

Rob Plaskitt
Head of Access and Licensing
Telephone 020 7282 2072
E-mail rob.plaskitt@orr.gsi.gov.uk

26 August 2014

Company Secretary
Network Rail Infrastructure Limited
Kings Place
90 York Way
London
N1 9AG

Network licence condition 7 (land disposal): Horwich, Greater Manchester

Decision

1. On 3 July 2014, Network Rail gave notice of its intention to dispose of an area of land comprising of former railway sidings at Horwich, Greater Manchester (the land) in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of land in accordance with the particulars in your notice subject to the following condition that:

prior to the disposal of land, Network Rail notifies ORR that the land has been removed from the list of Strategic Freight Sites¹.

Reasons for decision

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. We note that the proposed disposal would not itself affect adversely existing or future railway operations. Network Rail will reserve vehicular and pedestrian access over the proposed disposal to ensure access for maintenance of any operational infrastructure. Network Rail was refused an 'access only' planning application near the proposed disposal area at Station road, and will need to secure detailed planning permission for the proposed development. However, matters relating to town planning are outside our locus and instead are for the local authorities to consider and address.
4. We also note that the proposed disposal property has been marketed to national house builders for residential development. Network Rail is undecided on how it will proceed with the development. Should it decide that it is appropriate to enter into a joint venture arrangement rather than just a freehold sale, it will discuss the need for further regulatory consent with ORR, (for example, under condition 4 of its licence) and with the Department for Transport under the new framework agreement.

¹ See 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 (Supplemental Agreement to the Railtrack Transfer Scheme).

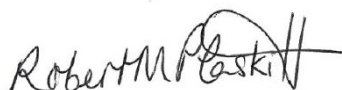


5. The site at Horwich is included on the strategic freight site list ². Network Rail must de-list the site before it subsequently disposes of it. Should there be disagreement regarding the de-listing an arbitrator can be appointed to resolve the issue.

6. Based on the evidence we have received and taking into account all of the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013* ³, and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “*protect the interests of users of railway services*”.

8. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.



Rob Plaskitt

² Strategic freight sites are sites that were identified during privatisation as important for future freight use by the rail freight business. They are not currently in use and may or may not have rail connections.

³ Available from www.rail-reg.gov.uk/server/show/nav.150

Annex A: Notice given by Network Rail to ORR on 3 July 2014

Proposed Property Disposal

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

1. Site	
Site location and description	<p>Horwich (near Bolton) - Proposed disposal of land at Red Moss and more particularly shown coloured blue on Site Plan No: 54608b ("the disposal property").</p> <p>The subject area extends to approximately 17.4 HA (43 Acres)</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Site Plan No: 54608b is attached as Appendix 1.</p> <p><u>Key:</u> Colour blue – "the disposal property" Colour green – Network Rail retained land</p>
Clearance Ref:	CR/19281
Project No.	S02692
Ordnance survey coordinates	<p>Easting (X): 362407 Northing (Y): 410748 Map Reference: SD624107 Post Code: BL6 5JA</p>
Photographs (as required)	An aerial and site photographs are attached as Appendix 2.
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	<p>Sale of the freehold interest in the entire site shown coloured blue on Site Plan No: 54608b. It is anticipated that the land disposal will be via a development / Joint Venture arrangement. Network Rail's retained land is shown coloured green.</p> <p>Should we decide that it is appropriate to enter into a joint venture arrangement to develop out this site (as opposed to just progressing with a freehold disposal) we of course recognise that this will raise further regulatory considerations (notably under LC4) that may need to be discussed further with ORR and DfT. Our ability to take forward any discussions with any potential JV partner is of course predicated on obtaining internal authority and actually getting regulatory consent to dispose of the site in the first place. Notwithstanding this, in the event that we do progress with a JV, we recognise that this would not fall within the definition of 'Permitted Business' – such that we would either (a) need to obtain ORR and DfT formal consent or (b) proceed using our existing de minimis facility.</p>

Proposed party taking disposal	Not yet known. The disposal property has been marketed to national house builders for residential development and a preferred development partner identified but no formal arrangements have yet been agreed.
Proposed use / scheme	<p>The disposal property is situated at Red Moss, Horwich, approximately 10 km north west of Bolton Town Centre, 30 km north west of Manchester City Centre and 0.25 km due east of Blackrod Railway Station.</p> <p>The property comprises an irregular shaped area of former railway sidings, the track and connection to the main line are understood to have been removed following the closure of Horwich Loco Works in 1986. The entire site has for many years been vacant and is now densely overgrown.</p> <p>The property has been allocated for medium density suburban residential use in the Bolton Council Core Strategy Supplementary Planning Document (SPD) relating to the former Horwich Loco Works. The most likely future use for the disposal property is therefore residential development.</p> <p>Network Rail has recently marketed the residential development opportunity to national house builders and has identified a preferred development partner although no formal arrangements have yet been agreed or entered into. The residential end user reflects the use provided for within the SPD.</p> <p>Network Rail will work with its selected development partner to secure detailed planning permission for the development of the land. The land disposal / development arrangements will be triggered when an appropriate planning consent is secured and that this may be on a single or multi phase basis.</p>
Access arrangements to / from the disposal land	There are a number of options for vehicular and pedestrian access arrangements to/from the disposal property. These include direct access from Station Road (the public highway that crosses the disused branchline, forming part of the disposal property, and which leads in to the main developable area) and also from Chorley New Road and Middlebrook via neighbouring property interests falling within the area covered by the SPD. Network Rail does not propose granting any access rights over its retained land to the purchaser.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	It is not perceived that there will be any direct rail assets created by the land disposal however it will generate cash which can be subsequently reinvested into the railway. The development on the disposal property and the wider mixed used regeneration of the Former Loco Works will almost certainly result in an increased number of rail passengers using Blackrod and Horwich Parkway stations. The SPD also identifies opportunities for the creation of improved linkages with the stations which will be of benefit to rail users. See comments in Section 6 also.

Anticipated Non-rail benefits	<p>The development will bring about benefits to the local environment, community and economy.</p> <p>Temporary construction jobs will be created during the building works. This will be followed by permanent jobs within the businesses which locate within the neighbouring former Loco Works part of the regeneration scheme as this will include areas designated for employment use. Up to 1600 new homes are to be developed over the 15 year expected lifetime of the Loco Works project. The disposal property is considered capable of accommodating approximately 500 new homes which will make a valuable contribution to Bolton Council's housing requirements.</p> <p>Environmental improvements will also result from the development of the site. The current overgrowth and underlying tipped material will be removed and replaced with architecturally designed buildings incorporating elements of hard and soft landscaping. It is perceived that such improvements will benefit the local community, businesses and the travelling public (rail passengers) via the creation of improved linkages to Blackrod Railway Station.</p>
3. Timescales	
Comments on timescales	<p>Network Rail has marketed the development opportunity and aims to appoint a development partner immediately following the attainment of such regulatory consents as may be required.</p> <p>The initial work with the appointed development partner will comprise the preparation and submission of an outline planning application for development of the site. Disposal of the property will follow the attainment of an acceptable planning permission and may be on the basis of a phased land drawdown over a number of years, or possibly in a single phase depending upon the development arrangements entered into.</p> <p>The estimated timescale for securing an acceptable planning permission triggering commitment for Network Rail to dispose of the property is 12-24 months. Some of this time will be expended undertaking the necessary site surveys and assessments that will be required to support the planning application.</p> <p>The land disposal arrangements are most likely to be on a phased basis so it could take several years to secure completion of all phases. The overall timescales for the delivery of the Loco Works is identified as 15 years in the SPD.</p>
4. Railway Related Issues	
History of railway related use	<p>Historically the disposal property was used in conjunction with the former Horwich Loco Works immediately to the North East. The works closed in 1986 and were sold by British Railways Board in 1989.</p> <p>The former railway sidings, track and connection to the main line that would have existed on the disposal property are understood to have been removed following closure of the Loco Works so that the materials could be used elsewhere on the network.</p>

	<p>Part of the retained property was subsequently sold by Railtrack PLC to Bolton Metropolitan Borough Council in 2002 and has now been developed as an extension to St Catherine's Church Of England Primary School.</p> <p>The remaining property, i.e. disposal property, is now densely overgrown with mature trees and other vegetation. In its current condition, the disposal property represents an unnecessary financial liability for Network Rail being a potential drain on maintenance and management resources.</p> <p>The disposal property is currently designated as a Strategic Freight Site (SFS). Consultation with freight companies that meet with Network Rail to review the SFS list confirms that the site has no potential for future rail freight use and that it may therefore be removed from the SFS list.</p>
When last used for railway related purposes	Believed to be around 1986.
Any railway proposals affecting the site since that last relative use	There are no known railway proposals currently affecting the site. Known proposals following on from the closure of the Loco Works are referred to in Section 5 below.
Impact on current railway related proposals	<p>None.</p> <p>The development activity will be at a safe working distance from the operational railway infrastructure. The works will also be planned and undertaken in a manner to ensure that they are not able to have an adverse impact upon the operation of the railway.</p>
Potential for future railway related use	<p>No reasonably foreseeable railway related use of the disposal property has been identified by Network Rail. Specific consultation has already taken place with the freight companies that meet periodically with Network Rail to review the SFS list.</p> <p>There are no future requirements identified for the disposal property in the North West RUS - Final Recommendations report dated January 2012.</p> <p>A study was undertaken earlier this year, in consultation with other rail industry stakeholders, to investigate the suitability of a number of potential locations in the North of England for stabling of rolling stock.</p> <p>The study did not identify the disposal property is being a potential facility. Confirmation of this conclusion is recorded within minutes of a meeting held on 2nd May 2014 at which there was representation from First Group (TPE), Northern Rail, DfT and Network Rail.</p>

	<p>It is also worth noting that freight / rail connected use of the site would conflict with current planning policy as set out in Section 5 below.</p> <p>The site would also have the following limitations for freight /rail related user;</p> <ul style="list-style-type: none"> • Network Rail’s reserved right of vehicle access into the SFS is over third party land. The access route is narrow and of insufficient width to comply with adoptable highway standards. This access connects up to Chorley New Road which the local highway authority confirms to be at capacity. Therefore it would not be possible to provide an acceptable vehicular access to service a road to rail freight operation. Network Rail’s proposed access for development utilises the section of former branchline which would not be available for a rail connected use as this would provide the rail access. • Rail access to the Site would require track laying along the full length of its branch line to connect with the Bolton to Preston railway line north of Blackrod station, in addition to provision of sidings. The cost of providing this infrastructure would be substantial and access / egress by rail traffic would be limited to one direction which would make the site inefficient to operate.
Any closure or station change or network change related issues	There is no rail connection so Network Change is not required. There are also no Station Change issues.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal will not affect any railway access needs.</p> <p>Network Rail will however reserve vehicular and pedestrian access over such parts of the disposal property as may be required to ensure that access is available for maintenance of any operational infrastructure close to the sale boundary.</p>
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> 1. The disposal does not include any requirement for new fencing of the railway boundary, as sufficient fencing already exists. 2. 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.

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation

(if applicable)

The site has been promoted unsuccessfully in recent times by Network Rail as a rail freight terminal, linked with mineral extraction, it is understood that representations were last made to this effect in 2007/8 via Bolton Council's 'Call for Sites'. The Council is very conscious of the prevailing policies and designations on the site and their priority is to protect and ensure delivery of the Loco Works Regeneration Scheme.

A planning application for a rail connected reclamation operation was refused in 1996. Network Rail's predecessors, Railtrack, also put forward evidence to a Public Inquiry in 2001/2 seeking an allocation in the UDP for rail freight which was again unsuccessful.

Going forward the proposed residential land use is in accordance with local planning policy and land use allocation.

Bolton Council identified the former Horwich Loco Works as a strategic mixed use development site in its Core Strategy Supplementary Planning Document (SPD) which provides a 15 year plan for the delivery of employment and housing needs.

Bolton adopted the final version of the SPD on 27th March 2012. The adopted SPD identifies the disposal property for residential development.

Network Rail will work with its selected developer to secure detailed planning permission for residential development following the attainment of such land disposal regulatory consents as may be required.

Network Rail recently submitted an access only planning application relating to the creation of a new vehicular access from Station Road. Despite support from Bolton Council's Highway Department and the Highway Agency the application was refused. Network Rail lodged an appeal against the refusal however the appeal has very recently been withdrawn in order to focus resource on a new planning application for the proposed form of housing development - in addition to the proposed site access arrangements.

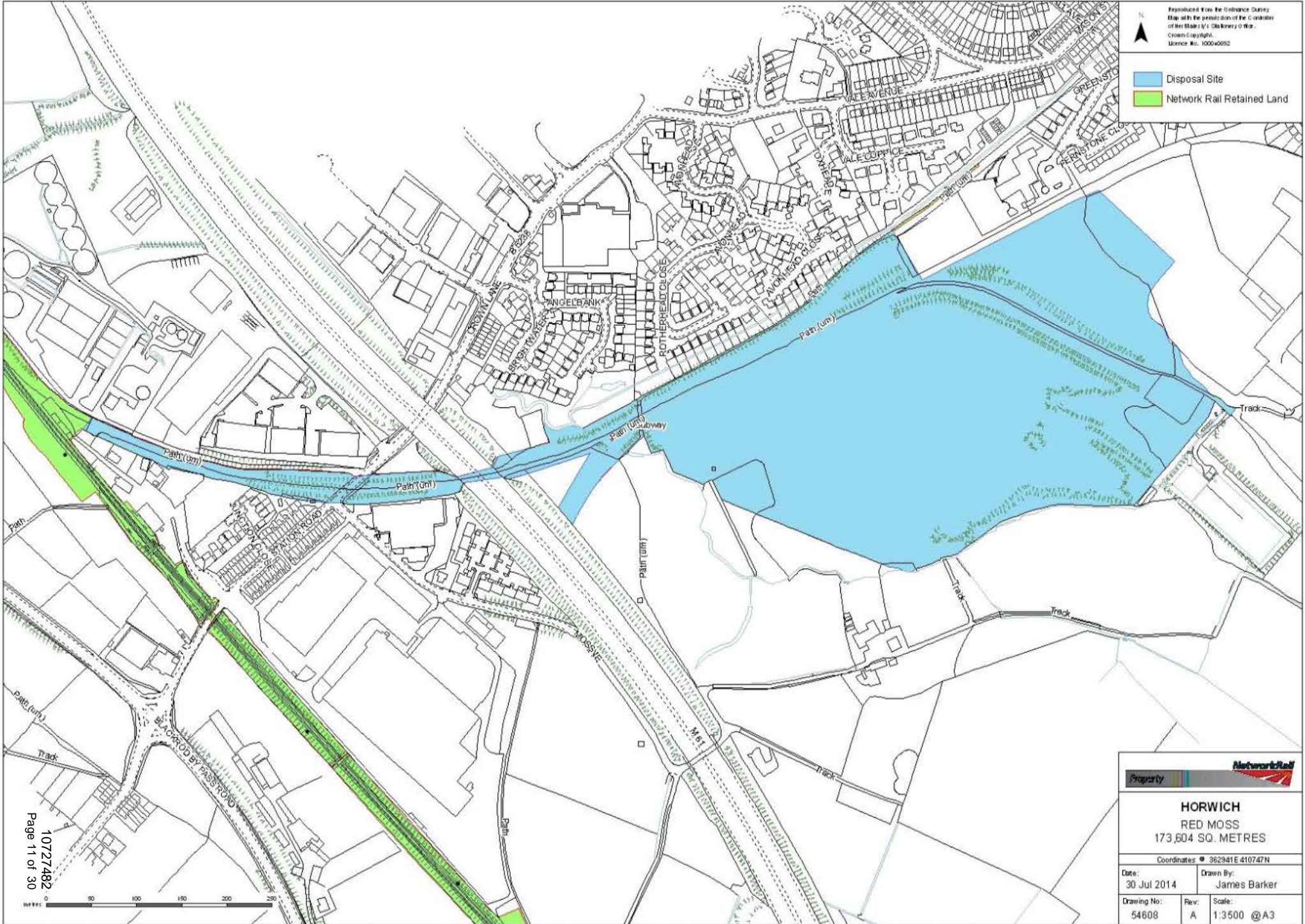
A planning application was submitted earlier this year for development of the wider Loco Works Regeneration Scheme (including Network Rail's land) by Horwich Vision Limited. It is understood that the application is shortly to be recommended for approval. This assists Network Rail as it removes the requirement for "an initial single application for the entire Horwich Loco works Site" which was the reason behind the refusal of Network Rail's previous access only planning application. The planning approval will also confirm the acceptability of the proposed form of residential development.

<p>Contamination / Environmental Issues</p> <p>(if applicable)</p>	<p>The site is understood to contain a degree of contamination as a consequence of its former railway use. A recent Stage One (desk top) and Stage Two (intrusive) Geo-Environmental Surveys confirm this to be the case.</p> <p>Network Rail has obtained an Ecology Survey to identify what further site surveys may be required to determine appropriate mitigation measures for dealing with any protected species that may be present on the site.</p> <p>During the planning preparation process, all other relevant site surveys and assessments will be undertaken and subsequently submitted in support of the planning application. The reports will detail appropriate environmental and contamination mitigation measures.</p> <p>The development arrangements will ensure the implementation of the appropriate site remediation works and mitigation measures to facilitate the delivery of the proposed development scheme.</p>
<p>6. Consultations</p>	
<p>Railway (internal – Network Rail)</p>	<p>Clearance was originally secured in 2011 and was renewed in December 2013.</p> <p>Network Rail’s generic clearance conditions together with all relevant site specific conditions will apply to ensure the future protection of the operational railway and infrastructure.</p>
<p>Summary of position as regards external consultations</p>	<p>ACORP and Passenger Focus raised points relating to increased passenger usage at Horwich and Blackrod stations, no doubt in recognition of the scale of the proposed development / number of houses. In this context it should be noted;</p> <ul style="list-style-type: none"> • During 2012 £1.145m was expended improving access and station facilities at Blackrod Station. These improvements were undertaken in recognition of the growing commuter population and with the aim of attracting further passengers. • The project recognised the Station’s accessibility to the M61 and it therefore being an ideal point for a large range of users to access the area and the rail network plus there being the opportunity for additional development resulting in increased passenger journeys via the encouragement of sustainable transport behavior. • In addition, the Bolton to Preston railway line serving both Blackrod and Horwich Parkway Railway stations is undergoing improvements as part on the NW Electrification Programme. • Development of the site will be in accordance with the relevant local authority development plans which identify sustainability opportunities including the creation of improved linkages with the stations (pedestrian and cycle) which will be of benefit to rail users. • The development arrangements will be structured to ensure that Network Rail receives a share of the development profit in addition to land value. This approach will maximise returns to Network Rail and future investment in improvements to the national railway infrastructure.

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Currently there are no known objections.	
7. Local Authorities		
Names & Email Addresses:	Head of Development Management Bolton Council Third Floor Bolton Town Hall Victoria Square Bolton BL1 1RU Tel:xxxxx Contact: xxxxx Email: @bolton.gov.uk	
Local Transport Authorities:	Transport for Greater Manchester 2 Piccadilly Place Manchester M1 3BG Tel: xxxxx Contact: xxxxxx Email: @tfgm.com	
Other Relevant Local Authorities:	None	
8. Declaration		
Declaration of Surveyor:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Declaration of Property Development Manager:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
9. Internal Approval		
Surveyor Name:	xxxxxxxx	
Approved by Property Development Manager	Name: xxxxxx	Date Approved by PDM: 16th June 2014

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- Disposal Site
- Network Rail Retained Land



HORWICH RED MOSS 173,604 SQ. METRES	
Coordinates: 362941E 410747N	
Date:	Drawn By:
30 Jul 2014	James Barker
Drawing No:	Rev:
54608	A
Scale:	
1:3500 @A3	

10727482
Page 11 of 30



AERIAL PHOTOGRAPH



SITE PHOTOGRAPHS



**PROPOSED PROPERTY DISPOSAL
CONSULTATION REPORT**

relating to

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE
LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE**

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: **HORWICH: LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA**

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

Summary of position regarding responses: No objections, comments or issues.

The full list of external consultees is set out below:

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

Copies of the full consultee responses are given in Annex 1.

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

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: **HORWICH: LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA**

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

Summary of position regarding responses: No objections, comments or issues.

The full list of external consultees is set out below:

No.	External party (name)	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	c2c Rail	Y	10/01/14 & 10/02/14	no objections	N/A
2	Chiltern Railway Company	Y	16/01/14	No comments	N/A
3	Eurostar UK	Y	19/12/13	No issue for EIL	N/A

4	First/Keolis Transpennine (t/a TransPennine Express)	Y	30/12/13	No objection	N/A
5	First Greater Western	Y	17/12/13	No objection	N/A
6	Grand Central / Grand Union	Y	05/02/14	No comment	N/A
7	Merseyrail Electrics 2002	Y	18/12/13	No objection	N/A
8	London & South Eastern Railway Ltd (Southeastern)	Y	24/01/14	No comment	N/A
9	Northern Rail	Y	05/02/14	No objections	N/A
10	Arriva Trains Cross Country	Y	18/12/13	No comment	N/A
11	Alliance Rail Holdings	Y	17/12/13	No comment	N/A
12	West Coast Railway Company	Y	10/01/14	No comments	N/A
13	COLAS Freight	Y	13/01/14	No comment	N/A
14	Direct Rail Services Limited	Y	10/02/14	No objections	N/A
15	DB Schenker (Formerly EWS)	Y	28/02/14	No objection	N/A
16	Captrain UK (formerly Freight Europe)	Y	24/01/14	No comments	N/A
17	Freight Transport Association	Y	13/01/14	No comment	N/A
18	Freightliner Limited	Y	01/07/14	No objection	N/A
19	GB Railfreight Limited	Y	06/02/14	No objection	N/A
20	Rail Freight Group	Y	18/12/13	No comment	N/A

21	W. H. Malcolm	Y	19/12/13	No objection	N/A
22	Association of Community Rail Partnerships	Y	18/12/13 & 08/01/14	No objection	N/A
23	British Transport Police	Y	06/02/14	No issues	N/A
24	Passenger Focus (Rail Passenger Council)	Y	18/12/13 & 23/1/13	No objection	N/A
25	DfT	Y	13/01/14	No comment	N/A
26	Network Rail Media Relations Team	Y	27/02/14	No comments	N/A
27	Renaissance Trains	Y	10/01/14	No comments	N/A
28	Transport for Greater Manchester	Y	06/02/14	TfGM welcomes the proposed disposal	N/A
29	Bolton Town Council	Y	06/02/14	No objections	N/A

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

Copies of the full consultee responses are given in Annex 1.

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

Annex 1 – Stakeholder Responses

1. c2c Rail

From: @nationalexpress.com]

Sent: 10 January 2014 13:15

To:

Cc:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

On behalf of National Express Group, I confirm that we have no objections to the proposed disposal

Rgds

From: @nationalexpress.com]

Sent: 10 February 2014 10:25

To:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear

I confirm on behalf of c2c Rail Limited that we have no objection to the proposed land disposal.

Kind regards,

c2c Rail Ltd
2nd Floor
Cutlers Court
London EC3A 7BR

T:

M:

2. Chiltern Railway Company

From: EXTL:

Sent: 16 January 2014 11:11

To:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear

No comments from Chiltern railways.

Best,

3. Eurostar UK

From: @eurostar.com]

Sent: 19 December 2013 10:00

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

No issue for EIL, thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)

M +44 (0)

eurostar.com

4. First/Keolis Transpennine (t/a TransPennine Express)

From: @firstgroup.com]

Sent: 30 December 2013 12:39

To:

Subject: Re: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear

I confirm TransPennine Express have no objection to this Land Disposal. We note the potential for enhanced pedestrian and cycle access to the stations from this development and would be supportive of the implementation of such measures.

Kind regards

First TransPennine Express
8th Floor Bridgewater House
Manchester M1 6LT

@firstgroup.com

5. First Greater Western

From: @firstgroup.com]

Sent: 17 December 2013 16:26

To:

Subject: Re: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

We have no objection thank you ,

First Great Western
3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL
e: @firstgroup.com | m:

First Greater Western Limited | Registered in England and Wales number 05113733
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

6. Grand Central / Grand Union

From: EXTL: (@grandcentralrail.com)

Sent: 05 February 2014 14:33

To:

Subject: RE: SECOND & FINAL REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear

Thank you for your email.

GC has no comment to make on this proposal.

Regards

7. Merseyrail Electrics 2002

From: @merseyrail.org]

Sent: 18 December 2013 10:04

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Merseyrail have no comments on the above proposal.

Regards

Merseyrail

Tel

Mob

Em
ail @merseyrail.org

We
b www.merseyrail.org

8. London & South Eastern Railway Ltd (Southeastern)

From: @southeasternrailway.co.uk]

Sent: 24 January 2014 15:46

To:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Southeastern have no comment on this proposal

Regards

9. Northern Rail

From: @northernrail.org]

Sent: 05 February 2014 10:07

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear Sir

With reference to your email dated 17th December 2013. Northern Rail Ltd have no objections to the proposals set out in your email.

Yours faithfully

10. Arriva Trains Cross Country

From: @crosscountrytrains.co.uk]

Sent: 18 December 2013 11:01

To:

Subject: FW: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Importance: High

AC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

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

11. Alliance Rail Holdings

From: @alliancerail.co.uk]

Sent: 17 December 2013 11:30

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Alliance has no comments

Regards

Alliance Rail Holdings

88 The Mount

York

YO24 1AR

@alliancerail.co.uk



12. West Coast Railway Company

From: @aol.com]

Sent: 10 January 2014 20:05

To:

Subject: Re: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MO...

no comments WCR

T M E @aol.com

13. COLAS Freight

From: @colasrail.co.uk]

Sent: 13 January 2014 10:14


To:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

No Comment

Regards

- Dacre House - Floor 2, 19 Dacre Street, London, SW1H 0DJ
- M • @colasrail.co.uk • www.colasrail.co.uk



Creating tomorrow's railway

14. Direct Rail Services Limited

From: @drsl.co.uk]

Sent: 10 February 2014 14:59

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Direct Rail Services have no objections to the proposed land disposal at Red Moss, Horwich.

Regards

Tel: Mobile:

E-mail: @drsl.co.uk

Direct Rail Services Limited
Kingmoor, TMD Etterby Road, Carlisle CA3 9NZ

15. DB Schenker (Formerly EWS)

From: EXTL:

Sent: 28 February 2014 09:48

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

DB Schenker Rail (UK) Ltd.
2nd Floor, 310 Goswell Road
London EC1V 7LW Tel: Fax: Mobile:

16. Captrain UK (formerly Freight Europe)

From: @captrain.co.uk]

Sent: 24 January 2014 15:41

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Good Afternoon

We have no comments.

Regards.

Captrain UK Ltd
2nd Floor, Asra House
1 Long Lane
LONDON SE1 4PG

Tel: + 44 (0)

Mobile: + 44 (0)

Email: @captrain.co.uk

Web: www.captrain.co.uk

Registered in England No. 3103447 Registered office, Asra House, 2nd Floor, 1 Long Lane, London SE1 4PG

17. Freight Transport Association

From: @fta.co.uk]

Sent: 13 January 2014 16:17

To:

Subject: RE: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Apologies, FTA has no comment.

Freight Transport Association

Mobile:

www.fta.co.uk

18. Freightliner Ltd

From: @Freightliner.co.uk]
Sent: 01 July 2014 11:13
To:
Cc:
Subject: Horwich SFS - sale disposal
Importance: High

I refer to your e-mails dated 25 June and 1 July regarding the above.
Having considered this further, I can confirm that Freightliner has no objection to the proposed disposal of the SFS at Horwich

Regards

Freightliner Group Limited

Tel: +44 (0)
Fax: +44 (0)
Mobile: +44 (0)
Email: @Freightliner.co.uk
Web: www.freightliner.co.uk
Freightliner® is a registered trademark

19. GB Railfreight Limited

From: @gbrailfreight.com]
Sent: 06 February 2014 17:44
To:
Cc:
Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

I can confirm that GB Railfreight Ltd has no objection to the proposed disposal of land at Horwich as detailed in your email and attachments of 17/12/13.

Regards

GBRf

20. Rail Freight Group

From:
Sent: 18 December 2013 19:07
To: @rfg.org.uk
Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Many thanks for your response.

I confirm that this proposal has already been discussed with the FOCs that attend SFS meetings with Network Rail.

We are now consulting on ORR Land Disposal consent so have addressed the consultation to the stakeholders relevant to the subject location.

It is noted that Rail Freight Group do not have any comments on the proposed land disposal.

Regards,

4, Travis Street
Manchester
M1 2NY
T +44 (0) (Internal)
M +44 (0)
E @networkrail.co.uk
www.networkrail.co.uk/property

From: @rfg.org.uk]
Sent: 17 December 2013 14:32
To:
Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

I'm not sure which FOCs are consulted these days on the SFS list – it used to be only Freightliner and DBS, but not sure if that has changed. If it is only those ones, then it would be helpful to ensure that the other FOCs were content.

Aside from that I don't have any comment.

Thanks
Rail Freight Group
7 Bury Place
London
WC1A 2LA
Tel 020
Fax 020
Mobile
@rfg.org.uk

Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

21. W. H. Malcolm

From: @whm.co.uk]
Sent: 19 December 2013 10:00
To:
Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

WH Malcolm has no objections to the proposal.

Regards.



Email: @whm.co.uk
Tel: + 44 (0)
Mobile: + 44 (0)
[Please consider the environment before printing this email](#)

22. Association of Community Rail Partnerships

From: @btconnect.com]

Sent: 08 January 2014 16:20

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Thank you for that . On that basis, ACoRP have no objection to this disposal.

Regards

Association of Community Rail Partnerships

T:

M:

E: @acorp.uk.com

W: www.acorp.uk.com

'New Life For Local Lines'

From: @networkrail.co.uk]

Sent: 18 December 2013 16:46

To:

Subject: RE: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Many thanks for your comments, in answer to the question I would comment as follows;

As noted in the consultation form;

"The development on the disposal property and the wider mixed used regeneration of the Former Loco Works will almost certainly result in an increased number of rail passengers using Blackrod and Horwich Parkway stations. The SPD also identifies opportunities for the creation of improved linkages with the stations which will be of benefit to rail users"

I have attached a copy of Bolton's SPD document & masterplan diagrams which provides some further detail relating to linkages.

In addition, Network Rail will have the opportunity of commenting on the planning application/s for the wider Horwich Loco works site. As part of this process, Network Rail will be able propose to Bolton Council that funding contributions secured via S106 provide for Station enhancements. This process needs to take place to determine how the Council will regard this suggestion given competing requirements for such funding and the £1.145m improvement project that took place at the station last year. See link below.

<http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=7&cad=rja&ved=0CE8QFjAG&url=http%3A%2F%2Fwww.northernrail.org%2Fnews%2F7167&ei=d7exUyfl8mnhAfVw4AQ&usq=AFQjCNFNWI6bgJHV7ZsZSLO1UTeTbtoPwQ>

Network Rail is currently marketing the residential development opportunity (relating to the land within its ownership) to national house builders with the aim of finding a development partner. The development arrangements will be structured to ensure that Network Rail receives a share of the development profit in addition to land value. This approach will maximise returns to Network Rail for improvements to the national railway infrastructure.

I hope that the above provides the clarification sought however let me know if you require any further details.

Regards,

4, Travis Street
Manchester
M1 2NY
T +44 (0)
M +44 (0)
E @networkrail.co.uk
www.networkrail.co.uk/property

From: [@btconnect.com]
Sent: 18 December 2013 11:00
To:
Subject: Re: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Thank you for your email. I think ACoRP would be happy to support this disposal subject to reassurance about links to the two nearby railway stations. Are you able to give me any further information on how Network Rail and the planning authority propose to oblige the developer(s) to consider public transport, walking and particularly, rail travel in their plans?

Regards

ACoRP

23. British Transport Police

From: @btp.pnn.police.uk
Sent: 06 February 2014 08:28
To:
Subject: FW: SECOND & FINAL REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014
Importance: High

[BTP have no issues with this matter](#)

Regards

24. Passenger Focus (Rail Passenger Council)

From: @passengerfocus.org.uk
Sent: 23 December 2013 12:11
To:
Subject: RE: Consultation on proposed land disposal: HORWICH 1812d14

Thank you for sending Passenger Focus details of the proposed disposal of land at Horwich, and for your response to questions about the proposal. They note that:

43 acres of land, formerly sidings, is to be developed for housing, probably over a period of 15 years; the area forms part of the area covered by Bolton Council's March 2012 Supplementary Planning Document for the former locomotive works, in which it is designated for housing; para 4.15 on page 23 of that document states that "Discussions between the developer and Network Rail will be necessary to consider the potential for improvements to links between the stations and the site, as development progresses."; disposal will be by freehold sale, and within 12 to 24 months.

Passenger Focus has no objection to the proposed disposal.

Regards,
Tel.

From: @networkrail.co.uk
Sent: 18 December 2013 15:56
To:
Subject: RE: Consultation on proposed land disposal: HORWICH 1812d14 corrected version

In answer to the questions that you have raised on this consultation I would comment as follows;

1. Timescales

The consultation form states;

"The land disposal arrangements are most likely to be on a phased basis so it could take several years to secure completion of all phases. The overall timescales for the delivery of the Loco Works is identified as 15 years in the SPD".

This is the timescale set out in Bolton Council's Core Strategy Supplementary Planning Document (SPD) and relates to the entirety of the Loco Works regeneration area which includes a number of third party ownerships. The timescales provide for securing planning consents, site assembly, design, remediation, site infrastructure and phased implementation of the scheme. Phasing is important so not to saturate the market with too much housing within too shorter time period. In addition to 1,600 housing units there are areas for employment and recreation. I have attached a copy of Bolton's SPD document & masterplan diagrams.

2. Investment in Blackrod Station

As noted in the consultation form;

"The development on the disposal property and the wider mixed used regeneration of the Former Loco Works will almost certainly result in an increased number of rail passengers using Blackrod and Horwich Parkway stations. The SPD also identifies opportunities for the creation of improved linkages with the stations which will be of benefit to rail users"

Network Rail will have the opportunity of commenting on the planning application/s for the wider Horwich Loco works site. As part of this process, Network Rail will be able propose to Bolton Council that funding contributions secured via S106 provide for Station enhancements. This process needs to take place to determine how the Council will regard this suggestion given competing requirements for such funding and the £1.145m improvement project that took place at the station last year. See link below.

<http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=7&cad=rja&ved=0CE8QFjAG&url=http%3A%2F%2Fwww.northernrail.org%2Fnews%2F7167&ei=d7exUsyfI8mnhAfVw4AQ&usg=AFQjCNFNWI6bgJHV7ZsZSLO1UTeTbtoPwQ>

Network Rail is currently marketing the residential development opportunity (relating to the land within its ownership) to national house builders with the aim of finding a development partner. The development arrangements will be structured to ensure that Network Rail receives a share of the development profit in addition to land value. This approach will maximise returns to Network Rail for improvements to the national railway infrastructure.

I hope that the above provides the clarification sought however let me know if you require any further clarifications.

Regards,

4, Travis Street
Manchester
M1 2NY

T +44 (0) M +44 (0) E @networkrail.co.uk www.networkrail.co.uk/property

From: @passengerfocus.org.uk]
Sent: 18 December 2013 08:50
To:
Subject: FW: Consultation on proposed land disposal: HORWICH 1812d14 corrected version

A couple of questions about the sale at Horwich:

1. 15 years seems a long time for the number of houses to be built, why so long?
2. Can specific payments for improvements at Blackrod station, which has very basic facilities, be required of the developer?

Regards,

Tel.

25. Department for Transport

From: @dft.gsi.gov.uk]
Sent: 13 January 2014 15:47
To:
Subject: FW: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014
Importance: High

Dear

I can confirm that DfT has no comment on this proposal,

Kind regards,
Department for Transport | Zones 3/11-19 Great Minster House | 33 Horseferry Road | London | SW1P 4DR |

26. Network Rail Media Relations Team

From:
Sent: 27 February 2014 11:13
To:
Subject: Re: SECOND & FINAL REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

No comments from me,

Network Rail

27. Renaissance Trains

From: @bevanbrittan.com]
Sent: 10 January 2014 18:15
To:
Subject: Re: REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Dear

No comments

28. Transport for Greater Manchester

From: @tfgm.com]

Sent: 06 February 2014 09:17

To:

Cc:

Subject: FW: SECOND & FINAL REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Importance: High

Dear

Thanks for your note and reminder.

Unusually, Transport for Greater Manchester is the owner and operator of Horwich Parkway Station. Therefore, it has invested in the station and its car park in recent years (including the construction of a Booking Office, staffed by Northern Rail). This has resulted in considerable growth in patronage. Also, TfGM has been instrumental in working with Network Rail and Northern Rail to improve Blackrod Station (actually the nearest station to the proposed land disposal site). Therefore, TfGM welcomes the proposed disposal of land at Horwich, as its potential development for housing will encourage regeneration an area which is quite well served by rail.

Yours sincerely,

Rail Programme Team

Transport for Greater Manchester

2 Piccadilly Place, Manchester, M1 3BG

Direct line

Mobile , Office fax

Email @tfgm.com

www.tfgm.com

29. Bolton Town Council

From: @bolton.gov.uk]

Sent: 06 February 2014 18:24

To:

Subject: Re: SECOND & FINAL REMINDER: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

There are no objections for that reason.

Sent from my iPhone

> On 6 Feb 2014, at 18:10, @networkrail.co.uk> wrote:

>

>

>

> Thank you for your reply however could I remind you that the consultation relates to whether consultees are aware of any foreseeable railway related use for the proposed disposal property and not the acceptability of the proposals in planning terms.

>

> I have attached a copy of my email to you of 17th December 2013 by way of further background and would appreciate confirmation that the Council do not have any objection to the proposed land disposal on this basis.

>

> Regards,

>

> 4, Travis Street

> Manchester

> M1 2NY

> T +44 (0)
> M +44 (0)
> E @networkrail.co.uk
> www.networkrail.co.uk/property
>
>
> -----Original Message-----
> From: @bolton.gov.uk]
> Sent: 06 February 2014 17:16
> To:
> Subject: Re: SECOND & FINAL REMINDER: Consultation on proposed land disposal:
HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date
14th February 2014
>
>
> Bolton Council would comment that the planning guidance affecting the site links it
to a strategic broader comprehensive development and regeneration scheme and this
should be taken into account when considering the disposal of the land.
>
>
>
> Sent from my iPhone
>

Annex 2 – Network Rail’s email request

From: @networkrail.co.uk

Sent: 17 December 2013 11:24

To:

Cc:

Subject: Consultation on proposed land disposal: HORWICH -LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

Importance: High

Dear Consultee,

Property: HORWICH – LAND AT RED MOSS, OFF STATION ROAD, BLACKROD, BL6 5JA - Response due by date 14th February 2014

We seek to consult you as regards your views, please, on our proposed freehold disposal of the subject property.

We attach a draft application form to the Office of Rail Regulation which, with its related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal 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.

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.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR’s decision.

We request your comments, please, by 14th **February 2014** (including any “no comment” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to Antony Ingham (contact details set out below). 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.

Regards,

4, Travis Street

Manchester

M1 2NY

T +44 (0)

M +44 (0)

E @networkrail.co.uk

www.networkrail.co.uk/property