

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



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

2 June 2020

Network licence Condition 17 (land disposal): Bury St Edmunds, Suffolk

Decision

1. On 6 April 2020, Network Rail gave notice of its intention to dispose of land situated to the southwest of Bury St Edmunds station, Suffolk, IP32 6AD (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached), with Network Rail’s revised proposal shown at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal, as revised on 7 May 2020, 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 with current information and no objections were left unresolved.
4. In considering the proposed disposal of 6 April 2020, we note that:
 - there is no evidence that current railway operations would be affected adversely;
 - no other reasonably foreseeable railway use for the land was identified by Network Rail’s stakeholder consultees; and
 - the site has been delisted from the Supplemental Strategic Freight Site pursuant to the 1994 Agreement¹.
5. However, we are aware that Bury St Edmunds station is on a key national freight route, with traffic to and from Felixstowe port, where freight traffic has been increasing. We considered that it would be prudent for Network Rail to revise slightly

¹ 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.



part of the north boundary of the land proposed for disposal to safeguard the potential for the reinstatement of through lines. Although there are currently no plans for this, a minor adjustment to that part of the boundary – moving it south slightly – would safeguard the potential future expansion of the network by providing sufficient space for four tracks through the station to join with the existing four-track section northwest of the sale area. The same revision would also allow the westbound platform to be extended, if required, which would have been precluded by Network Rail’s proposed disposal.

6. Network Rail agreed to the boundary revision and provided us with a revised plan (7091911-2, shown at Annex B) on 7 May 2020, confirming that its revised proposal would be sufficient to accommodate through lines to current standards.

7. Based on all the evidence we have received, including the revised boundary plan and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,² 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”.

9. We have concluded that the revised disposal, as proposed on 7 May 2020, is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the disposal of the land as confirmed to us on 7 May 2020.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail and Road

² Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

Property Disposal – Specific Consent

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Disposal			
Type of disposal	Freehold sale or long leasehold sale		
Rationale for disposal	<p>The disposal of this site offers the opportunity to:</p> <ol style="list-style-type: none"> 1. Release underutilised railway land in an area where such uses are becoming increasingly incompatible with future surrounding uses, in accordance with adopted planning policy. 2. Generate a significant capital receipt for investment in to the railway, 3. Provide a significant number of homes towards government targets. 		
2. Clearance	Type	Reference	Date
Clearance Details NB: Two separate clearances were submitted as there are two principal areas; the area leased & the area unleased.	Business Clearance Technical Clearance And Business Clearance Technical Clearance	CR/35813 (Cert. No: 45055) CR/35813 (Cert. No: 47294) CR/35793 (Cert. No: 49581) CR/35793 (Cert. No: 51605)	15-6-18 14-12-18 30-5-19 26-9-19
3. Site			
Description of property for disposal	<p>Land and property situated to the south-west of Bury St Edmunds station IP32 6AD.</p> <p>The site totals approximately 3.34 Ha (8.25 acres), consisting of three elements</p> <ol style="list-style-type: none"> 1. A site of 2.33 Ha (5.75 acres) presently leased to Tarmac with whom a legal agreement is being finalised for them to vacate the site & combine the operation with their larger facility approximately 8 miles away. The size of Tarmac's operation at Bury St Edmunds has declined markedly over recent years. 2. A Supplementary Strategic Freight Site (SSFS) of 0.61 Ha (1.5 acres) which has been unused in excess of 5 years. The sidings are in disrepair & been clipped out of use, The SSFS has been delisted from the SSFS List maintained pursuant to the 1994 Agreement. 3. An area of approximately 0.4 Ha (1 acre) which presently accommodates three small tenancies which are subject to 6 month's notice. Early discussions have been held with the tenants, so they are aware of a possible disposal. <p>Other station & rail operations are unaffected.</p>		

<p>Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>Attached plans and photographs:</p> <ol style="list-style-type: none"> 1. General location plan, titled Bury St Edmunds - Land for disposal S-W of Station, dated 14-10-19. 2. Site plan No 7091911 which identifies the three elements of the site & Network Rail's remaining land holding. 3. Sale plan No 7091911-2 with the land for disposal shaded blue. 4. Photographs in separate appendix A.
<p>Ordnance survey coordinates</p>	<p>585073E 265049N</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>Subject to receiving LC17 consent, marketing agents will be instructed, and a purchaser selected.</p>
<p>Proposed use / scheme</p>	<p>The site & surrounding area is proposed for residential & mixed uses within the adopted Local Plan. The area surrounding the site has changed & continues to change in character from predominantly secondary commercial/retail & industrial/freight uses to predominantly residential uses. Residential planning permissions have already been granted on a number of sites in the area, including the three immediately adjacent sites. Construction work is already well advanced on the third party site which straddles the access to the SSFS. It is proposed the site will accommodate a new residential led mixed use development providing circa 150 homes and other uses compatible with the new nature of the area.</p>
<p>Access arrangements to / from the disposal land</p>	<p>The site presently has two separate access points off Station Hill. Neither is appropriate for freight or industrial uses given the changing environment, town centre location and close proximity to new residential homes. A number of parties with such requirements have been deterred by these factors including the narrow access to the SSFS through the new residential development.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>As part of delisting the SSFS at Bury St Edmunds a replacement freight site at Brandon has been added to the SSFS List maintained pursuant to the 1994 Agreement. This replacement site at Brandon has already been brought into use.</p>
<p>Anticipated rail benefits</p>	<p>Consolidation of the Tarmac freight operation at their nearby Kennet facility. Removal of a non-compatible use within a new housing area, and avoidance of complaints from neighbouring residents.</p>

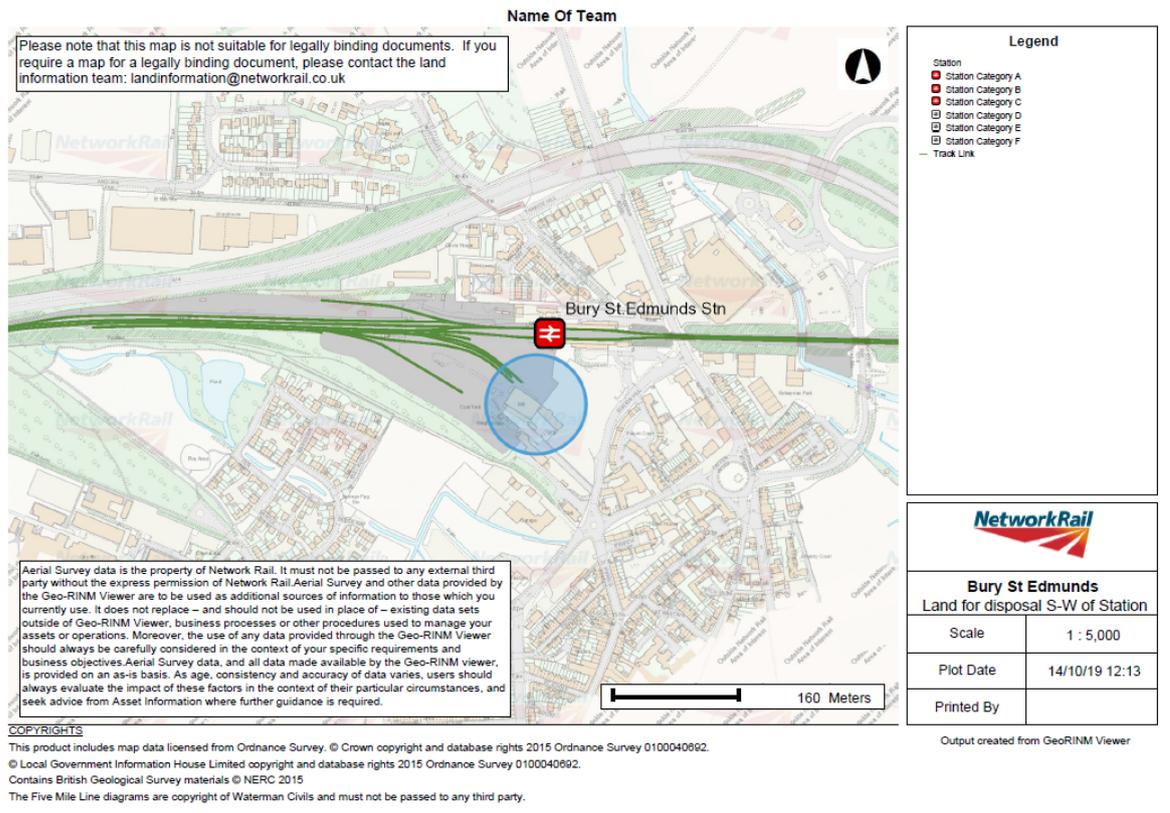
Anticipated non-rail benefits	A capital receipt for Network Rail for reinvestment in the railway and providing a significant contribution to the DfT housing target. Supporting the regeneration of the Station quarter in accordance with the Adopted Local Plan
5. Timescales	
Comments on timescales	<p>Business & Technical Clearances have been granted. Network Change is being pursued in parallel with this LC 17 application.</p> <p>A promotion & marketing legal agreement with an adjoining owner is being finalised which will include an improved access arrangement for the site.</p> <p>Following LC17 consent the site will be marketed & a sale is anticipated to be secured in late 2021/early 2022</p>
6. Railway Related Issues	
History of railway related use	<p>Historically the site was used extensively for sidings & coal yard. Tarmac's use of the southern part of the site for aggregates distribution has decreased significantly over the last few years.</p> <p>The SSFS was acquired as part of a package of freight properties around 2014, but demand to use the site for freight has not materialised, principally due to it's town centre location & poor access. There has been no freight use of the SSFS for a number of years prior to 2014 & the sidings are now in a state of disrepair have been clipped out of use.</p>
When last used for railway related purposes	<p>The SSFS has not been used for rail purposes for circa 10 years.</p> <p>The area leased to Tarmac continues to be used for freight but has reduced significantly over the last 5 years & continues to decline.</p>
Any railway proposals affecting the site since that last relative use	The Clearance process has been completed and no objections have been raised regarding any railway related proposals for the site from either the Anglia Route nor Freight & National Passenger Operator (FNPO)
Impact on current railway related proposals	As part of the Clearance process we engaged with Anglia Strategic Planning & the Anglia signalling team. We continue to liaise with the Cambridge Signalling Project team ensuring we are fully aware of each other's projects. If the sidings are removed it will simplify the signalling work required.

<p>Potential for future railway related use</p>	<p>The System Operator, Route Strategy Planning, & NR's Freight Property & NR's Freight Operations/FNPO are all aware of this project and no future rail related uses have been identified for the land.</p> <p>Adjacent NR ownerships and land uses will be unaffected by this disposal.</p> <p>Apart from the proposed signalling improvements there are no other proposals identified in the Anglia Long Term plan.</p>
<p>Any closure or station change or network change related issues</p>	<p>Network Change will be required to disconnect the sidings and an application for Network Change is being pursued in parallel with this LC17 application.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>Access to the main line, loops and associated equipment will be maintained from the north side of the tracks/station.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal will include arrangements under which Network Rail or the new purchaser will install new boundary fencing along the railway boundary as required & agreed with Network Rail</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>

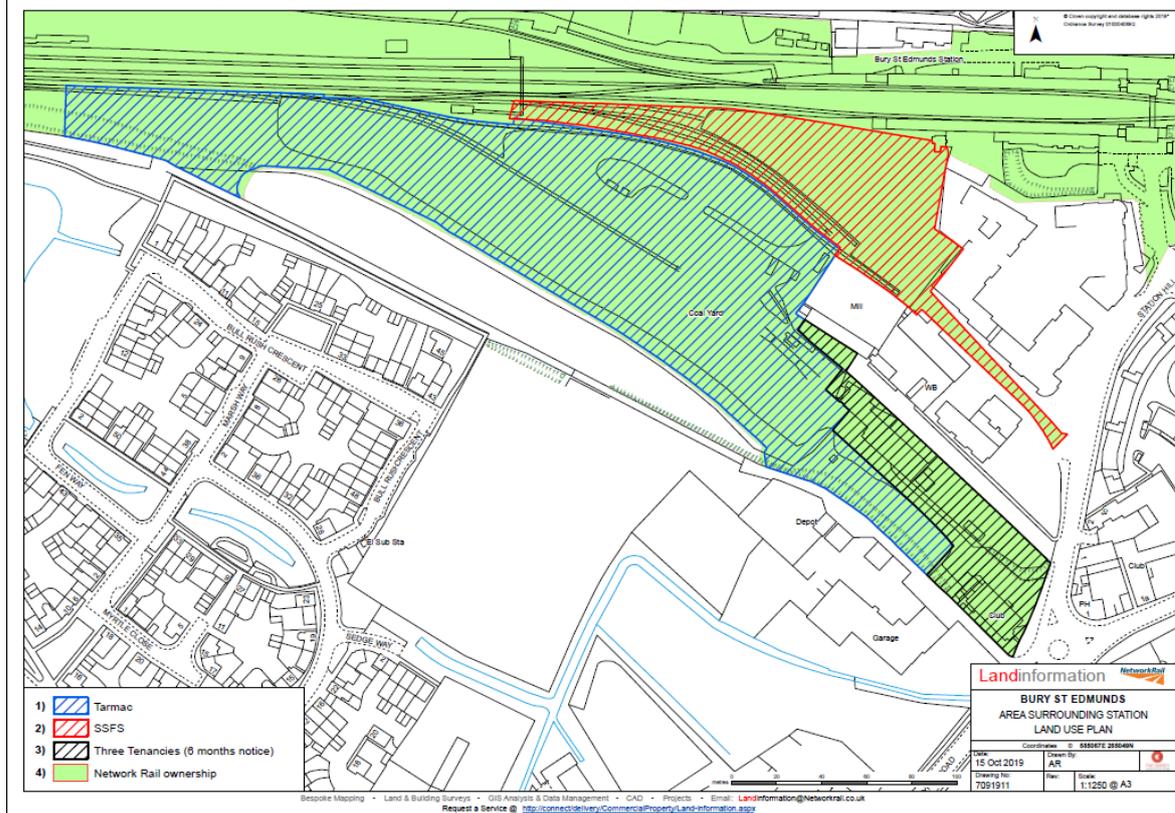
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	<p>There are no current, active or pending planning permissions for the site.</p> <p>The adopted Local Plan is supportive of residential & mixed use development on the site.</p>
Contamination / Environmental Issues (if applicable)	<p>Given the past railway & other uses of the site, it is likely some contamination will be present on the site.</p> <p>Desk top & on-site investigations will be undertaken by the Promotion partner as part of their promotion responsibilities.</p> <p>Prior to any future development an intrusive ground and ecology survey will be required as part of any planning submission to identify any remediation measures needed.</p> <p>The purchaser/developer will undertake any required remediation work.</p>
8. Internal Consultation	
Internal consultation	<p>The Clearance process has been completed with no objections regarding any railway related proposals from the Anglia Route, Anglia Strategic Planning & the Anglia signalling team nor Freight National Passenger Operator (FNPO).</p> <p>Apart from the proposed signalling improvements there are no other proposals identified in the Anglia Long Term Plan/Route Study.</p>
9. Local Authorities	
Names & Email Addresses:	<p>Service Manager - Place Delivery & Strategic Property West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU</p> <p>Mobile: Email:</p>
Local Transport Authorities:	<p>Suffolk County Council, Endeavour House, 8 Russell Road Ipswich, IP1 2BX</p> <p>FAO.XXXX, Executive Director of Growth, Highways and Infrastructure.</p> <p>Email:</p>

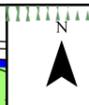
Other Relevant Local Authorities:	
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>Consultation was undertaken with 38 parties all but two of whom have responded.</p> <p>There were no objections on the basis of foreseeable railway related use, however 8 of the respondents made general comments. The Consultation Report including email exchanges accompanies this document.</p> <p>The two parties not responding are No 35 Network Rail Media Relations & No 36 Roadways Container Logistics both of whom were contacted numerous times. See the accompanying Consultation Report.</p> <p>The 8 comments were as follows:</p> <ol style="list-style-type: none"> 1. No 18 Virgin Trains now Avanti Trains. No objection but made a general comment regarding the sale of railway land & the need for train stabling. Avanti have confirmed their concerns have been addressed following explanation that specific consultation regarding stabling confirmed there were no plans to use this site for stabling.

1. General location Plan

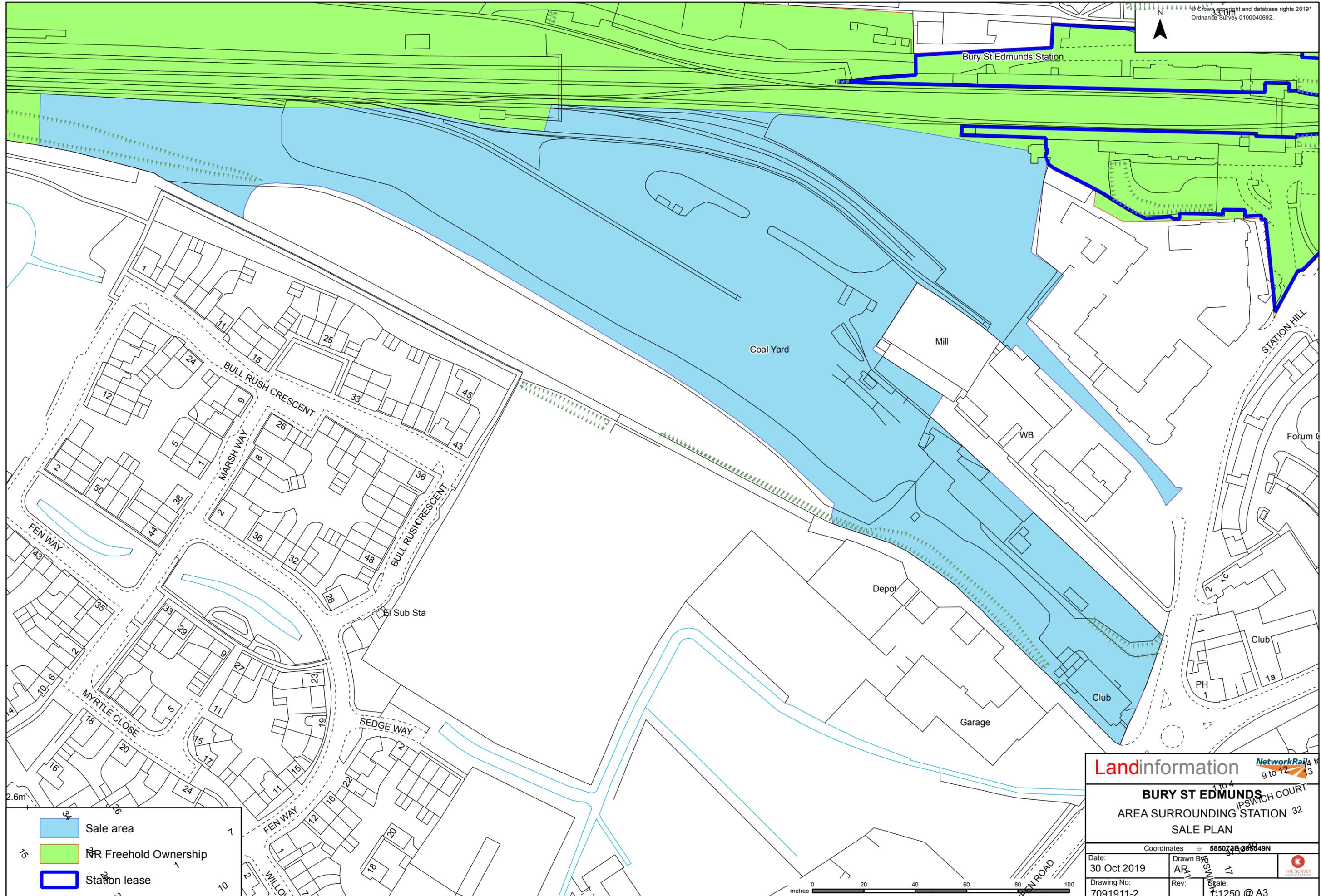


2. Site Plan: - showing the three elements of the site & Network Rail’s remaining land. The two “white” areas straddling the SSFS access have residential planning permission & the largest is nearing completion.





Bury St Edmunds Station



2.6m

- Sale area
- NR Freehold Ownership
- Station lease

Landinformation NetworkRail
9 to 12

BURY ST EDMUNDS
AREA SURROUNDING STATION
SALE PLAN

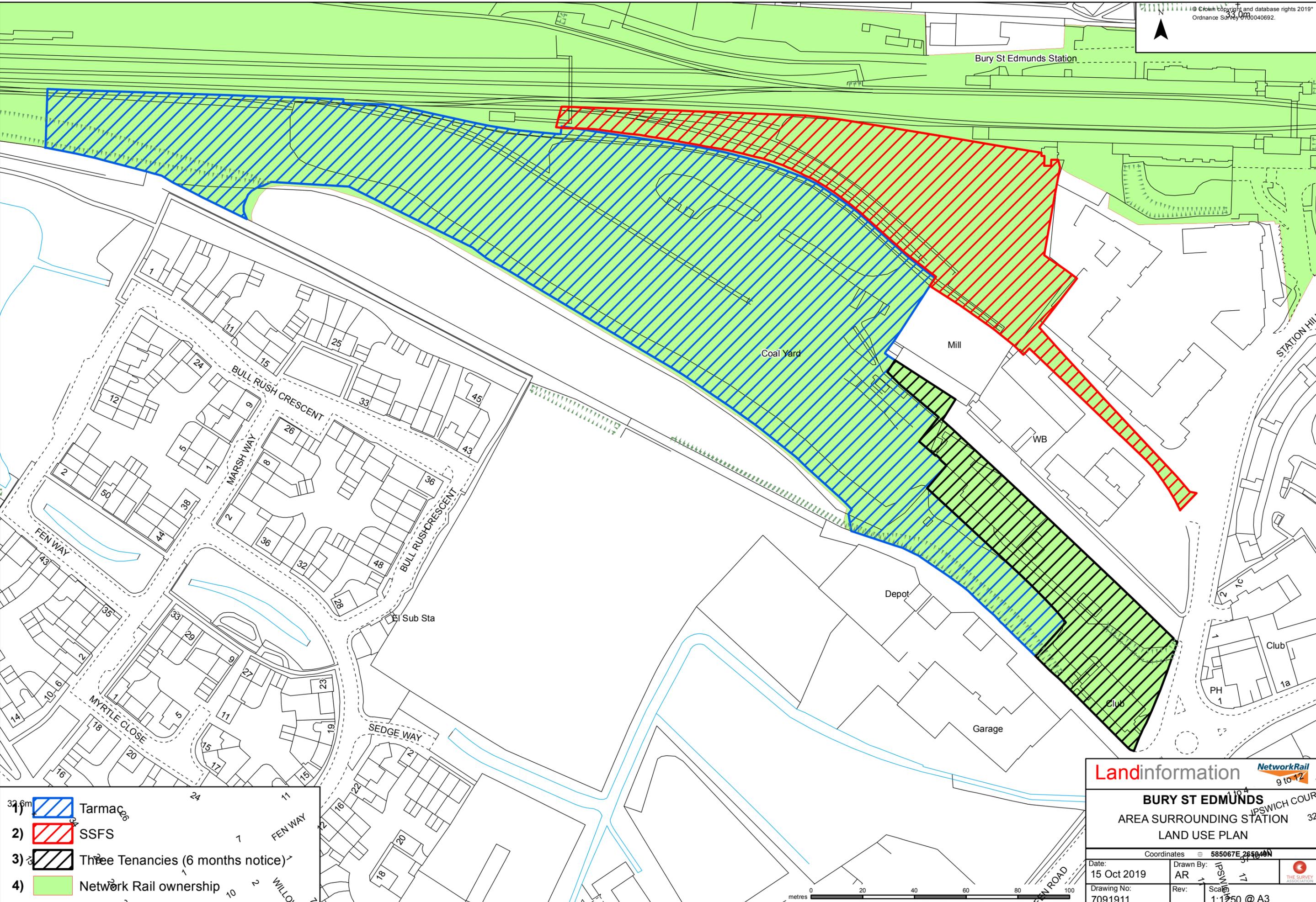
Coordinates \square 585073E 265049N

Date: 30 Oct 2019	Drawn By: AR	
Drawing No: 7091911-2	Rev: 1	

Scale:
1:1250 @ A3



Bury St Edmunds Station



- 1) Tarmac
- 2) SSFS
- 3) Three Tenancies (6 months notice)
- 4) Network Rail ownership

Landinformation

BURY ST EDMUNDS
 AREA SURROUNDING STATION
 LAND USE PLAN

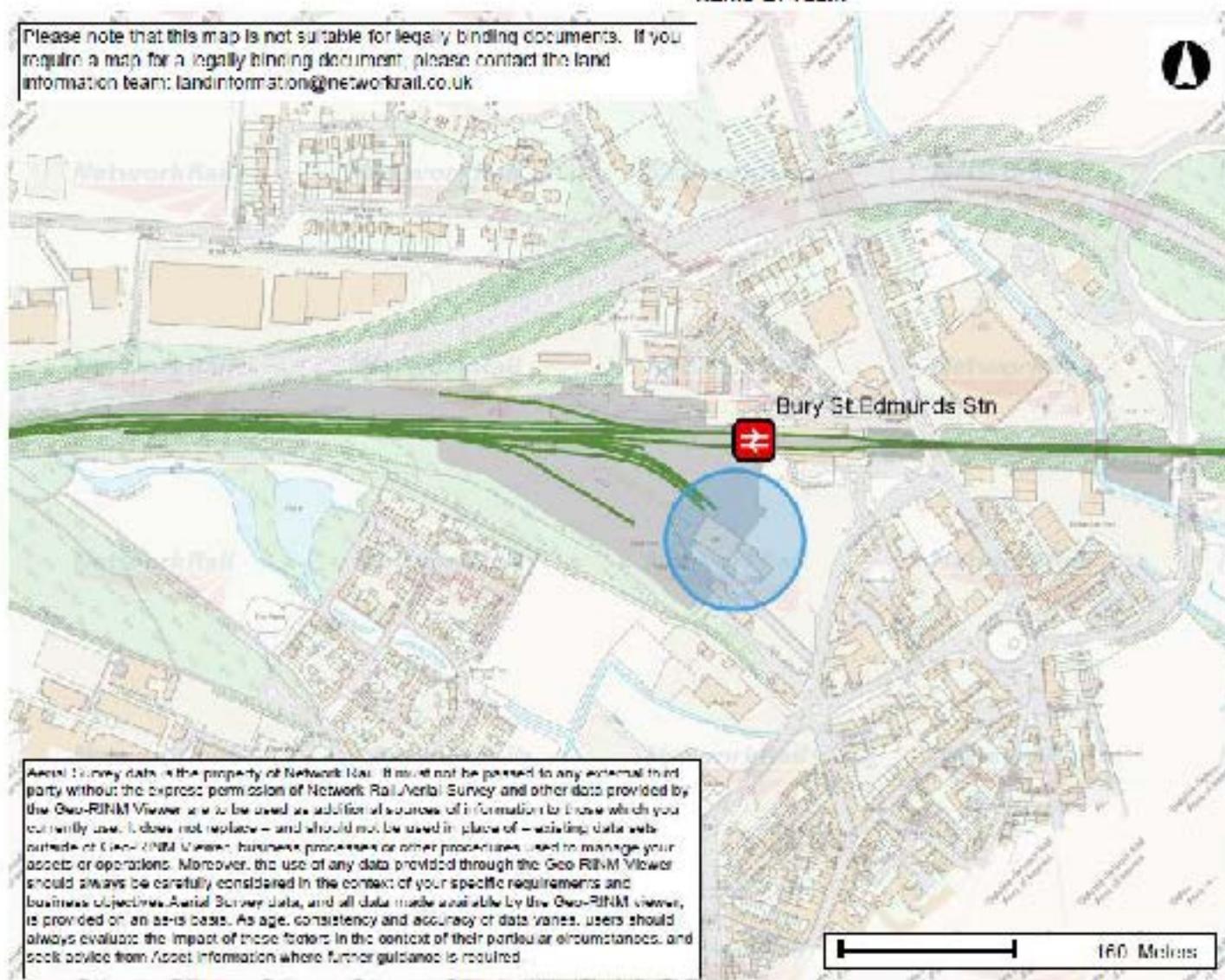
Coordinates \square 585067E 255049N

Date: 15 Oct 2019	Drawn By: AR	
Drawing No: 7091911	Rev: 1	

Scale: 1:1250 @ A3

Name Of Team

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



Legend

- Station
- Station Category 1
 - Station Category 2
 - Station Category 3
 - Station Category 4
 - Station Category 5
 - Station Category 6
 - Station Category 7



Bury St Edmunds
Land for disposal S-W of Station

Scale 1:5,000

Print Date: 14/10/19 12:13

Printed By:

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APPENDIX A - SITE PHOTOGRAPHS

Photo 1 below - 16-11-16 - View from platforms south-east across SSFS to Burlingham Mill & former buildings on what is now Weston Homes Millers Quarter apartment development.



Photo 2 above. 16-11-16 - View from Burlingham Mill north-west across the SSFS towards the platforms.

Photo 3 below - 29-10-18. View from the west across the SSFS towards Burlingham Mill & Station Hill



Photo 4 above - 3-6-16. View to the west across the SSFS towards the Tarmac site & signal box.

Photo 5 below - 3-6-16. View of modern housing to the south of the Tarmac site



Name Of Team

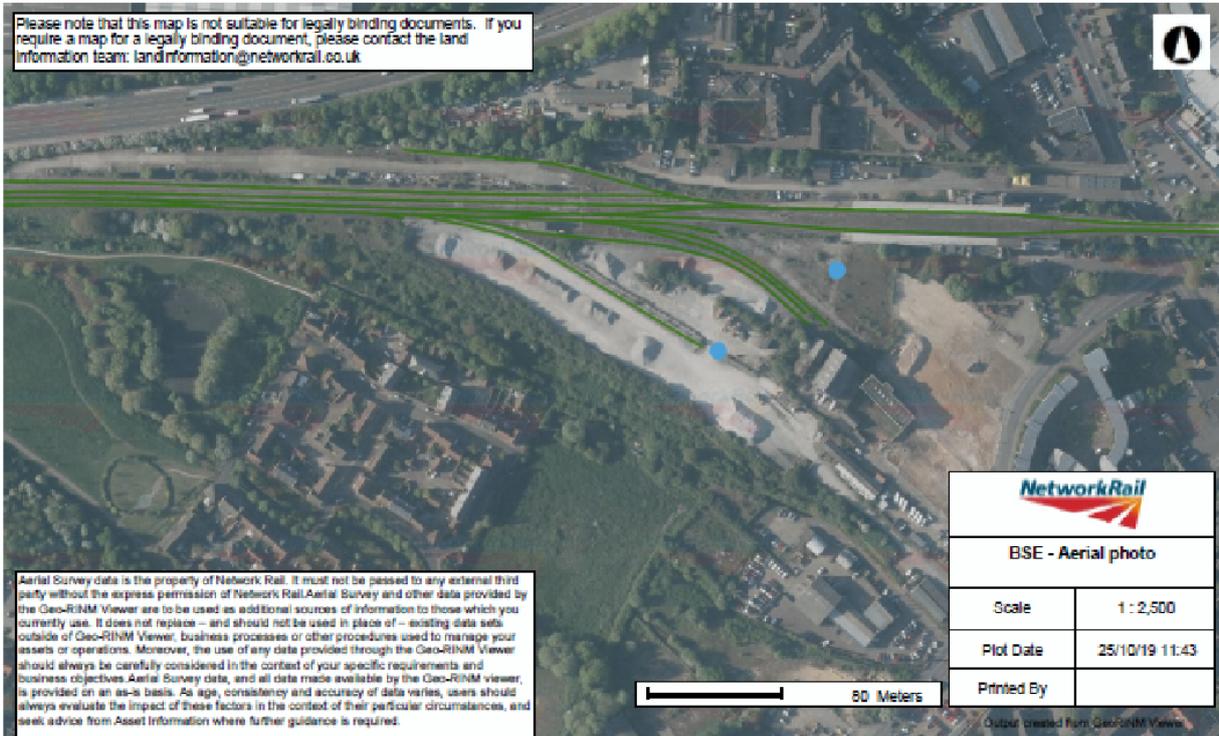


Photo 6 above - Google maps aerial view. Lower blue dot indicates Tarmac site; Upper blue dot indicates former SSFS

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: Land and Property situated to the south-west of Bury St Edmunds Station

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

Summary of position regarding responses:

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	10/12/2019	No Comment See Annex 1	
2	Transport for North		Y	11/11/2019	No Comment See Annex 1	
3	Arriva Trains Cross Country		Y	05/11/2019	No Comment See Annex 1	
4	c2c Rail Ltd		Y	05/11/2019	No Objection See Annex 1	
5	Chiltern Railway Company Ltd		Y	06/11/2019	No Comment See Annex 1	

6	East Midlands Trains Limited		Y	06/11/2019	No Comment See Annex 1	
7	Eurostar International Ltd		Y	05/11/2019	No Comment See Annex 1	
8	Great Western Railway		Y	05/11/2019	No Objection See Annex 1	
9	Govia Thameslink Railway		Y	05/11/2019	No Comment See Annex 1	
10	Grand Central Railway Company Ltd		Y	05/11/2019	No Comment See Annex 1	
11	Greater Anglia (Abellio)		Y	18/12/2019	No Objection See Annex 1	
12	London & South Eastern Railway Limited (Southeastern)		Y	05/11/2019	No Comment See Annex 1	
13	Merseyrail Electrics 2002 Ltd		Y	07/11/2019	No Objections See Annex 1	
14	MTR Crossrail		Y	06/11/2019	No Objections See Annex 1	

15	Govia Thameslink Railway (New Souther Railway Limited (Southern))		Y	05/01/2019	No Comment See Annex 1	
16	Northern Rail Limited		Y	05/11/2019	No Objection See Annex 1	
17	LNER (London North Eastern Railway) (Virgin Trains East Coast)		Y	06/11/2019	No Comment See Annex 1	
18	Virgin Trains		Y	27/11/2019	No Objection but see comments in Annex 1	
19	Abellio		Y	19/12/2019	No Comment See Annex 1	
20	COLAS Freight		Y	06/12/2019	No Comment See Annex 1	
21	Direct Rail Services Limited		Y	22/11/2019	No Comments See Annex 1	
22	DB Cargo UK Ltd		Y	10/12/2019	No Objection See Annex 1	
23	Freight Transport Association		Y	27/11/2019	In Agreement see comments in Annex 1	

24	Freightliner Limited		Y	10/12/2019	No Objection but see comments in Annex 1	
25	GB Railfreight Limited		Y	04/12/2019	No Issues See Annex 1	
26	Rail Freight Group		Y	07/11/2019	See comments in Annex 1	
27	West Coast Railway Company		Y	28/11/2019	No Comments See Annex 1	
28	W.H. Malcolm		Y	05/11/2019	No Objections See Annex 1	
29	Association of Community Rail Partnerships		Y	30/11/2019	No Comment See Annex 1	
30	British Transport Police		Y	26/11/2019	No Objection but see comments in Annex 1	
31	East West Railway Company		Y	28/11/2019	No Comment See Annex 1	
32	East West Rail Consortium		Y	19/12/2019	No Comment See Annex 1	
33	Hutchinson Ports UK		Y	19/12/2019	No Comment See Annex 1	
34	Transport Focus (formerly Passenger Focus)		Y	06/11/2019	No Objection See comments in Annex 1	

35	Network Rail Media Relations					Chase Emails sent on:- 28/11/2019, 03/12/2019, 05/12/2019, 10/12/2019 and 19/12/2019. Auto reply attached.
36	Roadways Container Logistics					Chase Emails sent on:- 28/11/2019, 03/12/2019, 05/12/2019, 10/12/2019 and 19/12/2019.
37	West Suffolk Council		Y	11/12/2019	See comments in Annex 1	
38	Suffolk County Council		Y	18/12/2019	See Comments in Annex 1	

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

[A copy of the consultation request (before customisation for any individuals) is given in Annex [2].]

Annex 1

1 Department for Transport

From:

Sent: 10 December 2019 14:57

To:

Cc:

Subject: FYI: - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Good afternoon

Apologies for missing your deadline but I can confirm that the DfT have no comments. Please proceed.

Regards

and Correspondence Manager, Rail Infrastructure South Directorate, Southeast, Anglia and Enhancements Portfolio, Department for Transport
3/23

2 Transport for North

From:

Sent: 11 November 2019 14:55

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

TfN has no comment to make on this land disposal.

Regards

Strategic Transport Planner

E
M

Transport for the North
Ground Floor, West Gate, 6 Grace Street, Leeds, LS1 2RP
www.transportforthenorth.com



3 Arriva Trains Cross Country

From:

Sent: 05 November 2019 15:06

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Phone: Fax:

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

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



4 c2c Rail Ltd

From:

Sent: 05 November 2019 15:26

To:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Good afternoon

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



5 Chiltern Railway Company Ltd

From:

Sent: 06 November 2019 10:31

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



Please consider the environment before printing this email

6 East Midlands Trains Limited

From:

Sent: 06 November 2019 16:04

To:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

No comments from EMT.

Head of Procurement

E:



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

www.eastmidlandrailway.co.uk

7 Eurostar International Ltd

From:

Sent: 05 November 2019 15:01

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

No comment from EIL,
Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



8 Great Western Railway

From:

Sent: 05 November 2019 15:52

To:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station -

Closing Date - 3rd December 2019

Hello again

We have no objection thank you.

Network Access Manager
First Greater Western Limited.

Sent from my Samsung device

9 Govia Thameslink Railway

From:

Sent: 05 November 2019 14:54

To:

Cc:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

This is another one well outside the GTR Network, so no comments from us.

Regards

Access Contracts Manager (Stations)
Govia Thameslink Railway (GTR)

Govia Thameslink Railway (GTR) Limited

Registered in England and Wales No. 07934306. Registered office: 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE

10 Grand Central Railway Company Ltd

From:

Sent: 05 November 2019 18:31

To:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Dear

Thank you for your email. GC has no comment.

Regards

Chief Operating Officer
Grand Central Railway

11 Greater Anglia (Abellio)

From:

Sent: 18 December 2019 12:58

To:

Subject: RE: URGENT - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - WAS 3rd December 2019

I apologise for failing to respond earlier. We have no objection.

Regards

12 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 05 November 2019 14:58

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Good afternoon

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

[Commercial Manager](#)

southeasternrailway.co.uk

southeastern

Floor 2

Four More London Riverside

London, SE1 2AU

13 Merseyrail Electrics 2002 Ltd

From:

Sent: 07 November 2019 10:52

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

We have no objections

Thanks

**Legal & Contract Assistant
Merseyrail**

Tel
Mob
Email
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14 MTR Crossrail

From:

Sent: 06 November 2019 08:43

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

No objections from us

Thanks

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtr Elizabeth line | 

15 Govia Thameslink Railway (New Souther Railway Limited (Southern))

From:

Sent: 05 November 2019 14:54

To:

Cc:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

This is another one well outside the GTR Network, so no comments from us.

Regards

**Access Contracts Manager (Stations)
Govia Thameslink Railway (GTR)**

Telephone:

**Govia Thameslink Railway (GTR) Limited
Registered in England and Wales No. 07934306. Registered office: 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE**

16 Northern Rail Limited

From:

Sent: 05 November 2019 15:04

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Northern have no objection to the below proposal.

Thanks,

17 LNER (London North Eastern Railway) (Virgin Trains East Coast)

From:

Sent: 06 November 2019 15:12

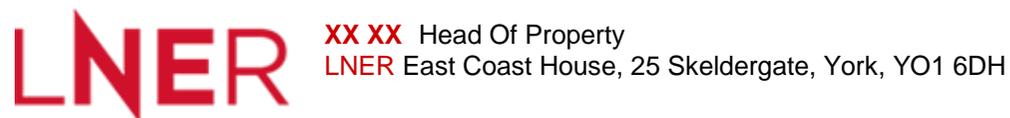
To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

LNER has no comment to make regarding this disposal.

Kind Regards



18 Virgin Trains

From:

Sent: 27 January 2020 12:55

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

Please see the email & thread below, regarding Virgin's sweeping comment
I have investigated in some detail, culminating in confirmation xx is happy. Please note this applies for Avanti as well as VT
Could you please include this in the consultation responses please.

Many thanks

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 27 January 2020 07:54

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

Thanks for your email, happy to confirm this addresses our concerns.

Kind regards



Fleet Supplier Manager | Avanti West Coast
Victoria Square House, Victoria Square, Birmingham, B2 4DN

From:

Sent: 24 January 2020 15:40

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

Many thanks for your email below confirming you have no objection to this proposal.

Regarding your wider point concerning “homes for trains” I’m pleased to confirm that during our internal clearance process, discussions were held with the System Operator, Route Services, the Freight & National Passenger Operator and the Freight industry. In addition, I have investigated your concern further with our Strategic Planners of System Operator for the area, confirmed their previous position and that there are no industry plans to use the space for stabling.

I trust that this addresses your concern.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 05 December 2019 12:13

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

Virgin Trains confirm below that they have no objection to the disposal, however they make a general comment that NR should not be disposing of land pending "homes being found for all new trains"

I don't believe this as a relevant comment, because of it's blanket application, lack of certainty, clarity, & the fact Virgin trains not operate in the area.

Could we please make a note of our view on the comment for inclusion in the consultee report?

Many thanks

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 27 November 2019 10:09

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

See below comments.

From:

Sent: 27 November 2019 10:03

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

For the below consultation, with a response deadline of 3rd December 2019, we do not have any formal objections. However please can it be noted that more widely we do not believe railway land should be sold off until homes have been found for all new trains with appropriate facilities.

Kind regards



Fleet Supplier Manager
Virgin Trains, Victoria Square House, Victoria Square, Birmingham, B2 4DN

From:

Sent: 20 November 2019 11:59

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Dear

The original consultation was sent out on the 5th November 2019 with the closing date of the 3rd December 2019.

The original consultation was addressed to. I note that as from 18th November 2019 you are her out of office contact.

I look forward to receiving your comments.

Kind regards



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

www.networkrail.co.uk/property

19 Abellio

From:

Sent: 19 December 2019 15:38

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date was 3rd December 2019 - PLEASE RESPOND ASAP

No comment.

Thanks,

UK Head of Operations Delivery
Abellio UK



20 COLAS Freight

From:

Sent: 06 December 2019 11:37

To:

Subject: RE: URGENT - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - WAS 3rd December 2019

– no comments from ourselves.

KR,



Property Manager

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

21 Direct Rail Services Limited

From:

Sent: 22 November 2019 10:35

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court

Baron Way

Carlisle

CA6 4SJ

Protect our environment - print only when you need to.

22 DB Cargo UK Ltd

From:

Sent: 10 December 2019 14:18

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

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 all previous addresses will cease to function.

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

23 Freight Transport Association

From:

Sent: 27 November 2019 11:33

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Dear

Many thanks for sending over the consultation.

We are in agreement- our approval is on the basis of the Network Rail agreement with Tarmac.

Best wishes,

**Policy Manager
Freight Transport Association**

www.fta.co.uk

24 Freightliner Limited

From:

Sent: 10 December 2019 13:13

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

We do not object to this proposal subject to the terms if the SFS delisting.

25 GB Railfreight Limited

From:

Sent: 04 December 2019 15:18

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station -

Closing Date - 3rd December 2019

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

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

26 Rail Freight Group

From:

Sent: 07 November 2019 09:29

To:

Cc: Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

I understand that this has been discussed with Tarmac and FNPO colleagues (cc'd) so if they are content with the disposal then no further comments from RFG

Director General



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Rail Freight Group
7 Bury Place
London
WC1A 2LA
www.rfg.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

27 West Coast Railway Company

Dear Consultee,

Further to my previous emails dated **28st October 2019 and 12th November 2019** I do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **25th November 2019**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be grateful if you could take the time to respond to me by close of Business on **25th November 2019** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **25th November 2019** 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.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

28 W.H. Malcolm

From:

Sent: 05 November 2019 15:24

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

29 Association of Community Rail Partnerships

From:

Sent: 30 November 2019 10:15

To:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

After checking this out, ACoRP have no comment.

Thanks

Senior Operations Manager



Mobile

Web: acorp.uk.com

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

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30 British Transport Police

From:

Sent: 26 November 2019 16:44

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Our ref: DOCU-2019-1995

Dear

I have reviewed the attached plans and forms attached to your original email below and at this point BTP has no objections to the disposal of the land for the proposed development. However, as the project moves forward with the development design and any introduction of open spaces / playgrounds / schools etc. this department should be involved as projects such as this can, if not assessed correctly, provide a crime generator(s) for the railway e.g. trespass through poor boundary treatment. Therefore, any detailed plans by the developers should be communicated to this department to ensure all local circumstances are taken into account.

Regards

Design Out Crime Officer
Designing Out Crime Unit (DOCU)
British Transport Police
9th Floor Palestra House
197 Blackfriars Road
London SE1 8NJ

"Unless otherwise stated above, this e-mail is considered OFFICIAL"

From:

Sent: 06 November 2019 14:21

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Hi

Your number is DOCU-2019-1995.

Kind regards,

Designing out Crime Coordinator

Designing out Crime Unit

British Transport Police

25 Camden Road

NW1 9LN

Internal Phone:

External Phone:

DX151960 CAMDEN 4

Web: www.btp.police.uk

31 East West Railway Company

From:

Sent: 28 November 2019 15:31

To:

Subject: CS-00007872 - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Dear

Thank you for your email.

No comment

Kind regards,
East West Rail Team.
www.eastwestrail.co.uk



32 East West Rail Consortium

From:
Sent: 19 December 2019 16:32
To:
Cc:
Subject: Re: URGENT - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date was 3rd December 2019 - PLEASE RESPOND ASAP

Hi XXXXX
No comment on this.

33 Hutchinson Ports UK

From:
Sent: 19 December 2019 15:34
To:
Cc:

Subject: RE: URGENT - Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date was 3rd December 2019 - PLEASE RESPOND ASAP

Dear

Please be advised that Hutchison Ports has no comment to make in respect of this proposed disposal.

Apologies for the late response.

Regards

Senior Manager – Strategic Rail Network Development
Hutchison Ports (UK) Limited

www.hpuk.co.uk



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34 Transport Focus (formerly Passenger Focus)

From:

Sent: 04 December 2019 15:52

To:

Subject: FW: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019 0411f20

I've spoken with this afternoon about the new parking spaces; the reply sent on 6/11/19 has been revised to include details of the new spaces, see below.

Regards,

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

the land totals about 8¼ acres, and lies to the south west of the station;

it is made of up three sites:

5¾ acres, leased to Tarmac, who are to transfer operations to their site near Kennett,

1½ acres is a de-listed Supplementary Strategic Freight Site that has been unused for five years, with its sidings clipped out of use,

c. 1 acre is occupied by three tenancies on six months' notice;

Network Change will be required to disconnect the sidings from the operational railway;

there is no railway use for all the land (see below);

the land is to be sold freehold or on a long lease;

the adopted Local Plan proposes that the land should be used for residential and mixed use;

sale of the land is not expected until late 2021 or early 2022.

Transport Focus also notes that the National Rail Enquiries site for Bury:

<https://www.nationalrail.co.uk/stations/BSE/details.html>

shows only 23 car parking spaces are available. However, has contacted Transport Focus with details of a scheme, which has begun, to provide another 41 parking spaces on the north side of the station, which is welcome news.

Transport Focus has no objection to the proposed disposal

Regards,

From:

Sent: 06 November 2019 11:48

To:

Subject: Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019 0411f20

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

the land totals about 8¼ acres, and lies to the south west of the station;

it is made of up three sites:

5¾ acres, leased to Tarmac, who are to transfer operations to their site near Kennett,

1½ acres is a de-listed Supplementary Strategic Freight Site that has been unused for five years, with its sidings clipped out of use,

c. 1 acre is occupied by three tenancies on six months' notice;

Network Change will be required to disconnect the sidings from the operational railway;

there is no railway use for all the land (see below);

the land is to be sold freehold or on a long lease;

the adopted Local Plan proposes that the land should be used for residential and mixed use;

sale of the land is not expected until late 2021 or early 2022.

Transport Focus has no objection to the proposed disposal, however, National Rail Enquiries site for Bury:

<https://www.nationalrail.co.uk/stations/BSE/details.html>

shows only 23 car parking spaces are available. Transport Focus therefore suggests that some of the land should be used to enlarge the station's parking, perhaps funded by an S106 agreement.

Regards,

35 Network Rail Media Relations

From:
Sent: 19 December 2019 15:24
To:
Subject: Automatic Reply

Thank you for emailing Network Rail's media relations team.

We always recommend that journalists call us if they need a prompt response to their enquiry - our number is, or click [here](#) for local press office contacts.

If you're a member of the public with an enquiry about Network Rail, you can contact our 24-hour helpline on or go to www.networkrail.co.uk/contactus

If you're seeking to use a railway location as part of a non-news filming or radio broadcast, please go to www.networkrail.co.uk/filming

36 Roadways Container Logistics

NO RESPONSE

37 West Suffolk Council

From:
Sent: 06 February 2020 10:22
To:
Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Many thanks

I appreciate the confirmation and will now request the ORR's permission to dispose of the site.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 06 February 2020 10:17

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Dear

Apologies for the delay in responding to your email.

I am happy with the response provided.

Kind Regards,

Service Manager (Strategic Planning)

Planning Strategy

Direct dial:

Email:

www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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From:

Sent: 03 February 2020 07:46

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Importance: High

Hi

Further to my previous emails (below) & the message I left with your colleague last Tuesday (28th), I'm afraid West Suffolk is now the only outstanding comment on this consultation, and ask if you could please respond by return?

In the light of : -

1. The period for consultation expired on 3rd December 2019
2. The Council has not objected to the proposed disposal
3. The comments and questions raised have been addressed in my email of the 20 December 2019
4. I followed up by email again on 15th January.
5. I spoke to Sara Noonan on the 24th January & confirmed in my email of the same date that I understood the Council had no

objection to the proposed disposal, & was happy with the responses given
6. Any town planning concerns will be addressed in the normal way in due course under the planning process.

Unless we hear to the contrary before Wednesday 5 February we intend to proceed & formally request permission from the Office of Road Rail (ORR) to dispose of the site.

If you want to discuss any aspect please don't hesitate for call me.

I look forward to hearing from you.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 24 January 2020 16:47

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

I spoke with this afternoon & understand there is no objection to the proposed disposal.

Could you therefore please confirm you are happy with the response provided & that you have no objection to the proposed disposal?

If you want to discuss anything, please don't hesitate to contact me.

Many thanks

Regards



Development Surveyor

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 15 January 2020 16:34

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

Happy New Year & hope you had a good break?

Following my email below, could you please confirm the Council do not have any objection to the proposed disposal & are content with the replies to your questions?

Alternatively, if the Council are not happy could you please let me know what issues still remain by the Wednesday next week the 22nd?

Many thanks

Regards



Development Surveyor

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 20 December 2019 13:57

To:

Cc:

Subject: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

Many thanks for your letter commenting on the above consultation, and I'm pleased to respond as follows.

Thank you, we will encourage the developer to take advantage the Pre-application advice service of the Council.

The present support in the Local Plan for a change to residential and mixed-use within the Station Hill allocation is already well advanced & transforming the nature of the area. The immediately adjacent sites are already under construction & have planning permission together with other sites within the vicinity.

Tarmac is preparing to leave the site for a number of reasons. These include the area's changing nature & their potentially adverse effect on the new homes, and the poor location close to the town centre with associated HGV access issues. However, Tarmac are expanding their Kennet facility & relocating their Bury St Edmunds operation there.

The balance of the site has not been used for freight/minerals since at least 2014. Despite it being actively marketed we have unfortunately been unable to generate any serious interest from any quarter. This part of the site has now been formally delisted as a Supplementary Strategic Freight Site with the approval of the Freight industry, confirming there is no interest in it. The location has been consistently raised as a unsuitable. To mitigate the loss of the Bury St Edmunds freight site, I'm pleased to confirm Network Rail has recently purchased a replacement rail freight site adjacent to Brandon Station & has been already been added it to the Strategic Freight list.

The area north of the tracks/station is presently used as a Network Rail maintenance/storage yard & there is presently serious interest for it to be used for train stabling. Consequently, it's use for car parking is likely to be difficult to accommodate. However, on the same side of the tracks & closer to the station there is already additional car parking under construction which will provide an additional 41 new spaces.

of the Council has kindly made us aware of the aspiration for a new foot/cycle path & we will include this within our considerations. As we move forward, we will explore it's potential & discuss with the Council during our Pre-application preparation & through the planning process.

Your assumption is correct that there would be no negative impact from the proposed disposal on the passenger & freight proposals you mention.

I trust this reassures you regarding your comments but please let me know if you require any further information.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 11 December 2019 08:37

To:

Cc:

Subject: Consultation Response to Network Rail - disposal of rail sidings, Bury St Edmunds

Please find attached West Suffolk Councils response to the disposal of land situated to the South-West of Bury St Edmunds Station

If you have any further queries, please contact

Kind Regards,

Service Manager (Strategic Planning)

Planning Strategy

Direct dial:

Email:

www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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

Our ref:
Contact:

10 December 2019

Dear

Re: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Thank you for consulting West Suffolk Council regarding the disposal of the land described above.

The site is located within the Station Hill allocation and the current local plan is supportive of residential and mixed-use development on the site. The developer of the site should be strongly encouraged to use West Suffolk's pre-application advice service at an early stage. https://www.westsuffolk.gov.uk/planning/planning_applications/preapplicationadvice.cfm

The National Planning Policy Framework 2019 states that planning policies should safeguard existing, planned and potential bulk transport facilities for minerals, of which rail heads are included.

The Bury St Edmunds Railhead is identified in the current Minerals Core Strategy and the emerging Minerals and Waste Local Plan as a safeguarded facility.

If the site is disposed of it will still be safeguarded in the Minerals Core Strategy and if the facility is removed as a result of disposal then an appropriate replacement facility will need to be provided through the planning process.

With regard to disposal of the site, please consider the following points:

1) The disposal application references access to the main line, loops and associated equipment being maintained from the north side of the tracks/station, would this comprise the ability to expand car parking at the station in the future beyond that currently proposed?

2) The disposal will include arrangements under which Network Rail, or the new purchaser will install new boundary fencing along the railway boundary as required & agreed with Network Rail.

West Suffolk has an aspiration for a new foot/cycle path from the Cambridge bound platform to the Western Way area of Bury St Edmunds and would like to make both Network Rail and the developer aware of this.

3) It is unclear from the disposal application whether the disposal will positively or negatively affect the aspiration for half-hourly passenger rail services between Ipswich and Cambridge (East West Rail – Eastern Section), hourly Ipswich to Peterborough passenger rail services (a commitment in the current Greater Anglia franchise) and/or increased rail freight traffic from Felixstowe to Nuneaton? It is assumed that there would be no negative impact from the proposed disposal to these aspirations and franchise commitments.

Yours sincerely

Service Manager (Strategic Planning)

38 Suffolk County Council

From:

Sent: 28 January 2020 07:54

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

Many thanks for your email and we have noted your comment on the planning policy which will form part of the planning considerations in due course.

Many thanks for your help.

Regards



Development Surveyor

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 27 January 2020 14:30

To:

Cc:

Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Dear

We are content with the proposal as it stands. However, I reiterate that the minerals safeguarding planning policy will still apply to the site.

Many thanks

From:
Sent: 24 January 2020 16:45
To:
Cc:
Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

I left a VM for you this afternoon.

Could you please confirm you are happy with the response provided & that you have no objection to the proposed disposal?
If you want to discuss anything, please don't hesitate to contact me.

Many thanks

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:
Sent: 15 January 2020 16:37
To:
Cc:
Subject: RE: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Hi

Happy New Year & hope you had a good break?
Following my email below, could you please confirm the County Council do not have any objection to the proposed disposal & are content with the replies to your questions?

Alternatively, if the Council are not happy could you please let me know what issues still remain by the Wednesday next week the 22nd?

Many thanks

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 03 January 2020 14:50

To:

Cc: Subject: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station

Dear

Many thanks for your letter dated 16th December 2019 commenting on the above consultation, and I'm pleased to respond as follows.

By way of general background, the site is within the Station Hill allocation & the Local Plan supports residential and mixed-use development on the site. The Station Hill allocation is already well advanced & transforming the nature of the area. The immediately adjacent sites are already under construction & have planning permission together with other sites within the vicinity.

Tarmac is preparing to leave the site for a number of reasons. These include the area's changing nature & their potentially adverse effect on the new homes, and the poor location close to the town centre with associated HGV access issues. However, Tarmac are expanding their Kennet facility & relocating their Bury St Edmunds operation there.

The balance of the site has not been used for freight/minerals since at least 2014. Despite it being actively marketed we have unfortunately been unable to generate any serious interest from any quarter. This part of the site has now been formally delisted as a Supplementary Strategic Freight Site with the approval of the Freight industry, confirming there is no interest in it. The location has been consistently raised as unsuitable. To mitigate the loss of the Bury St Edmunds freight site, I'm pleased to confirm Network Rail has recently purchased a replacement rail freight site adjacent to Brandon Station & has been already been added it to the Strategic

Freight list.

The area north of the tracks/station is presently used as a Network Rail maintenance/storage yard & there is presently serious interest for it to be used for train stabling. Consequently, it's use for car parking is likely to be difficult to accommodate. However, on the same side of the tracks & closer to the station there is already additional car parking under construction which will provide an additional 41 new spaces.

of the West Suffolk Council has kindly made us aware of their aspiration for a new foot/cycle path & we will include this within our considerations. As we move forward, we will explore it's potential & have agreed to discuss the matter with West Suffolk Council during our Pre-application preparation & through the planning process.

Your assumptions are correct that there would be no negative impact from the proposed disposal on the passenger & freight proposals you mention, nor on any known proposals to enhance the line through Bury St Edmunds, such as electrification or double track.

I trust this reassures you regarding your comments but please let me know if you require any further information.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

Date: 16th December 2019

Enquiries to:



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

Dear

Thank you for your correspondence regarding the details of the plans to dispose of the land and property situated to the southwest of Bury St Edmunds Station.

The National Planning Policy Framework 2019 states that planning policies should safeguard existing, planned and potential bulk transport facilities for minerals, of which rail heads are included.

The Bury St Edmunds Raiihead is identified in the current Minerals Core Strategy and the emerging Minerals and Waste Local Plan as a safeguarded facility.

If the site is disposed of it will still be safeguarded in the Minerals Core Strategy and if the facility is removed as a result of disposal then an appropriate replacement facility will need to be provided through the planning process.

With regard to disposal of the site, please consider the following points:

1. The disposal application references access to the main line, loops and associated equipment being maintained from the north side of the tracks/station, would this comprise the ability to expand car parking at the station in the future beyond that currently proposed?
2. The disposal will include arrangements under which Network Rail or the new purchaser will install new boundary fencing along the railway boundary as required & agreed with Network Rail. West Suffolk Council has an aspiration for a new foot/cycle path from the Cambridge

bound platform to the Western Way area of Bury St Edmunds and would like to make both Network Rail and the developer aware of this.

3. It is unclear from the disposal application whether the disposal will positively or negatively affect the aspiration for half-hourly passenger rail services between Ipswich and Cambridge (East West Rail - Eastern Section) , hourly Ipswich to Peterborough passenger rail services (a commitment in the current Greater Anglia franchise) and/or increased rail freight traffic from Felixstowe to Nuneaton? It is assumed that there would be no negative impact from the proposed disposal to these aspirations and franchise commitments.

4. It is also assumed that the development will not impact on any proposals to enhance the line through Bury St Edmunds, such as electrification or double track. Please can you confirm this?

I hope this is of use.

Yours sincerely

Principle Transport Planner Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX www.suffolk.gov.uk

ANNEX 2

From:

Sent: 05 November 2019 14:52

To:

Subject: Land Disposal Consultation - Bury St Edmunds - Land and Property Situated to the South-West of Bury St Edmunds Station - Closing Date - 3rd December 2019

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Bury St Edmunds by way of Freehold sale or long lease.

We attach a draft application form which together with the related plans & photographs, explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **Tuesday 3rd December 2019**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully

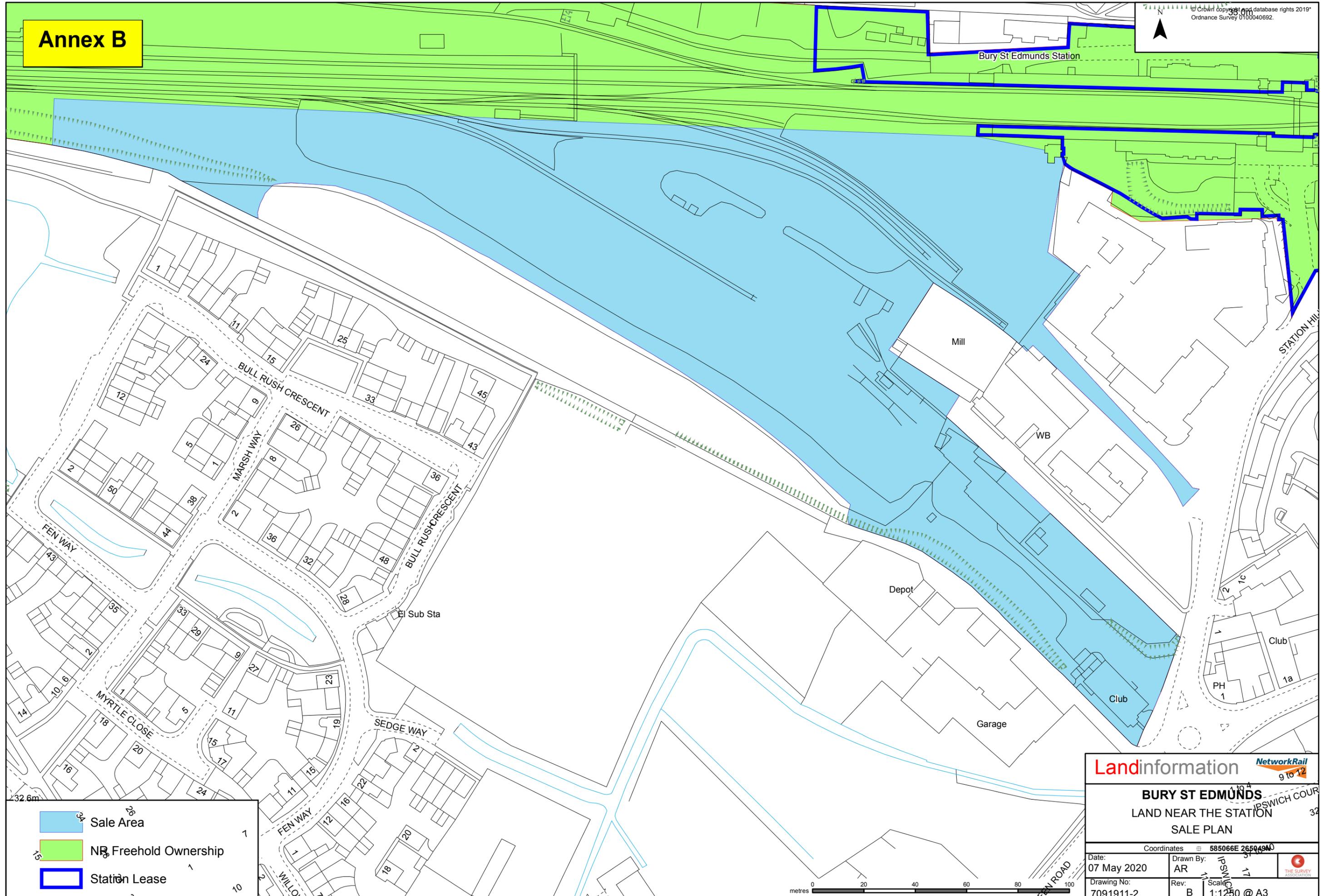


Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY

www.networkrail.co.uk/property

Annex B

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Ordnance Survey 0100040692



	Sale Area
	NR Freehold Ownership
	Station Lease

Landinformation	
BURY ST EDMUNDS LAND NEAR THE STATION SALE PLAN	
Coordinates \square 585066E 265049N	
Date: 07 May 2020	Drawn By: AR
Drawing No: 7091911-2	Rev: B
Scale: 1:1250 @ A3	