

# 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:

Belle Vue Sidings, off Doncaster Road, Wakefield

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

Summary of position regarding responses: There were 29 consultees of which 3 did not respond despite numerous attempts to contact. There was an initial holding response made by DB Cargo which was subject to the site being formally delisted from the SFS list. This was confirmed as 'no objection' on 07 August 2017. Comments were also made by Wakefield MDC however these were not an objection and did not relate to the foreseeable railway use of the site. There are no objections to the disposal of the site.

## Land disposal consultation report

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The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	19/07/2017	No Comment See Annex 1	
2	Arriva Trains Cross Country		Y	26/06/2017	No Comment See Annex 1	
3	c2c Rail Limited					Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017.
4	Chiltern Railway Company Limited		Y	12/07/2017	No Comment See Annex 1	
5	East Midlands Trains Limited		Y	12/07/2017	No Comment See Annex 1	
6	Eurostar International Limited		Y	27/06/2017	No Comment See Annex 1	

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7	Great Western Railway		Y	26/06/2017	No Objection See Annex 1	
8	Grand Central Railway Company Limited					Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017.  Telephoned mobile on 20/07/2017 @ 15:03 and left voicemail.
9	London & South Eastern Railway Limited (Southeastern)		Y	26/06/2017	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited		Y	23/06/2017	No Objection See Annex 1	
11	Northern Rail Limited		Y	23/06/2017	No Objection See Annex 1	
12	COLAS Freight		Y	27/06/2017	No Comment See Annex 1	
13	Direct Rail Services Limited		Y	30/06/2017	No Comment See Annex 1	
14	DB Schenker (Formerly EWS		Y	20/07/2017	See Comments in Annex 1	
15	Freight Transport Association		Y	12/07/2017	No Comment	

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					See Annex 1	
16	Freightliner Limited		Y	20/07/2017	No Comment See Annex 1	
17	GB Railfreight Limited		Y	20/07/2017	No Objection See Annex 1	
18	Rail Freight Group		Y	26/06/2017	See Comments in Annex 1	
19	West Coast Railway Company		Y	24/07/2017	No Comments See Annex 1	
20	W. H. Malcolm		Y	29/06/2017	No Objection See Annex 1	
21	Association of Community Rail Partnerships		Y	04/07/2017	No Comment See Annex 1	
22	British Transport Police		Y	11/07/2017	No Objection See Annex 1	
23	Transport Focus (formerly Passenger Focus)		Y	26/06/2017	See Comments in Annex 1	
24	Virgin Trains East Coast		Y	23/06/2017	No Objection See Annex 1	
25	Alliance Rail Holdings		Y	23/06/2017	No Comment See Annex 1	

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26						Emails sent on 23/06/2017, 12/07/2017, 17/07/2017 and 24/07/2017.
27	Transport for North		Y	13/07/2017	No Comment See Annex 1	
28	West Yorkshire Passenger Transport Executive (Metro)		Y	17/07/2017	No Objection See Annex 1	
29	Wakefield District Council		Y	19/07/2017	See Comments in Annex 1	

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

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

**Annex 1**

**1 Department for Transport**

**From:** dft.gsi.gov.uk]

**Sent:** 19 July 2017 09:50

**To:** networkrail.co.uk'

**Cc:** Network Services Briefing

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Thank you for your email.

With reference to the Land Disposal Consultation issued by Network Rail on 23<sup>rd</sup> June in relation to the proposed freehold sale or long leasehold of **Belle Vue Sidings, off Doncaster Road, Wakefield**, the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

Planning and Investment Manager, Network Services North - Rail Group, Department for Transport

3/23

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**2 Arriva Trains Cross Country**

**From:** crosscountrytrains.co.uk]

**Sent:** 26 June 2017 11:59

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards

## Land disposal consultation report

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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



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### 3 c2c Rail Limited

**NO RESPONSE**

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### 4 Chiltern Railway Company Limited

**From:** chilternrailways.co.uk]

**Sent:** 12 July 2017 11:51

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

No comments from Chiltern.

Regulatory Contracts Manager  
Chiltern Railways

## Land disposal consultation report

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

V 1.1

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

<http://twitter.com/ChilternRailway>  
[Download our free real time information and ticket purchase app here.](#)



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### 5 East Midlands Trains Limited

**From:** .co.uk]

**Sent:** 12 July 2017 13:47

**To:**

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hello

No comment required for EMT.

Thank you!

Head of Procurement

East Midlands Trains

**W:** [eastmidlandstrains.co.uk](http://eastmidlandstrains.co.uk)

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



**6 Eurostar International Limited**

**From:** eurostar.com

**Sent:** 27 June 2017 14:45

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment from EIL,  
Thanks

**PA to Strategy Director & General Counsel**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

**eurostar.com**



7 Great Western Limited

**From:** gwr.com

**Sent:** 26 June 2017 11:01

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good morning

We have no objection thank you.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

[GWR.com](http://GWR.com)

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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8 Grand Central Railway Company Limited

**NO RESPONSE**

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9 London & South Eastern Railway Limited (Southeastern)

**From:** southeasternrailway.co.uk]

**Sent:** 26 June 2017 10:26

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good Morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)

southeasternrailway.co.uk

**southeastern**

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ



10 Merseyrail Electrics 2002 Limited

**From:** merseyrail.org]

**Sent:** 23 June 2017 11:25

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

We have no objections.

Thanks

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

Email	<a href="mailto:merseyrail.org">merseyrail.org</a>
Web	<a href="http://www.merseyrail.org">www.merseyrail.org</a>



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11 Northern Rail Limited

**From:** northernrailway.co.uk]

**Sent:** 23 June 2017 11:35

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hello

## Land disposal consultation report

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Hope you're well

Northern has no objection to the land disposal at Belle Vue Sidings, Wakefield

Kind regards

Xxxx

Franchise Compliance Manager  
Northern House, 9 Rougier Street  
York, YO1 6HZ

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12 COLAS Freight

**From:** @colasrail.co.uk]

**Sent:** 27 June 2017 12:04

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment on proposed disposal.



Property & Estate Manager

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

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**COLAS RAIL LTD**

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

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



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**13 Direct Rail Services Limited**

**From:** drsl.co.uk]

**Sent:** 30 June 2017 13:47

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

DRS have no comments on the below

Regards

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**14 DB Schenker (Formerly EWS)**

**From:** deutschebahn.com deutschebahn.com @deutschebahn.com

**Sent:** 07 August 2017 16:45

**To:**

**Cc:**

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

XXXX,

Following further discussions, I can now confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

Yours,

## Land disposal consultation report

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Rail Network Manager  
DB Cargo (UK) Limited  
310 Goswell Road London EC1V 7LW

**From:** deutschebahn.com deutschebahn.com deutschebahn.com

**Sent:** 20 July 2017 15:12

**To:**

**Cc:** @deutschebahn.com

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Although i understand that the site has poor HGV access, I have not yet had confirmation that its removal from the SFS list has been agreed. As I'm away on leave tomorrow and at an all-day meeting in Manchester on Monday, I may not be able to confirm our position and/or express our agreement until Tuesday 25 July.

Yours,

Rail Network Manager  
DB Cargo (UK) Limited  
310 Goswell Road  
London EC1V 7LW

From December 2016 my e-mail address will be [deutschebahn.com](mailto:deutschebahn.com) and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to: [deutschebahn.com](mailto:deutschebahn.com)

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15 Freight Transport Association

**From:** fta.co.uk]

**Sent:** 12 July 2017 19:01

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

FTA had no comment.

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**Head of Policy – Rail Freight and Scotland**

**Freight Transport Association**

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

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16 Freightliner Limited

From: Freightliner.co.uk]

Sent: 20 July 2017 06:39

To:

Subject: Re: FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Dear

Apologies for the delay in responding. I can confirm that Freightliner has no comment to make on the Sale proposal

Regards



17 GB Railfreight Limited

**From:** gbrailfreight.com]

**Sent:** 20 July 2017 21:50

**To:**

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No objections from GB Railfreight.

Regards,

National Access Manager,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

E-mail: [gbrailfreight.com](mailto:gbrailfreight.com).

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

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

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18 Rail Freight Group

**From:** rfg.org.uk]

**Sent:** 27 June 2017 09:50

**To:**

**Cc:**

**Subject:** RE: \*Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Thanks

Given that, I will place a holding objection on the disposal, subject only to you completing the formal delisting.

I realise it is just paperwork but it's a sensitive area for my members,

Thanks

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

[rfg.org.uk](http://rfg.org.uk)

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

[www.rfg.org.uk](http://www.rfg.org.uk)

Twitter @railfreightUK

## Land disposal consultation report

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**From:** [networkrail.co.uk](mailto:networkrail.co.uk)

**Sent:** 27 June 2017 09:22

**To:** [rfg.org.uk](mailto:rfg.org.uk)

**Cc:**

**Subject:** RE: \*Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Thank you for your email below, the disposal site was provisionally delisted at the NR/FOC meeting dated 16<sup>th</sup> march 2017 where a number of sites were delisted. As I understand it before I can confirm the site has been formally delisted NR must receive a signed letter of confirmation from all of the FOC's. There are still a couple of letters that remain outstanding therefore this LC7 consultation shall be subject to the formal delisting.

I hope this helps.

Regards

Development Surveyor | Residential  
Network Rail  
George Stephenson House | York | YO1 6JT

E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



**From**

**Sent:** 26 June 2017 16:22

**To: Subject:** FW: \*Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Can you please reply direct to

Thanks.



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY  
E [networkrail.co.uk](mailto:networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** rfg.org.uk]

**Sent:** 26 June 2017 10:16

**To:**

**Subject:** RE: \*Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

thanks, the LC7 form says that this has been '**provisionally** agreed to be delisted'.

Please can you confirm whether this has now been fully delisted, or what else needs to be done to confirm that?

I can't see any problem per se with the disposal, but want to understand that the process is all in hand,

Thanks

Executive Director

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

Rail Freight (Users and Suppliers) Group

## Land disposal consultation report

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Registered No. 332 4439

[www.rfg.org.uk](http://www.rfg.org.uk)

Twitter @railfreightUK

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### 19 West Coast Railway Company

**From:** aol.com]

**Sent:** 24 July 2017 12:48

**To:**

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakef...

no comments

WCR

E [aol.com](mailto:aol.com)

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### 20 W. H. Malcolm

**From:** whm.co.uk]

**Sent:** 29 June 2017 07:40

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No objections.

Regards.

**Contracts, Rail & Estate Management | W H Malcolm Ltd**

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

**Email:** [whm.co.uk](mailto:whm.co.uk) | **Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

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21 Association of Community Rail Partnerships

**From:** acorp.uk.com]

**Sent:** 04 July 2017 17:17

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

No comment.

Senior Operations Manager



**Mobile**

**Web:** acorp.uk.com

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



## Land disposal consultation report

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### 22 British Transport Police

**From:** .pnn.police.uk **On Behalf Of** SDD Business Support

**Sent:** 11 July 2017 09:12

**To:**

**Subject:** FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Please see response below.

Regards

Senior Personal Assistant to Mike Furness  
Head of Strategy & Performance Department  
British Transport Police;  
FHQ, 25 Camden Road, London, NW1 9LN  
Telephone: Extn  
Email: [btp.pnn.police.uk](mailto:btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

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**From:**

**Sent:** 06 July 2017 12:54

**To:**

**Cc:**

**Subject:** Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

**Crime Reduction Unit reference: CRU-2017- 0786**

Having reviewed the documents in relation to the proposed disposal of land known as Belle Vue Sidings, off Doncaster Road, Wakefield, West Yorkshire under the Network Rail reference of: Plan 5453551 and dated 21.06.17, I have no objections to this proposal and no further comments to add.

Regards

Crime Prevention Design Advisor.

British Transport Police,  
C Division. Pennine Sector.  
1st Floor, West Gate House,  
Grace St, Leeds, LS1 2RP  
Mobile  
Email [btp.pnn.police.uk](mailto:btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

**From:**

**Sent:** 23 June 2017 15:33

**To:**

**Subject:** FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017



## Land disposal consultation report

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Hello

Please see email re Doncaster Road, Wakefield

Regards

Senior Personal Assistant to XXXX  
Head of Strategy & Performance Department  
British Transport Police;  
FHQ, 25 Camden Road, London, NW1 9LN  
Telephone: Extn:  
Email: [btp.pnn.police.uk](mailto:btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

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### 23 Transport Focus (formerly Passenger Focus)

**From:** transportfocus.org.uk]

**Sent:** 26 June 2017 13:40

**To:**

**Subject:** Re: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017 2106r18

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

it is 58,784 square metres of land, formerly Belle Vue sidings, south of the River Calder on the up side of the Wakefield Kirkgate to Hare Park Junction railway;

there will be at least eight metres between the operational railway and the boundary of the sale land;

it is to be sold freehold or on a long lease;

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the land is being considered by the Homes and Communities Agency – an adjacent site has planning for housing, and this land is expected to be allocated for such in the “City Fields Masterplan”;  
otherwise there are various other options;  
there is provisional agreement to the site being delisted from Strategic Freight Status;  
existing maintenance access to the railway will be maintained;  
no other railway use has been identified;  
disposal is likely in 12 – 18 months’ time.

Providing the delisting from Strategic Freight Status is conformed, Transport Focus has no objection to the proposed disposal.

Regards,

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For more information please visit <http://www.symanteccloud.com>

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### 24 Virgin Trains East Coast

**From:** @virgintrainseastcoast.com]

**Sent:** 23 June 2017 12:48

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

I can confirm that VTEC has no objection to the proposed disposal.

It did take me a while to work out where the location was and I do wonder if in future you could include a map to help orientate myself to the location.

Regards



XXXX Major Projects Director  
Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH  
t: XXXXm: XXXXe: [XXXX@virgintrainseastcoast.com](mailto:XXXX@virgintrainseastcoast.com)

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25 Alliance Rail Holdings

**From:** Alliancerail.co.uk]  
**Sent:** 23 June 2017 11:23  
**To:**  
**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Alliance has no comments

Regards

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26

**NO RESPONSE**

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27 Transport for North

**From:** railnorth.org

**Sent:** 13 July 2017 15:08

**To:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

No comment from Rail North

Head of Investment Planning,  
Rail North

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28 West Yorkshire Passenger Transport Executive (Metro)

**From:** westyorks-ca.gov.uk]

**Sent:** 17 July 2017 10:40

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Good morning and many thanks for consulting the West Yorkshire Combined Authority with regard to this proposed land disposal.

Having discussed the matter with our colleagues in Wakefield Metropolitan District Council, we note that the site lies within Wakefield East Special Policy Area (SPA2) identified in the Council's Local Development Framework. The area is allocated for mixed use development, primarily residential. The Council has constructed the Wakefield Eastern Relief Road on land adjacent to the Network Rail land to open up the special policy area for development. The Council was aware that Network Rail has indicated a desire to bring the land forward for residential development.

The Council approved the City Fields Masterplan Framework in June 2017 to support comprehensive, co-ordinated delivery and place making. It identifies the Network Rail land delivering residential development.

Equally, WYCA is not aware of any likely future rail-related use for the land in question.

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On this basis, we confirm that WYCA does not have any objection to the proposed disposal of this land.

I hope this is helpful. Please feel free to contact me if you should have any further queries.

Regards

Rail Technical Advisor  
West Yorkshire Combined Authority  
Wellington House  
40-50 Wellington Street  
Leeds LS1 2DE

**From:**

**Sent:** 23 June 2017 11:26

**To:** [westyorks-ca.gov.uk](mailto:westyorks-ca.gov.uk)

**Subject:** FW: Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Hi

Pls can you review and respond on our behalf? Suggest liaising with Neville Ford at WMDC if you think relevant.

Thanks

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29 **Wakefield District Council**

**From:** wakefield.gov.uk]

**Sent:** 19 July 2017 16:41

**To:**

**Subject:** Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

**Importance:** High

Dear

Thank you for your recent consultation regarding your proposed disposal and subsequent development of land at the former Belle Vue Sidings. In order for the land to be developed in accordance with your proposals, it will be necessary for access to be taken from the recently constructed Wakefield Eastern Relief Road (WERR). Any alternative access would greatly diminish the development potential of the land and it is therefore clear that Network Rail will benefit from an increase in the value of its asset as a result of the Council's investment in the WERR.

The current private access off Doncaster Road serves a limited number of dwellings as well as providing access to the Network Rail land. The access is private, and it is unlikely that it could be brought up to an adoptable standard due to land constraints. This will severely restrict the number of vehicles, and thus the level of development, which could be accessed via the private road. Any intensification of the use of the access due to residential development from the Network Rail land is likely to lead to congestion and highway safety issues at the Doncaster Road junction, and could not be supported by the highway authority. Access to the Network Rail site should be taken via the WERR/adjacent residential development.

During the delivery process for the WERR, you may be aware of negotiations which took place between the Council and yourselves which resulted in an agreement for the Council to make a payment of £1m to secure rights to construct the WERR beneath your nearby railway infrastructure. This sum was based on a perceived uplift in value of the Council's (and potentially other landowners) land arising from the construction of the WERR, despite the fact that the Council's land could be accessed via alternative routes and was not reliant upon the WERR. Whilst the approach of Network Rail, in seeking to exploit the benefits of the Council's investment, was, at that time, disappointing in itself, the current circumstances serve to highlight that no consideration was given to the future benefits which may accrue directly to Network Rail from the provision of the WERR. In the circumstances we feel this brings into question the validity of your approach to previous negotiations.

Service Director  
Economic Growth and Housing

## ANNEX 2

**From:**

**Sent:** 23 June 2017 11:10

**To:** EXTL: [chilternrailways.co.uk](http://chilternrailways.co.uk); [eastmidlandstrains.co.uk](http://eastmidlandstrains.co.uk); [eurostar.com](http://eurostar.com); [gwr.com](http://gwr.com); [grandcentralrail.com](http://grandcentralrail.com); [southeasternrailway.co.uk](http://southeasternrailway.co.uk); [merseyrail.org](http://merseyrail.org); [northernrail.org](http://northernrail.org); [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk); [alliancerail.co.uk](http://alliancerail.co.uk); [aol.com](http://aol.com); [colasrail.co.uk](http://colasrail.co.uk); [drsl.co.uk](http://drsl.co.uk); [deutschebahn.com](http://deutschebahn.com); [fta.co.uk](http://fta.co.uk); [Freightliner.co.uk](http://Freightliner.co.uk); [@rfq.org.uk](http://@rfq.org.uk); [@acorp.uk.com](http://@acorp.uk.com); [@btp.pnn.police.uk](http://@btp.pnn.police.uk); [Transportfocus.org.uk](http://Transportfocus.org.uk); [dft.gsi.gov.uk](http://dft.gsi.gov.uk); [whm.co.uk](http://whm.co.uk); [railnorth.org](http://railnorth.org); [@westyorks-ca.gov.uk](http://@westyorks-ca.gov.uk); [wakefield.gov.uk](http://wakefield.gov.uk)

**Cc:**

**Subject:** Land Disposal Consultation - Belle Vue Sidings, off Doncaster Road, Wakefield - Closing Date - 21st July 2017

Dear Consultee,

Property: *Belle Vue Sidings, off Doncaster Road, Wakefield*

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

We attach a draft application form to the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments, please, by **21<sup>st</sup> July 2017**, *28 days from issue of email* (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **21<sup>st</sup> July 2017**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

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

If you have any queries as regards this proposal, please direct them to, *email: [networkrail.co.uk](mailto:networkrail.co.uk)*. 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



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

T

E [networkrail.co.uk](mailto:networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)