

Les Waters
Senior Manager, Licensing
E-mail: les.waters@orr.gov.uk



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

18 June 2020

Network licence Condition 17 (land disposal): Wakefield Westgate - former station building and forecourt, West Yorkshire

Decision

1. On 23 April 2020, Network Rail gave notice of its intention to dispose of land siting the former station building and forecourt at Wakefield Westgate, West Yorkshire (“the land”), in accordance with Condition 17 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 consulted. For the purposes of Condition 17 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 no objections were left unresolved.
4. In considering the proposed disposal, we note:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - Network Rail’s statements that it will secure the access rights sought by London North Eastern Railway (“LNER”) in order to protect LNER’s operations at its adjoining station area.
5. At the time of notification to ORR, the majority of Network Rail’s consultation responses had fallen outside the six-month period referred to in our land disposal guidance.¹ Network Rail has stated that this was due to Covid-19 related issues within the company and, taking this into account, we 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 17, 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, October 2019*,¹ 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 concluded that the proposed disposal 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 proposed disposal of the land.

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

Les Waters

Duly authorised by the Office of Rail and Road

¹ 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		
Rationale for disposal	Land has been vacant and out of use since new Wakefield Westgate station building opened in December 2013. A legal Option for English Cities Fund to acquire and develop the site expired in December 2016. Wakefield Council are keen to acquire the site to promote further economic development and growth opportunities close to the station and city centre. The Property received ORR consent to disposal on 27/06/2012 as part of the wider and now completed adjoining northerly development and hence principle of disposal already established but this consent needs to be renewed.		
2. Clearance	Type	Reference	Date
Clearance Details	Business Technical	CR/41580 CR/41580	08/08/19 10/09/19
3. Site			
Description of property for disposal	<p>Wakefield Westgate. The proposed disposal is of the former station building site and forecourt. It is a vacant plot of land that slopes upwards from east to west to link the level of the adjoining public highway Westgate to platform level on the adjoining station. The land is surfaced but has been cleared of buildings. It adjoins the south end of the south bound platform at the station but is separated from the platform by a brick boundary wall. Access to the land is direct from Westgate. The levels on the site and the levels on Westgate mean that the Property is elevated above street level as shown on the photographs.</p> <p>Property lies between Westgate and Back lane and is close to the city centre of Wakefield. The northern boundary of the Property lies approximately 70m south of the new Wakefield Westgate station building and forecourt site and is separated from it by a landscaped area of Council land that is situated at a lower level off Back Lane.</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)	Attached plan no 7090528-2 shows the property by blue colour with Network Rail retained land shown by green colour. Orange verge/orange hatch area is part of retained land subject to long lease interest to the Arch Company. Black hatch area is redundant bridge deck to be removed Attached Location Plan shows position of site relative to the new station facilities, Council offices Photographs attached showing aspects of the site.
Ordnance survey coordinates	432825E, 420712N
4. Proposal	
Proposed party taking disposal	Wakefield Metropolitan District Council
Proposed use / scheme	Mixed Use development
Access arrangements to / from the disposal land	Access to building will be direct from the two adjoining highways – Westgate and Back Lane.
Replacement rail facilities (if appropriate)	N/A. Replacement rail facilities all provided when site development of the Property was originally planned in 2012.
Anticipated rail benefits	Removal of the time and cost liability to maintain the site and associated retaining wall structures from rail industry responsibility
Anticipated non-rail benefits	Supports economic growth of the city by bringing a vacant edge of city centre plot back into use.
5. Timescales	
Comments on timescales	Assuming consent is granted it is anticipated that the disposal will complete in 2020.

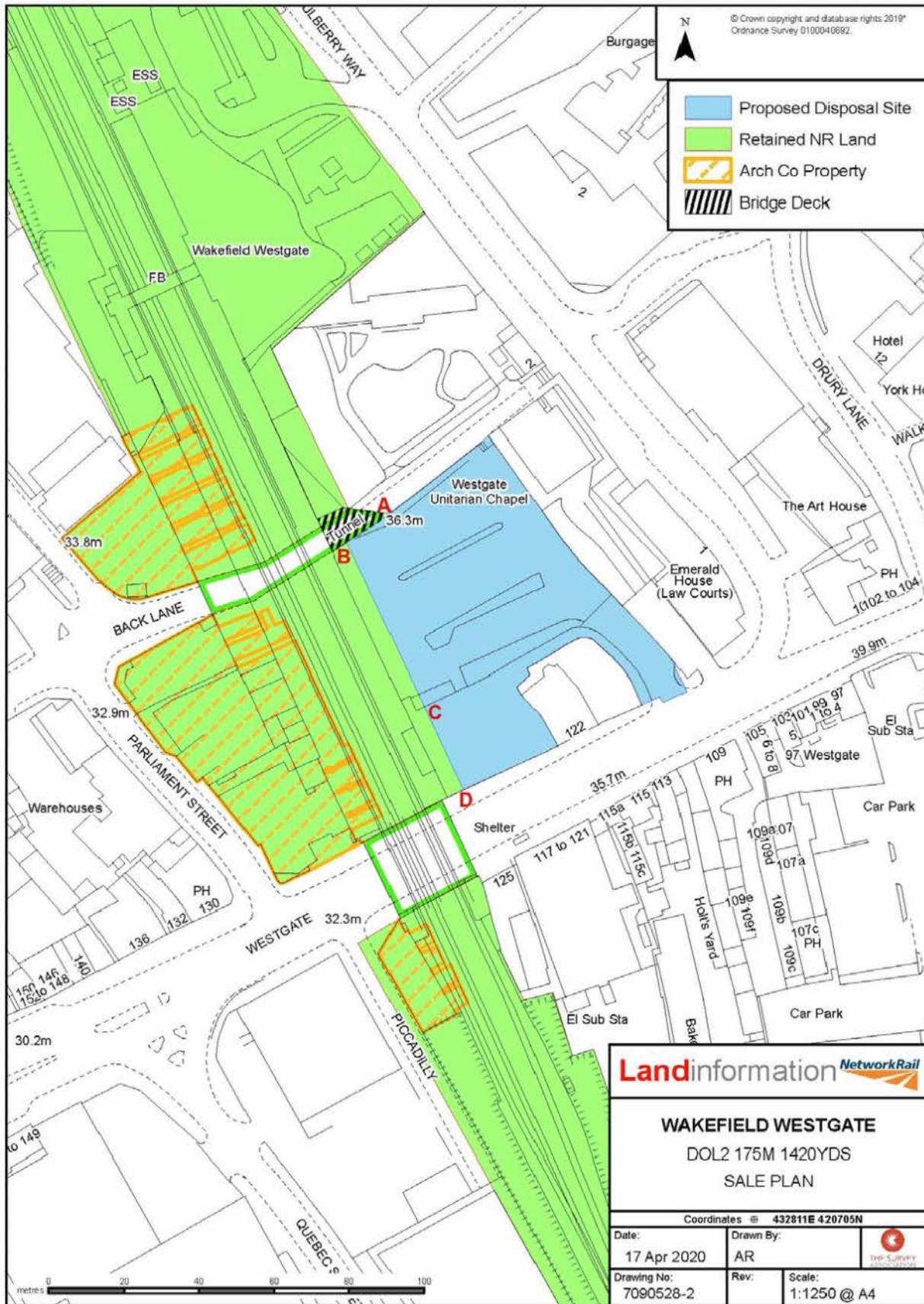
6. Railway Related Issues	
History of railway related use	The property has been vacant since December 2013 when the new station building at Wakefield Westgate opened. The former station building on the property was demolished in 2014. The former building was constructed on the site in the 1970s when the land adjoining it was laid out as a forecourt and parking area. This building replaced a Victorian station building built by the Great Northern Railway Co. Therefore, up to the 2013 point of closure, the Property was in continuous use as part of a passenger station.
When last used for railway related purposes	December 2013.
Any railway proposals affecting the site since that last relative use	Occasional use by contractors working on maintenance projects on the station.
Impact on current railway related proposals	Proposed disposal does not affect any current railway related proposals.
Potential for future railway related use	Wakefield Westgate station facilities were complete rebuilt in 2012/2013 to provide a new station building and associated facilities, forecourt, short-stay car park and a 900 space long-stay car park. Therefore, it has no potential for use as part of the station as all the facilities required have been provided. It is too small for freight use and could not be connected to the Network due to the position of the existing station platforms. This is supported by the fact that consent to disposal of the Property was given on 27/06/12.
Any closure or station change or network change related issues	No. The land was removed from the Station Lease when the building closed and the new building opened. Therefore, it has not been subject to any Station Lease issues since 2013.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail will install new boundary fencing along the railway boundary.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
<p>7. Planning History and Land Contamination</p>	
<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>No specific planning permissions. Site is allocated within Merchantgate Mixed Use development area.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Not applicable</p>
<p>8. Internal Consultation</p>	
<p>Internal consultation</p>	<p>No specific issues raised during clearance. Arrangements made with NR Structures Engineers to ensure adequate access retained to structures beneath adjoining retained platforms and to platform wall.</p>
<p>9. Local Authorities</p>	
<p>Names & Email Addresses:</p>	
<p>Local Transport Authorities:</p>	<p>West Yorkshire Combined Authority</p>
<p>Other Relevant Local Authorities:</p>	<p>Wakefield MDC</p>

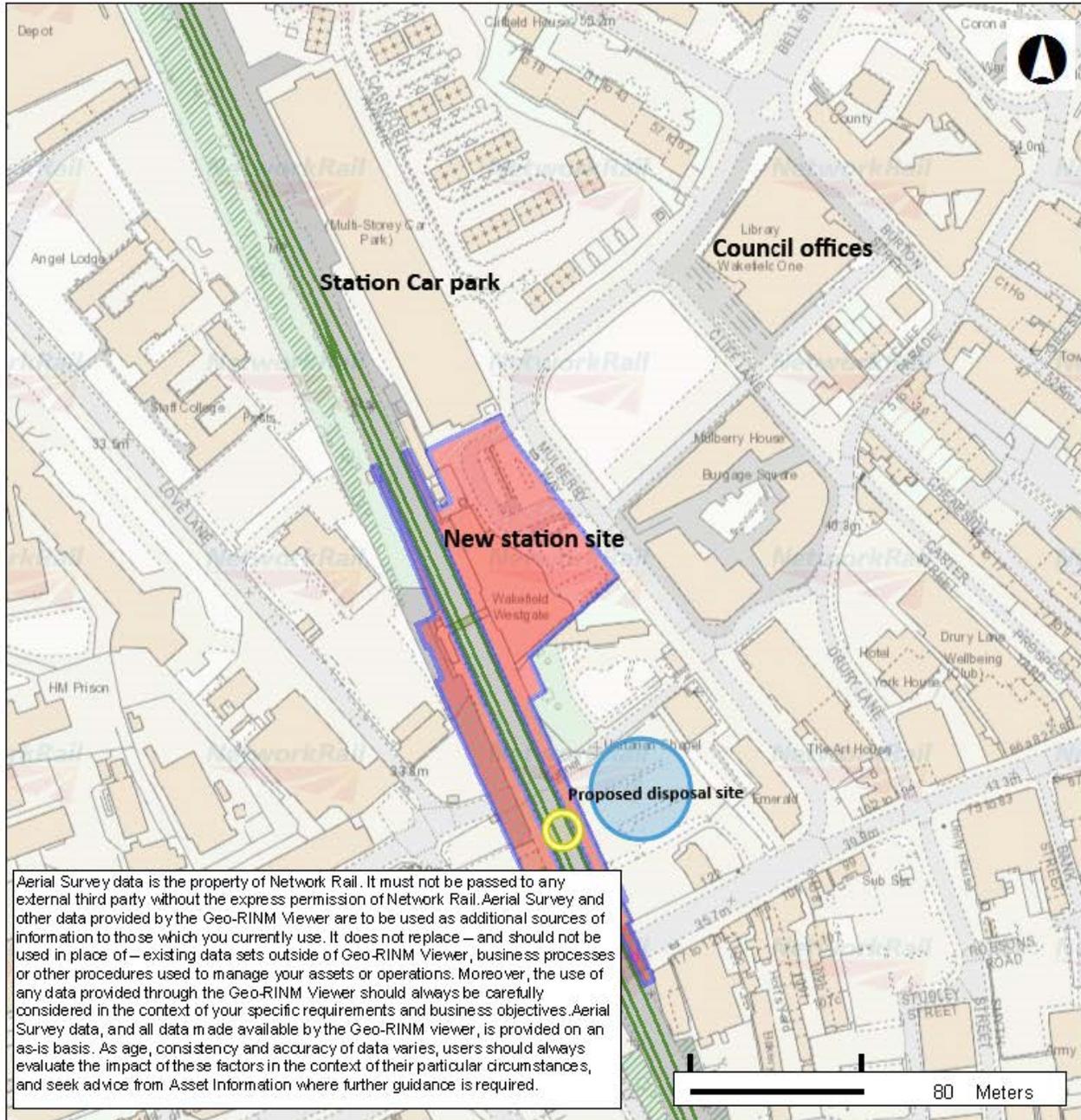
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in 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>Summary of position regarding responses: 31 stakeholders consulted and 31 replies.</p> <p>The majority of responses were either No Objection or No Comment. Virgin Trains, (Consultee 17), had no objection but raised some comments that are considered to have no material effect on the disposal.</p> <p>Northern (Consultee 14) raised a comment about whether the site had been considered for additional station parking but this was addressed to their satisfaction in correspondence and hence they confirmed no objection to disposal.</p> <p>LNER (Consultee 16) has requested some conditional issues be imposed to ensure the retained estate within their adjoining station lease is protected and such an approach is agreed.</p> <p>Wakefield Council (Consultee 31) has not provided a substantive response as it is the proposed purchaser of the site and hence the lack of a substantive response is not considered to be material.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>No unresolved objections.</p> <p>Recommendation is that LNER issues dealt with by conditions:</p> <ol style="list-style-type: none"> 1. Disposal to include reservation of a retained right of access (4m wide) to NR's retained land together with a turning head. 2. In event of the bridge deck removal (area hatched black on Plan No. 7090528-2) then brick opening from Station platform onto this area to be bricked up and alternative 4 m wide gated access point to be provided from Station platform. 3. LNER to be consulted on proposals to remove bridge deck hatched black to ensure no detrimental effect on their adjoining Station structures.

12. 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.....	06/01/2020
Authorised by (name):	Authoriser's job title:	Principal Development Manager
Signed.....	Date.....	



Name Of Team



Aerial Survey data is the property of Network Rail. It must not be passed to any external third party without the express permission of Network Rail. Aerial Survey and other data provided by the Geo-RINM Viewer are to be used as additional sources of information to those which you currently use. It does not replace – and should not be used in place of – existing data sets outside of Geo-RINM Viewer, business processes or other procedures used to manage your assets or operations. Moreover, the use of any data provided through the Geo-RINM Viewer should always be carefully considered in the context of your specific requirements and business objectives. Aerial Survey data, and all data made available by the Geo-RINM viewer, is provided on an as-is basis. As age, consistency and accuracy of data varies, users should always evaluate the impact of these factors in the context of their particular circumstances, and seek advice from Asset Information where further guidance is required.

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

Wakefield Westgate Location Plan	
Scale	1 : 2,500
Plot Date	17/10/19 11:59
Printed By	

Output created from GeoRINM Viewer

PHOTOGRAPHS OF PROPOSED DISPOSAL SITE



General view of site from site entrance off Westgate. Platform wall runs left to right in centre of the photo.



View along platform wall boundary towards new station building location beyond trees



View of Westgate boundary to site showing elevation above highway level.



View into site from Westgate entrance. Back Lane is on other side of wall to the brick wall running left to right in photo

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 – Wakefield Westgate - Former Station Building Site and Forecourt

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

Summary of position regarding responses: 31 stakeholders consulted and 31 replies.

The majority of responses were either No Objection or No Comment. Virgin Trains, (Consultee 17), had no objection but raised some comments that are considered to have no material effect on the disposal.

Northern (Consultee 14) raised a comment about whether the site had been considered for additional station parking but this was addressed to their satisfaction in correspondence and hence they confirmed no objection to disposal.

LNER (Consultee 16) has requested some conditional issues be imposed to ensure the retained estate within their adjoining station lease is protected and such an approach is agreed.

Wakefield Council (Consultee 31) has not provided a substantive response as it is the proposed purchaser of the site and hence the lack of a substantive response is not considered to be material.

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	08/11/2019	No Comments See Annex 1	
2	West Yorkshire Passenger transport Executive (Metro)		Y	18/11/2019	No Objection See Annex 1	
3	Transport for North		Y	10/11/2019	No Comment See Annex 1	
4	Arriva Trains Cross Country		Y	25/10/2019	No Comment See Annex 1	
5	c2c Rail Limited		Y	25/10/2019	No Objection See Annex 1	
6	Chiltern Railway Company Limited		Y	14/11/2019	No Comment See Annex 1	
7	East Midlands Trains Limited		Y	20/11/2019	No Comments See Annex 1	
8	Eurostar International Limited		Y	25/10/2019	No Comment See Annex 1	
9	Great Western Railway		Y	25/11/2019	No Objection See Annex 1	

10	Grand Central Railway Company Limited also (Alliance Rail Holdings)		Y	05/12/2019	No Comment See Annex 1	
11	Hull Trains Limited		Y	01/11/2019	No Objection See Annex 1	
12	London & South Eastern Railway Limited (Southeastern)		Y	28/10/2019	No Comments See Annex 1	
13	Merseyrail Electrics 2002 Limited		Y	25/10/2019	No Objections See Annex 1	
14	Northern Rail Limited		Y	25/11/2019	No Objection but See comments in Annex 1	
15	Transpennine Express		Y	22/11/2019	No Objection See Annex 1	
16	LNER (London North Eastern Railway) (Virgin Trains East Coast)		Y	12/11/2019	Ok but See comments in Annex 1	
17	Virgin Trains		Y	22/11/2019	No formal objection but see comments in Annex 1	
18	COLAS Rail Limited		Y	28/10/2019	No Comment See Annex 1	
19	Direct Rail Services Limited		Y	05/11/2019	No Comment See Annex 1	
20	DB Cargo UK Ltd (Formerly DB Schenker)		Y	06/12/2019	No Objection See Annex 1	
21	Freight Transport Association		Y	21/11/2019	No Comment See Annex 1	
22	Freightliner Limited		Y	28/10/2019	No Comment See Annex 1	
23	GB Railfreight Limited		Y	06/11/2019	No Issues See Annex 1	
24	Rail Freight Group		Y	12/11/2019	Ok with RFG See Annex 1	

25	West Coast Railway Company		Y	20/11/2019	No comments See Annex 1	
26	W. H. Malcolm		Y	28/10/2019	No Objections See Annex 1	
27	Association of Community Rail Partnerships		Y	11/11/2019	No Comment See Annex 1	
28	British Transport Police		Y	01/11/2019	No Comment See Annex 1	
29	High Speed Two (HS2) Ltd		Y	11/11/2019	No Objection See Annex 1	
30	Transport Focus (formerly Passenger Focus)		Y	30/10/2019	No Objection See Annex 1	
31	Wakefield Metropolitan District Council		Y	15/11/2019	See comments in Annex 1	

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

ANNEX 1

1 Department for Transport

From:

Sent: 08 November 2019 10:55

To:

Cc:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

No comments from Rail Infrastructure North on the below land disposal.

Thanks

Programme Support Manager, Rail Infrastructure North, Department for Transport

4/21

Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

2 West Yorkshire Passenger transport Executive (Metro)

From:

Sent: 18 November 2019 11:32

To:

Subject: Re: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi,

Thank you for consulting West Yorkshire Combined Authority with regards to land at Wakefield Westgate.

I confirm that the Combined Authority has no objections to this disposal of land to Wakefield Council to facilitate economic development and growth opportunities.

Regards

Rail Policy Coordinator

West Yorkshire Combined Authority | Leeds City Region Enterprise Partnership (the LEP)

Wellington House | 40-50 Wellington Street | Leeds | LS1 2DE

www.westyorks-ca.gov.uk | www.the-lep.com

Follow the West Yorkshire Combined Authority on [Twitter](#) | Follow the LEP on [Twitter](#) or on [LinkedIn](#)

Metro is the transport network of the West Yorkshire Combined Authority.

Find local travel information at www.wymetro.com, [Twitter](#) and [Facebook](#)

3 Transport for North

From:

Sent: 10 November 2019 17:26

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

TfN has no comment

Head of Investment Planning

TfN Strategic Rail

Westgate, Grace Street, Leeds, LS1 2RP

4 Arriva Trains Cross Country

From:

Sent: 25 October 2019 16:11

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

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

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5 c2c Rail Limited

From:

Sent: 25 October 2019 16:24

To:

Subject: Re: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Good afternoon

No objection to this proposal from c2c.

Regards

XXXX

Reactive Works Manager

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

c2c

W: www.c2c-online.co.uk



6 Chiltern Railway Company Limited

From:

Sent: 14 November 2019 11:39

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

No comment.

Thanks

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk

Chilternrailways
by arriva



Please consider the environment before printing this email

7 East Midlands Trains Limited

From:

Sent: 20 November 2019 11:12

To:

Subject: Re: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hello

No comments required from East Midlands Railway

Head of Procurement



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

www.eastmidlandsrailway.co.uk

8 Eurostar International Limited

From:

Sent: 25 October 2019 15:14

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 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



9 Great Western Railway

From:

Sent: 25 November 2019 14:43

To:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

Sorry

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

10 Grand Central Railway Company Limited also (Alliance Rail Holdings)

From:

Sent: 05 December 2019 18:03

To:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date Was - Monday 25th November 2019

Apologies, GC has no comment.

Regards

Chief Operating Officer | **Grand Central Rail**

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street,
Wakefield, WF1 4EL

W: grandcentralrail.com | Twitter: [@gc_rail](https://twitter.com/gc_rail) | Facebook: facebook.com/grandcentralrail



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11 Hull Trains Limited

From:

Sent: 01 November 2019 14:15

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

Hull Trains have reviewed and have no objection to this proposal

Head of Safety and Environment
'Think Safe, Act Safe, Be Safe!'

Hull Trains,

4th Floor,
Europa House,
184 Ferensway, Hull, HU1 3UT



12 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 28 October 2019 09:11

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Good morning,

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 Limited

From:

Sent: 25 October 2019 15:08

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

We have no objections

Thanks

**Legal & Contract Assistant
Merseyrail**

Tel	
Mob	
Email	
Web	www.merseyrail.org



14 Northern Rail Limited

From:

Sent: 05 December 2019 09:06

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

Hi

Sorry for the delay – we have no objection to the proposal.

Thanks,

From:

Sent: 04 December 2019 11:43

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

Hi

Is the information below sufficient for you to respond on the Consultation – hopefully with a no objection to the proposed disposal.

Thanks

Development Surveyor, Network Rail

From:

Sent: 26 November 2019 10:16

To:

Cc: Subject: FW: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

When we re-developed Wakefield Westgate station over the period 2010-2013 we provided a 900 space railway station car park within a bigger 1500 space Multi-Storey Car park. This was based on the forecast requirements for the rail industry at Wakefield. My understanding is that the car park operates at well below the capacity that is available and hence consideration has not been given to possible use of the proposed disposal site for additional station parking.

The current disposal site was granted ORR consent for disposal in 2012 and hence this is a renewal of that consent. At the time of consultation in 2012 I stated that:

“The Property could potentially be utilised for station purposes such as additional car parking but this would mean it is separated from the majority of the station’s new facilities and hence such a proposal would be inefficient in terms of splitting station facilities and resources between the two sites. There will not be access from the platform onto the site once the new station is opened and hence there would be a long walking route from the new station to the property. In addition, with 900 spaces available in the station car park plus more spaces to be provided on the new forecourt there is a considerable amount of spare car parking capacity already at the station.”

I don’t believe the situation has changed as the long term parking requirements for the station have already been accommodated by schemes that have been completed and hence there has not been any research about future parking use.

I hope this answers your query and you can now respond to the consultation.

Regards

Development Surveyor, Network Rail

From:

Sent: 25 November 2019 15:35

To:

Subject: FW: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

Hi

Are you able to respond to please.

Thanks

From:

Sent: 25 November 2019 15:21

To:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - TODAY - Monday 25th November 2019

Apologies for the delay in responding. Has been any research into whether the proposed land could be used for car parking in the future?

Thanks,

15 Transpennine Express

From:

Sent: 22 November 2019 14:20

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Regards

Head Of Property, TransPennine Express
7th Floor, Bridgewater House, 60 Whitworth Street, Manchester, M1 6LT
www.tpexpress.co.uk

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

22nd November 2019

Ref:

Dear Sirs,

RE: Land Disposal Consultation – Wakefield Westgate - Former Station Building Site and Forecourt

With reference to the above Property disposal application, TPE would normally object to applications for land disposals where there is potential for car parking development. However, it is believed that this former station site is dislocated from the new station and arrangements were put in place for the TOC to have station car parking in the local authority owned car park adjacent to the new Wakefield Westgate station.

Please therefore accept this letter as confirmation that TransPennine Express has no objection

Yours Faithfully,

Head of Property

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

From:

Sent: 04 December 2019 12:25

To:

Cc: Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

Happy to confirm this is acceptable.

Thank you,

From:

Sent: 04 December 2019 11:49

To:

Cc:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Thanks

I can confirm that the existing structures (part of DOL2/4B) will still be maintained by NR beneath the 5m wide strip and the adjoining platforms until such point as our Structures team are able to infill and hence get rid of the structure.

I will ensure we reserve rights for a 4m wide access route with turning head.

I'll make the other points conditional on removal of the bridge deck as they can then be incorporated into any scheme agreed for removal of this structure. If removal isn't agreed, then they are unnecessary works.

Can you please confirm this is acceptable?

Regards

Development Surveyor, Network Rail

From:

Sent: 02 December 2019 15:48

To:

Cc:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

I have discussed your points below internally and we are happy with the proposed disposal although I have been asked to raise the following queries;

- The proposed 5m strip is considered sufficient to allow us to maintain the existing structures however we are aware of the undercroft in this area and would like assurances that it will continue to be appropriately assessed and maintained to required standards
 - For the retained right of access, this is acceptable and is suggested that this should be a minimum of 4.0m wide with an appropriate turning head adjacent to the revised fenceline at B-C-D,
 - Removal of the bridge deck will leave our exiting platform access points redundant, this leads to a few queries;
 - Please include bricking up the existing openings to match the building as a condition of the disposal?
 - We will still require access from outside on to the platform therefore we request an alternative 4.0m wide opening is provided further to the south, we would be happy for the existing gates to be reused where possible and request this is also a condition of the disposal,
 - Finally, we would expect to be consulted on the removal of the bridge deck to ensure there is no risk imported to our station structures.
-

Many thanks,

LNER Commercial Development Manager
LNER East Coast House, 25 Skeldergate, York, YO1 6DH

From:

Sent: 26 November 2019 09:59

To:

Cc:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

There are two possible ways to gain access to the wall following the disposal.

1. We are planning on retaining a 5m wide strip of land on the non platform side of the wall. We will have a right of access from Westgate across the sale site to get to a gate to be provided in boundary fence B-C-D.
2. The intention with this site has always been to remove the redundant bridge deck across Back Lane to save the rail industry the cost of inspecting and maintaining such a structure. If Option 1 above isn't satisfactory for you then we would have to either modify these proposed removal arrangements or look to re-provide a gate off the platform at a different location.

I'd be grateful if you could consider and let me have your response.

Thanks

Development Surveyor, Network Rail

From:

Sent: 12 November 2019 08:50

To:

Cc:

Subject: FW: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Good Morning

Please see LNER's response below to this proposed land disposal at Wakefield Westgate.

– I'd appreciate if you would pick this up direct with XXXX to resolve.

Kind Regards



Head Of Property
LNER East Coast House, 25 Skeldergate, York, YO1 6DH

From:

Sent: 12 November 2019 06:47

To:

Subject: FW: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi,

I think in principle we have no significant objection to the disposal as it was always the intention this would happen and gave consent the previous time this was looked at.

Saying that I do feel the attached proposal is light on detail on the new boundary to be created to the rear of the platform wall along the line of B, C, D as shown on attached plan "7090528-2 – Wakefield Westgate.pdf".

Once this land is disposed of the only routes available to us to provide for any maintenance, assessment or other works to the rear wall of Platform 1 will be restricted to the retained land that is between the station building and the new fenceline that is proposed. Due to the split levels the railway retained access points to this can only be from the gates at the back of platform 1 however this would be via the bridge deck that is proposed to be removed as part of this disposal. We need to understand how this proposal allows us to properly maintain the existing structures and meet our obligations.

Please see below for a photo of the area to be disposed of showing the large black access gates from the back of platform 1 leading on to the bridge deck.

Thank you,



Commercial Development Manager

DX65542 York 12

17 Virgin Trains

From:

Sent: 22 November 2019 12:29

To:

Subject: Response to Consultations - Wakefield Westgate and Easements for Overbridges Spalding

Hi

Thank you for sending over these documents to me in absence.

For the attached consultations, each with a response deadline of 25th November 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

18 COLAS Rail Limited

From:

Sent: 28 October 2019 10:34

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

– no comment.

KR,



Property Manager

COLAS RAIL LTD

Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

www.colasrail.co.uk

19 Direct Rail Services Limited

From:

Sent: 05 November 2019 14:02

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 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.

20 DB Cargo UK Ltd (Formerly DB Schenker

From:

Sent: 06 December 2019 09:39

To:

Subject: RE: URGENT - Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date Was - Monday 25th November 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 and all previous addresses will cease to function.

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

21 Freight Transport Association

From:

Sent: 21 November 2019 10:59

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Dear

FTA does not have a comment on this particular proposal.

Kind regards

Director of UK Policy

Freight Transport Association

www.fta.co.uk

22 Freightliner Limited

From:

Sent: 28 October 2019 14:13

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

No comment.

23 GB Railfreight Limited

From:

Sent: 06 November 2019 15:00

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

No issues from GBRf.

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

24 Rail Freight Group

From:

Sent: 12 November 2019 18:57

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Thanks

That is all ok with 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

25 West Coast Railway Company

From:

Sent: 20 November 2019 10:50

To:

Subject: Re: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

no comments

Best

WCR

26 W. H. Malcolm

From:

Sent: 28 October 2019 09:45

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 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](#)

27 Association of Community Rail Partnerships

From:

Sent: 11 November 2019 07:42

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

No comment

Senior Operations Manager



Web: acorp.uk.com

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

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28 British Transport Police

From:

Sent: 01 November 2019 10:19

To:

Subject: FW: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

Please find below comments from

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

From:

Sent: 31 October 2019 14:49

To:

Subject: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Would you forward my consultee comments outlined below to Jayne Dyson at Network Rail (email details listed on her original communication).

Disposal of the former station building site and forecourt. Wakefield Westgate. West Yorkshire.

Your reference: CR/41580

I write to you in line with my role as a British Transport Police (BTP) Designing out Crime Officer (DOCO) and in connection with your communication sent to the Force dated 25.10.2019 relating to the proposed disposal of the former station building site and forecourt. Wakefield Westgate. West Yorkshire.

Having reviewed the attached documents, I have no comments to make and support proposal.

My departmental reference is: DOCU-2019-1892

Designing Out Crime Officer.

Designing Out Crime Unit.

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

From:

Sent: 30 October 2019 12:47

To:

Subject: FW: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Hi

Your number is DOCU-2019-1892.

Kind regards,

Designing out Crime Coordinator

Designing out Crime Unit

British Transport Police
25 Camden Road
NW1 9LN

DX151960 CAMDEN 4
Web: www.btp.police.uk

29 High Speed Two (HS2) Ltd

From:

Sent: 11 November 2019 10:08

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Our ref: HS2-WFC-PE-005

Dear

Thank you for consulting HS2 Ltd on the above land disposal consultation.

I can confirm that HS2 Ltd have no objection to the proposal.

Kind regards,

Town Planning Advisor – Phase Two | Infrastructure Directorate | HS2 Ltd

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snow Hill, Queensway, Birmingham B4 6GA | www.gov.uk/hs2

30 Transport Focus (formerly Passenger Focus)

From:

Sent: 30 October 2019 14:59

To:

Subject: Re: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019 2510b20

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

the land is the former main station building and forecourt;
it has been disused since the new station building opened in December 2013;
Wakefield Metropolitan District Council now wish to buy the site to continue their development of the area;
the disposal was first proposed in February, 2012, o/r 0702a;
the ORR's consent (27/6/12) must be renewed;
disposal is expected to complete in 2020.

Transport Focus has no objection to the proposed disposal.

Regards,

31 Wakefield Metropolitan District Council

From:

Sent: 15 November 2019 13:02

To:

Subject: RE: Land Disposal Consultation - Wakefield Westgate - Former Station Building Site and Forecourt - Closing Date - Monday 25th November 2019

Wakefield MDC is obviously fully supportive of this acquisition. However, we have a clear vested interest in that we are seeking to make the acquisition which is why I have declined to comment until this point.

Thanks

Service Director: Economic Growth and Skills

Wakefield Council

www.wakefield.gov.uk

ANNEX 2

Dear Consultee,

Property: York: Wakefield Westgate: former station building site and forecourt, W Yorkshire

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

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

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