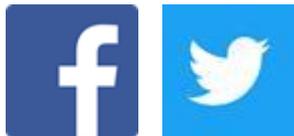
Senior Operations Manager



**Mobile**

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

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



Note: This E-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail. The sender does not accept liability for any errors or omissions.

**27 British Transport Police**

**From:**

**Sent:** 30 January 2018 11:04

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Thanks for this – very helpful and much appreciated

Development

**From:**

**Sent:** 30 January 2018 10:12

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

As discussed, I am aware of the ongoing issues with trespass at Heaton. Following a recent fatality we undertook a full walkout to assess existing fencing. The existing fence of chain link is easily cut and has seen its day with multiple repairs. Balfour Beatty still have responsibility for their old yard and is being monitored by CCTV and a security firm, but were concerned that trespass was not being picked up on their equipment, so were investigating integrity of their systems.

The access gate to the old goods yard off Heaton Court has been repaired with a new hasp and heavy duty.

We have submitted a fencing proposal for upgrade to 1.8m steel expamet/palisade along the entire DN side boundary which should be delivered in this years programme.

I note that this development is potentially student accommodation for t, so robust third party screening boundary would be highly recommended in front of our own as we have requested a 4-5m access road running along the entire boundary.

Regards

Tom

## Land disposal consultation report

V 1.1

**From:**

**Sent:** 30 January 2018 08:30

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Just picked up the following response from the BTP about the site.

Are you able to visit the site sometime to check security?

It will be a year or so before any development or sale occurs.

Many thanks

Development

**From:**

**Sent:** 26 January 2018 16:33

**To:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

See below response for information.

Regards

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

**Sent:** 26 January 2018 15:34

**To:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

Please see below the response re the above.

Regards

Senior Personal Assistant to Mike Furness  
Head of Strategy & Performance Department  
British Transport Police;  
FHQ, 25 Camden Road, London, NW1 9LN  
DX 151960, CAMDEN 4  
Telephone:  
Extn: Email: [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)



Please consider the environment before printing this email

 **Please consider the environment before printing this email**

**Unless otherwise stated above this e-mail is considered 'OFFICIAL'**

**From:**

**Sent:** 24 January 2018 13:52

**To:**

**Cc:**; SDD Business Support

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Having reviewed the attached proposal I can confirm that BTP has no objection. In fact the site is currently attracting unwanted attention and this will potentially improve the situation for the remaining section of the depot.

One thing I would like to stress however is the need for good fencing between the new development and the depot. This is especially the case if the land is to be used for student accommodation. The site has a history of graffiti attacks and proper measures to restrict access to the working depot area from the newly developed site should be taken, especially during the building phase when access control is likely to be difficult.

Regards

## Land disposal consultation report

V 1.1

Linda

Designing Out Crime Officer. C Division, Pennines

British Transport Police, 1<sup>st</sup> Floor West Gate House, Grace St, Leeds, LS1 2RP

Mobile

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

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

**From: On Behalf Of** SDD Business Support

**Sent:** 23 January 2018 13:28

**To:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hello

Please see the attached documents re Heaton Down Yard, NE6 5BX. Please note deadline date is 19<sup>th</sup> February 2018.

Regards

Senior Personal Assistant to Mike Furness

Head of Strategy & Performance Department

British Transport Police;

FHQ, 25 Camden Road, London, NW1 9LN

DX 151960, CAMDEN 4

Telephone: Extn:

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

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



Please consider the environment before printing this email

**Please consider the environment before printing this email**

**Unless otherwise stated above this e-mail is considered 'OFFICIAL'**

## 28 East West Railway Company

**From:** @eastwestrailwaycompany.co.uk

**Sent:** 22 January 2018 17:47

**To:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear

East West Railway Company has no objection to the disposal.

Can you please ensure all future consultations are addressed to me at the following email address:

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

Regards,

Chief Engineer

---

## 29 High Speed Two (HS2) Ltd

**From:** hs2.org.uk

**Sent:** 23 January 2018 13:36

**To:** Dyson Jayne

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear

No comments from HS2 Ltd.

Kind regards,

Safeguarding Planning Manager | HS2 Ltd

## Land disposal consultation report

V 1.1

[@hs2.org.uk](https://www.hs2.org.uk) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, 19th Floor, One Canada Square, Canary Wharf, London E14 5AB | [www.hs2.gov.uk/hs2](http://www.hs2.gov.uk/hs2)

---

### 30 Transport Focus (formerly Passenger Focus)

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

**Sent:** 25 January 2018 11:39

**To:**

**Subject:** Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018 2301a18

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

the land is 10.58 acres, formerly a railway goods yard, on the down side of the ECML opposite the west end of Heaton TMD; Network Change in 2017 was followed by disconnecting the yard from the network; two of the three tenants of parts of the area have vacated their sites, and the third has an unsecured lease; the yard has not been used by the railway for at least 20 years, and no future railway use has been identified; it is to be sold freehold or long (over 125 years) leasehold for residential use; disposal is likely to be no earlier than early 2019.

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>

---

### 31 Network Rail Media Relations

**From:** On Behalf Of Network Rail Media Relations

**Sent:** 09 March 2018 08:56

**To:**

**Subject:** RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No comment

#### Senior Media Relations Manager

Network Rail | One Eversholt Street | London | NW1 2DN

Mobile: | Press Office: | Email: [@networkrail.co.uk](mailto:@networkrail.co.uk)

---

### 32 Newcastle City Council

**From:** @newcastle.gov.uk

**Sent:** 19 February 2018 11:45

**To:**

**Cc:**

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Thank you for the email below. We have no record of an earlier consultation or an associated site plan/details.

However, I can confirm that the site identified in the Council's future supply of suitable housing sites (called the Housing and Economic Land Availability Assessment) at this address is considered suitable for housing and as such the disposal of this site is supported. Please find the link below (note site ref. no. is 4654).

<https://www.newcastle.gov.uk/planning-and-buildings/planning-policy/local-plan/local-plan-evidence-base/housing-employment-land-availability-assessment-helaa>

## Land disposal consultation report

V 1.1

Please can you inform me of the outcome of the consultation.

Regards

**From:**

**Sent:** 19 February 2018 11:11

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

**Cc:** [@newcastle.gov.uk](mailto:@newcastle.gov.uk)

**Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Not seen this consultation but may be part of there request to get site allocated as part of DAP so have copied Kathy in

**From:**

**Sent:** 19 February 2018 10:07

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

**Subject:** FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Assistant Director Planning

---

### 33 Newcastle City Council

**From:** @newcastle.gov.uk

**Sent:** 28 February 2018 11:01

**To:**

**Subject:** RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

I have no comment from a highways perspective.

Regards,

Annex 2

**From:**

**Sent:** 22 January 2018 16:07

**To:** [@dft.gsi.gov.uk](mailto:dft.gsi.gov.uk); [@nexus.org.uk](mailto:@nexus.org.uk); [@railnorth.org](mailto:@railnorth.org); [@crossscountrytrains.co.uk](mailto:@crossscountrytrains.co.uk); [@serco.com](mailto:@serco.com); [@c2crail.net](mailto:@c2crail.net); [@chilternrailways.co.uk](mailto:@chilternrailways.co.uk); [@eurostar.com](mailto:@eurostar.com); [@gwr.com](mailto:@gwr.com); [@scotrail.co.uk](mailto:@scotrail.co.uk); [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk); [@merseyrail.org](mailto:@merseyrail.org); [@northernrailway.co.uk](mailto:@northernrailway.co.uk); [@firstgroup.com](mailto:@firstgroup.com); [@alliancerail.co.uk](mailto:@alliancerail.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [procurement@drsl.co.uk](mailto:procurement@drsl.co.uk); [@drsl.co.uk](mailto:@drsl.co.uk); [DBCargoConsultations@deutschebahn.com](mailto:DBCargoConsultations@deutschebahn.com); [cmacrae@fta.co.uk](mailto:cmacrae@fta.co.uk); [DonatantonioC@Freightliner.co.uk](mailto:DonatantonioC@Freightliner.co.uk); [@rfg.org.uk](mailto:@rfg.org.uk); [@aol.com](mailto:@aol.com); [@whm.co.uk](mailto:@whm.co.uk); [@acorp.uk.com](mailto:@acorp.uk.com); [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk); [@eastwestrailwaycompany.co.uk](mailto:@eastwestrailwaycompany.co.uk); [@hs2.org.uk](mailto:@hs2.org.uk); [@Transportfocus.org.uk](mailto:@Transportfocus.org.uk); [@newcastle.gov.uk](mailto:@newcastle.gov.uk); [@newcastle.gov.uk](mailto:@newcastle.gov.uk)

**Subject:** Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear Consultee,

Property: Heaton Down Yard NE6 5BX

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

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 **19<sup>th</sup> February 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **19<sup>th</sup> February 2018**, 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.

## Land disposal consultation report

V 1.1

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.

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

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

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