

# 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: Site of Former Forres Station. The property for disposal is the site of the old Forres Station which was demolished and relocated as part of the Aberdeen to Inverness Project. Following the works, we were left with a site extending to 4.46 acres which has no direct access other than trackside.

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	Transport Scotland			24/12/2019	No comment	
2	Transport for the North			17/01/2020	No objection	
3	Arriva Trains Cross Country			30/12/2019	No comment	
4	Caledonian Sleeper			15/01/2020	No objection/comments	
5	C2c Rail Limited			23/12/2019	No objection	
6	Chiltern Railway Company Limited			10/01/2020	No comment	

7	Eurostar International Limited			23/12/2019	No comment	
8	Great Western Railway			23/12/2019	No objection	
9	Scotrail Limited				No response	23/12/2019, 28/01/2020, 03/02/2020
10	Grand Central Railway Company				No response	23/12/2019, 03/02/2020
11	London & South Eastern Railway Limited (Southeastern)			24/12/2019	No comments	
12	Merseyrail Electrics 2002 Limited			04/02/2020	No objections	
13	Northern Rail Limited				No response	23/12/2019, 03/02/2020
14	Virgin West Coast Trains Limited				No response	23/12/2019, 03/02/2020
15	Virgin Trains				No response	23/12/2019, 03/02/2020
16	Colas Rail Limited			07/01/2020	No comments	
17	Direct Rail Services Limited			10/01/2020	No comments	
18	DB Cargo UK Ltd. (Formerly DB Schenker)				No response	23/12/2019, 03/02/2020

19	Freight Transport Association				No response	23/12/2019, 03/02/2020
20	Freightliner Limited			07/01/2020 and 13/03/2020	Initial objection, subsequently withdrawn following further information	
21	GB Railfreight Limited			24/12/2019	No issues	
22	Rail Freight Group			05/01/2020	OK with RFG	
23	West Coast Railway Company				No response	23/12/2019, 03/02/2020
24	W.H. Malcolm			13/01/2020	No objections	
25	British Transport Police			14/01/2020	No objections or recommendations	
26	Transport Focus (formerly Passenger Focus)			24/12/2019	No objection	
27	Scottish Council for Development and Industry			04/02/2020	Agree that it appears to be a sensible disposal	
28	Moray Council			04/02/2020	No comments	

Copies of responses are given in the annex 1

**Annex 1****1. Transport Scotland**

On 24 Dec 2019, at 13:58, wrote:

TS has no comment to make.

Head of Operations & Technical  
Rail Directorate

Transport Scotland, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Transport Scotland, the national transport agency

*Còmhhdhail Alba, buidheann nàiseanta na còmhhdhail*

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**2. Transport for the North**

**From:**

**Sent:** 17 January 2020 16:08

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Hi

TfN has no objection to this disposal.

Regards

**Strategic Transport Planner**

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Transport for the North  
Ground Floor, West Gate, 6 Grace Street, Leeds, LS1  
2RP  
[www.transportforthenorth.com](http://www.transportforthenorth.com)

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### 3. Arriva Trains Cross Country

**From:**

**Sent:** 30 December 2019 11:20

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

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



#### 4. Caledonian Sleeper

**From:**

**Sent:** 15 January 2020 17:09

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Hello

No objection / comments from Serco Caledonian Sleeper

Regards,



**Operations** | C&G Systems Ltd  
site: [cngsystems.co.uk](http://cngsystems.co.uk)



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#### 5. C2C Rail Limited

**From:**

**Sent:** 23 December 2019 15:44

**To:**

**Subject:** Re: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Good afternoon

No objection from c2c on this proposal.

**Regards**

XXXX

**Reactive Works Manager**

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



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

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## 6. Chiltern Rail Company Limited

**From:**

**Sent:** 10 January 2020 16:29

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Hi

No comment.

Kind Regards,

Regulatory Contracts Manager

Chiltern Railways

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

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

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## 7. Eurostar International Limited



**From:**

**Sent:** 23 December 2019 15:39

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

No comment from EIL,

Thanks

**PA to Chairman and to Company Secretary**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

eurostar.com

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## **8. Great Western Railway**

**From:**

**Sent:** 23 December 2019 15:39

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Good afternoon

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.

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**9. Scotrail Limited**

No response

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**10. Grand Central Railway Company**

No response

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**11. London & South Eastern Railway Limited (Southeastern)**

On 24 Dec 2019, at 13:25, wrote:

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

**southeastern**

Floor 2  
Four More London Riverside  
London, SE1 2AU

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**12. Mersey Electrics 2002 Limited**

**From:**

**Sent:** 04 February 2020 09:09

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

We have no objections thanks a lot.

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

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**13. Northern Rail Limited**

No response

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**14. Virgin West Coast Trains Limited**

No response

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**15. Virgin Trains**

No response

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**16. Colas Rail Limited****From:****Sent:** 07 January 2020 14:17**To:****Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

– no comments.

Many thanks,



Property Manager

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**COLAS RAIL LTD**

3<sup>rd</sup> Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

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

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**17. Direct Rail Services Limited****From:****Sent:** 10 January 2020 09:18**To:****Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Hi

DRS have no comments.

Best Regards,

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

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**18. DB Cargo UK Ltd (Formerly DB Schenker)**

No response

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**19. Freight Transport Association**

No response

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**20. Freightliner Limited**

**From:**

**Sent:** 07 January 2020 10:37

**To:**

**Cc:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Dear

On behalf of Freightliner Heavy Haul Limited and Freightliner Limited I object to this proposed disposal on the basis that the sites utility for a rail freight has not been considered. More specifically;

1. The site is in a strategic rail freight location - close to a large cluster of Elgin distilleries - for modal shift for whiskey traffic. Something we are actively pursuing and which is also a priority for the Scottish Government.
2. There may also be opportunities for modal shift for significant volumes of timber which currently travel by road. The site is immediately adjacent to a major timber yard and opportunities should be fully explored before alternative uses are considered.
3. The site appears physically capable of accommodating a small rail freight terminal with appropriate siding lengths for this location
4. We understand the Freight Joint Board Land Strategy Group has not been consulted and would expect any disposal of land in this area of a size capable of creating a railfreight site should first be formally sanctioned by that group.
5. The consultation states that the site is landlocked but it clearly fronts the A96 which is a key arterial route which could support a terminal at this location. We note that reinstating the access may now present challenges due to the new junction shown in the aerial imagery provided but this should have been considered as part of the project and it is not correct to state that the site is land locked.

Kind regards

Group Property Manager  
Freightliner Group Limited

**Response to objection:-****From:****Sent:** 10 January 2020 09:05**To:****Cc:****Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Good morning

Thank you for your response.

I have spoken with xx xx regarding your comments and he has helpfully provided me with some information regarding the suitability of this site for freight use.

He has advised me that the strategic rail freight site at Elgin has capacity to facilitate further potential freight traffic from the whisky and timber industries. The site at Forres is located 12 miles east of the strategic freight site at Elgin. The majority of the whisky distilleries are located to the south and south west of Elgin. The road network is such that any vehicles travelling to Forres would require to pass through Elgin. It is, therefore, difficult to see how we could justify a second site in such close proximity.

XX also pointed out that the size and layout of the site would make it very challenging to accommodate a rail freight terminal. It might be achievable if the trains were to stop on the main line. However, one of the primary objectives of the recently completed Aberdeen to Inverness project, funded by the Scottish Government, at a cost of around £300 million was to reduce journey times so it is unlikely that we would wish to introduce potential delays to accommodate an additional freight site.

You are correct in stating that the Freight Joint Board Land Strategy Group were not consulted. The reasons for this are, firstly, the proximity of the existing freight site at Elgin and secondly, the access constraints which were fully explored with the roads authority and adjacent land owners. Please note that Network Rail's consultation process includes several members of the Freight Joint Board Land Strategy Group including none of whom raised any objections.

I have reviewed the plans that were attached to the report which you were sent and feel that they may have been misleading. I have attached a further plan showing the extent of the site which we propose disposing of.

I can advise you that we explored all possibilities for obtaining road access to this site as obviously that would have created a more valuable site. You are correct that the site is bounded by the A96. However, the original access to the station had to be stopped up when the new road leading to the overbridge was constructed and Moray Council Planning Department have made it absolutely clear that they will not grant permission for another access off the A96 in such close proximity to the new road and the access to Greshop Industrial Estate. The two adjoining land owners who operate their businesses of a timber yard and builder's merchant were approached to discuss the possibility of obtaining access through either of their properties. Both parties were adamant that they would not be willing to grant access to our site as their businesses are already constrained by the size of their sites. Furthermore, they both indicated that they are interested in purchasing our site. Our proposal is to give each party the opportunity to bid for the site on a competitive basis. Hopefully, once you have had the opportunity to consider the above additional information you will consider withdrawing your objection.

However, if you have any further questions or comments please let me know.

Kind regards,

Property Services Surveyor– Scotland Route  
Network Rail Property  
3<sup>rd</sup> Floor, 151 St Vincent Street,  
Glasgow  
G2 5NW

**From:**

**Sent:** 13 March 2020 10:27

**To:**

**Cc:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*



Hi

I can confirm we withdraw our objection to this disposal.

Thanks,

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**21. GB Railfreight Limited**

**From:**

**Sent:** 24 December 2019 09:40

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: PITMEDDEN  
STATION HOUSE \*\*RESPONSE REQUIRED\*\*

No issues from GBRf.

Regards,

XXXX

Head of Capacity Planning,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,

London, EC2M 1RX.

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

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## 22. Rail Freight Group

**From:**

**Sent:** 05 January 2020 14:46

**To: Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

Ok with RFG

Director General

*Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
[www.rfg.org.uk](http://www.rfg.org.uk)*

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## 23. West Coast Railway Company

No response

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## 24. W.H Malcolm

**From:**

**Sent:** 13 January 2020 13:09

**To:**

**Subject:** RE: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\*

No objections.

Regards

**Business & Estate Manager | W H Malcolm Ltd**

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

XXXX

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## **25. British Transport Police**

**From:**

**Sent:** 14 January 2020 09:50

**To:**

**Cc:**

**Subject:** Land Disposal

With regards to the subject I was tasked to review this section of Network Rail land which is subject to Property Disposal;  
Good Morning

### **Land for Disposal:- Site of the Old Forres Station**

- Network Rail Infrastructure Ltd, 1 Eversholt Road, London NW1 2DN
- Your Reference: **CR/34538**
- **British Transport Police Ref: DOCU-2020-0011** refers.

About 1200hrs on Monday 13<sup>th</sup> January 2020 I attended at the site known as the: **Old Forres Station situated off Benromach Way, Forres.**

This section of land is adjacent to ( ScotRail) Forres Station and access to a GSMR Communication Mast situated presently within the scope of the Land Disposal site is gained by way from off the platform end ramp of the station and thereafter a walkway is in place allowing safe passage west from the station. I thereafter was able to gain access onto the site and was accompanied by a representative from **Timber Merchants** who I established have an interest in the purchase of this land to expand their operations. I noted that west from the Station there are two Signals and two phones to contact signallers. With a view to the safety aspect at this location for staff sufficient clearance from the running line to the new boundary fence line would need to be a least 2mts. *( I note this is detailed at 1.3 Technical Approval Certificate)*  
In conversation with the representative from I established that due to security purposes they would be erecting a similar boundary fence line to which is presently in place at the existing yard. The is 2.4mt high powder coated "V" Style fencing which would provide a good boundary line at this location.  
With regards to this site I am satisfied that the land by disposal would not compromise the security of the railway and unauthorised access would be restricted.  
**I therefore have no objections or recommendations with regards to Disposal of this Land.**

Thanks

Designing Out Crime Officer,  
Designing Out Crime Unit  
British Transport Police, D-Division,90 Cowcaddens Road, Glasgow. G4 0LU  
[www.btp.police.uk](http://www.btp.police.uk)

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

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## 26. Transport Focus (formerly Passenger Focus)

From

Sent: 24 December 2019 18:18

To:

Subject: Re: SUBJECT: Consultation on proposed land disposal: SITE OF FORMER FORRES STATION \*\*RESPONSE REQUIRED\*\* 2712a20

Thank you for sending Transport Focus details of the proposed land disposal in Forres.

They note that:

the land is the site of the former station, which was replaced by a new one, on the alignment of the former avoiding line;

it is 4.46 acres in area, and is to the west of the new road over the railway, west of the station, on the south side of the railway;

it has no access except from the railway, or from two adjacent businesses;

both those businesses have expressed an interest in buying the land;

completion is expected to be eight weeks after consent to the disposal has been granted.

Transport Focus has no objection to the proposed disposal of the land.

Regards,

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## 27. Scottish Council for Development and Industry

On 4 Feb 2020, at 06:18, wrote:

Dear

My apologies for the delay. We agree that this would appear to be a sensible disposal.

Regards.

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**28. Moray Council**

On 4 Feb 2020, at 12:27, > wrote

Dear

In relation to the consultation we have no comments to make.

Development Management & Building Standards Manager |  
Economic Growth and Development

| [website](#) | [facebook](#) | [twitter](#) | [News page](#)

For the latest service updates please visit our [Building Standards News](#) page

**Annex 2**

[A copy of the consultation request (before customisation for any individuals) is given in below: sent on 23/12/2019

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal of the site of the old Forres station by way of a Freehold Sale.

We attach a draft application form which together with the related plan(s), 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 **31<sup>st</sup> January 2020**.

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 sincerely,

Property Services Surveyor– Scotland Route  
Network Rail Property  
3<sup>rd</sup> Floor, 151 St Vincent Street,  
Glasgow  
G2 5NW

**Reminder sent on 03/02/2020**

Good afternoon,

I previously forwarded the undernoted email requesting and comments which you may have.

I do not appear to have received a response.

Can you please advise me on your views on the project as soon as possible as we would like to submit an application for approval to Office of Rail and Road.

If you have any queries to enable you to respond please let me know.

Kind regards,

Property Services Surveyor– Scotland Route  
Network Rail Property  
3<sup>rd</sup> Floor, 151 St Vincent Street,  
Glasgow  
G2 5NW