

CONSULTATION REPORT

relating to Wellingborough Routes 2 and 6 bridges and Finedon Road

PROPOSED LAND DISPOSAL

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

Site location and description: Wellingborough Stanton Cross.

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

Summary of position regarding responses: 27 external stakeholders were consulted, as per list below. There were no objections and the following specific comments.

Govia Thameslink Railway - On the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensures that NR's T&Cs for construction next to the railway are adopted.

DB Schenker - Concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

GB Railfreight Limited - However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the 'cost' of such works. To be clear, response was caveated by the 'subject to contract' phrase.

Borough Council of Wellingborough - We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

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	@dft.gsi.gov.uk	Y	24/04/2015	No comment	N/A
2	Arriva Trains Cross Country	@crosscountrytrains.co.uk	Y	07/04/2015	No objection	N/A
3	c2c Rail Limited	@nationalexpress.com	Y	31/03/2015	No objection	N/A
4	Chiltern Railway Company Limited	@chilternrailways.co.uk	Y	01/04/2015	No comments	N/A
5	East Midlands Trains Limited	@swtrains.co.uk	Y	01/05/2015	No comments	N/A
6	Eurostar International Limited	@eurostar.com	Y	31/03/2015	No issue with EIL	N/A
7	First Great Western Limited	@firstgroup.com	Y	09/04/2015	No objection	N/A
8	Govia Thameslink Railway	@GTRailway.com	Y	23/04/2015	No objection	On the assumption that where any of the roadworks are likely

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						to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR's T&Cs for construction next to the railway are adopted.
9	Grand Central Railway Company Limited	@grandcentralrail.com	Y	11/05/2015	No comment	N/A
10	London & South Eastern Railway Limited (Southeastern)	@southeasternrailway.co.uk	Y	30/04/2015	No comment	N/A
11	Merseyrail Electrics 2002 Limited	@merseyrail.org	Y	31/03/2015	No comments	N/A
12	Northern Rail Limited	@northernrail.org	Y	01/04/2015	No objection	No
13	Alliance Rail Holdings	@alliancerail.co.uk	Y	31/01/2015	No comments	N/A
14	COLAS Freight	@colasrail.co.uk	Y	31/03/2015	No comment	N/A
15	Direct Rail Services Limited	@drsl.co.uk	Y	11/05/2015	No comments	N/A
16	DB Schenker	@dbschenker.com	Y	02/04/2015	No objection	My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds

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						and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.
17	Freight Transport Association	@fta.co.uk	Y	30/04/2015	No comment	N/A
18	Freightliner Limited	@Freightliner.co.uk	Y	02/04/2015	No comment	N/A
19	GB Railfreight Limited	@gbrailfreight.com	Y	12/05/2015	No objection	See comments below
20	Rail Freight Group	@rfg.org.uk	Y	31/03/2015	OK with RFG	N/A
21	West Coast Railway Company	@aol.com	Y	31/03/2015	No comments	N/A
22	W. H. Malcolm	@whm.co.uk	Y	06/04/2015	No objections	N/A
23	Association of Community Rail Partnerships	@acorp.uk.com	Y	05/05/2015	No comment	N/A
24	British Transport Police	@btp.pnn.police.uk	Y	29/04/2015	No further comment	N/A
25	Transport Focus	@passengerfocus.org.uk	Y	09/04/2014	No objection	See email below in comments
26	Northamptonshire County Council	@northamptonshire.gov.uk	Y	15/06/2015	No objection	N/A
27	Borough Council of	@wellingborough.gov.uk	Y	12/05/2015	No objections	To the sales and

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	Wellingborough					easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.
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Copies of responses are given in the annexes to this report, as indicated above.

A copy of the consultation request is given in below in Annex A.

Annex A

1. Department for Transport

From: [<mailto:@railexecutive.gsi.gov.uk>]

Sent: 24 April 2015 07:00

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

the Department has no comment on this proposal.

Regards,

2. Arriva Trains Cross Country

From: [<mailto:@crosscountrytrains.co.uk>]

Sent: 07 April 2015 14:59

To:

Subject: FW: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

XC trains has no objection to this proposal.

Regards

3. c2c Rail Limited

From: [<mailto:@nationalexpress.com>]

Sent: 31 March 2015 20:42

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.

Rgds

4. Chiltern Railway Company Limited

From: EXTL:

Sent: 01 April 2015 08:53

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Hi

There are no comments from Chiltern Railways.

All the best,

5. East Midlands Trains Limited

From:

Sent: 01 May 2015 15:31

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

With respect to the above proposed Land Disposal, on behalf of East Midlands Trains Ltd and Stagecoach South Western Trains Ltd 'No Comment'

6. Eurostar International

From: [<mailto:@eurostar.com>]

Sent: 31 March 2015 19:37

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

No issue for EIL,

Kind regards

7. First Great Western Limited

From: @firstgroup.com [<mailto:@firstgroup.com>]

Sent: 09 April 2015 15:08

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

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Hello

We have no objection thank you.

8. Govia Thameslink Railway

From:

Sent: 23 April 2015 11:41

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Thanks and yes the necessary asset protection and barriers will be in place for construction.

From: [<mailto:@GTRailway.com>]

Sent: 23 April 2015 11:36

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

I am pleased to advise that GTR has no objection to this proposed sale on the assumption that where any of the roadworks are likely to impact on the railway infrastructure Network Rail will ensure that the Highways authority ensure that NR's T&Cs for construction next to the railway are adopted
Regards

9. Grand Central Railway Company Limited

From: EXTL: (@grandcentralrail.com)

Sent: 11 May 2015 16:36

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

GC has no comment on this proposal.

Kind regards

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10. London & South Eastern Railway Limited (Southeastern)

From: [<mailto:@southeasternrailway.co.uk>]

Sent: 30 April 2015 09:07

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Morning

No need to apologise. I don't think that everyone was correctly informed that I was taking over from

As far as this Land Disposal (Wellingborough Stanton Cross) is concerned, Southeastern have no comment to make.

Kind regards

11. Merseyrail Electrics 2002 Limited

From: [<mailto:@merseyrail.org>]

Sent: 31 March 2015 16:17

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

I can confirm Merseyrail have no comments on the above proposal.

Regards

12. Northern Rail Limited

Sent: 01 April 2015 08:48

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Hello

Northern has no objection to the land disposal at Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road

Kind regards and have a lovely Easter break (if you're allowed time off!)

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13. Alliance Rail Holdings

From: [<mailto:@alliancerail.co.uk>]

Sent: 31 March 2015 16:31

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Alliance has no comments

Regards

14. COLAS Freight

From: [<mailto:@colasrail.co.uk>]

Sent: 31 March 2015 16:32

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Dear

I have no comment.

Thanks

Regards

15. Direct Rail Services Limited

From: [<mailto:iain.dudley@drsl.co.uk>]

Sent: 11 May 2015 11:27

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

DRS have no comments in relation to the Wellingborough Stanton Cross consultation.

Kind regards,

16. DB Schenker

From: EXTL:

Sent: 01 April 2015 16:50

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

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In principle DB Schenker should have no objection to this further proposal in respect of various bridges, but wishes to check that full liaison has been carried out with the MML electrification and MML capacity projects, to ensure that this is fully compatible with the most favourable option to freight traffic, namely full 4-track restoration through the station including a fourth platform (and on to Bedford), and the junction work south of the station needed for crossing over St. Pancras - Corby trains as required, to minimise interference by these trains with freight traffic north of Bedford.

Yours,

From: [<mailto:@networkrail.co.uk>]

Sent: 02 April 2015 10:00

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

I can confirm that the MMLE and Bedford-Kettering 4 track project teams have been consulted in great detail as part of the clearance process between January and March and gave their all clear last week.

From: EXTL:

Sent: 02 April 2015 10:29

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

In that case I am content to do the same. My concerns related to fears that a grant of new rights and/or transfer of ownership might complicate the reinstatement of track on currently vacant trackbeds and any associated bridge strengthening or rebuilding. I am therefore able to confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

17. Freight Transport Association

From: [<mailto:@fta.co.uk>]

Sent: 30 April 2015 21:05

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

FTA has no comment.

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18. Freightliner Limited

From: [<mailto:@Freightliner.co.uk>]

Sent: 02 April 2015 13:43

To:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Hi

Freightliner has no comment to make on these proposals

Regards

19. GB Railfreight Limited

From: [<mailto:@gbrailfreight.com>]

Sent: 12 May 2015 08:39

To:

Cc: EXTL:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

GBRf has no objection to the land disposal requests included in this consultation.

However, for future reference, we retain the right to review the commitment made by in 2010 to fund 50% of the cost of widening the carriageway when the land disposal of station island (and new access into Neilsons Sidings) gets underway. We are happy to meet with the developer to discuss but our ability to contribute will rest on the 'cost' of such works. To be clear, response was caveated by the 'subject to contract' phrase.

Rgds,

20. Rail Freight Group

From: RFG [<mailto:@rfg.org.uk>]

Sent: 31 March 2015 17:52

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Ok with RFG

Land disposal consultation report**21. West Coast Railway Company****From:** @aol.com [<mailto:@aol.com>]**Sent:** 31 March 2015 17:48**To:****Subject:** Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon...
no comments**22. W. H. Malcolm****From:** [<mailto:@whm.co.uk>]**Sent:** 06 April 2015 09:08**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

WH Malcolm has no objections to the proposal.

23. Association of Community Rail Partnerships**From:** [<mailto:@btconnect.com>]**Sent:** 05 May 2015 18:22**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

ACoRP have no comment.

Regards

24. British Transport Police**From:** [<mailto:@btp.pnn.police.uk>] **On Behalf Of** SDD Business Support**Sent:** 29 April 2015 10:57**To:****Subject:** RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

No further comment

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25. Transport Focus

From: [<mailto:@Transportfocus.org.uk>]

Sent: 09 April 2015 09:21

To:

Subject: Re: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015 0704c16

Thank you for sending Transport Focus details of the proposed land disposal at Wellingborough. They note that:
it is required as part of the previously consulted and approved Stanton Cross development;
detailed design work requires the slight relocation of 'Route 2', additional land for the overbridge piers of Routes 2 and 6, and additional land for highway enhancement works on Finedon Road;
disposal will be freehold/long leasehold for the bridge piers, and permanent easement for the bridge deck/roadways;
Bovis Homes Limited will be building the bridges, which will be adopted by the highways authority, which is Northamptonshire County Council.
Transport Focus also notes that:
the two bridges will require demolition and rebuilding for the widening and electrification of the MML;
the relevant teams have agreed to the proposals, with clearance granted in March 2015;
Network Rail's approval in principle is granted subject to it having various rights to "undertake any works deemed necessary", and "the right to modify as necessary and without charge, any adjoining assets in the ownership of Bovis".
Transport Focus has no objection to the proposed disposal.
Regards,

26. Northamptonshire County Council

From: [<mailto:@northamptonshire.gov.uk>]

Sent: 15 June 2015 09:43

To:

Cc: @kierwsp.co.uk'

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

Just to confirm that, from the perspective of the County as landowner, there are no comments or objections to this proposed disposal.
Apologies for the delay in responding.
Regards

27. Borough Council of Wellingborough

From: [[mailto: @wellingborough.gov.uk](mailto:@wellingborough.gov.uk)]

Sent: 12 May 2015 09:06

To:

Cc:

Subject: RE: Property: Wellingborough Stanton Cross Routes 2 and 6 bridges and Finedon Road. Consultation on proposed land disposal: final response date 29th April 2015

We have looked at the proposal and the drawings, and the Borough Council of Wellingborough has no objections to the sales and easements proposed, assuming any sales are to Bovis and assist in the delivery of the overall project.

Kind regards,

