

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX

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

The consultation exercise involved 33 external parties. Only 1 party has failed to respond namely First Scotrail Limited (Consultee 10) despite being contacted on 3 separate occasions to respond. The lack of response from First Scotrail Limited (10) is considered immaterial as this Operator has no specific rail interests in the Heaton area. There were two objections. These were raised by the Department for Transport (DfT) (Consultee 1) and Trans Pennine Express (TPE) (Consultee 14). The DfT were concerned over the impact the loss of the site might have upon future stabling requirements in the north east and the impact upon the delivery of HS2. Network Rails System Operator worked closely with DfT by analysing (using technical data supplied by DfT) all available sites within the Newcastle vicinity which may be suitable for future stabling and depot requirements. The study concluded that Heaton Down Yard was not preferable and there was a sufficient supply of alternative sites better suited to accommodating any future stabling requirements. On reviewing the study DfT agreed and therefore removed their objection. TPE (14) had also raised concerns over future stabling requirements; however, following constructive dialogue they too subsequently agreed to remove their objection.

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	28/02/2018	See Comments in Annex 1	
2	Tyne & Wear Passenger Transport Executive (Nexus)		Y	28/02/2018	No Comment See Annex 1	
3	Transport for North		Y	23/01/2018	No Comment See Annex 1	
4	Arriva Trains Cross Country		Y	24/01/2018	No Comment See Annex 1	
5	Caledonian Sleeper		Y	12/02/2018	No Comment See Annex 1	

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6	c2c Rail Limited		Y	22/01/2018	No Objection See Annex 1	
7	Chiltern Railway Company Limited		Y	12/02/2018	No Comment See Annex 1	
8	Eurostar International Limited		Y	22/01/2018	No Comment See Annex 1	
9	Great Western Railway		Y	22/01/2018	No Objection See Annex 1	
10	First Scotrail Limited					Emails sent on 22/01/2018, 19/02/2018 and 27/02/2018.
11	London & South Eastern Railway Limited (Southeastern)		Y	23/01/2018	No Comment See Annex 1	
12	Merseyrail Electrics 2002 Limited		Y	23/01/2018	No Objection See Annex 1	
13	Northern Rail Limited		Y	15/02/2018	See comments in Annex 1	
14	Transpennine Express		Y	30/01/2018	No Objection See Comments in Annex 1	
15	Virgin Trains East Coast		Y	23/01/2018	No Objection See Annex 1	
16	Alliance Rail Holdings		Y	23/01/2018	No Comments	

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					See Annex 1	
17	COLAS Freight		Y	23/01/2018	No Comment See Annex 1	
18	Direct Rail Services Limited		Y	02/02/2018	No Comment See Annex 1	
19	DB Cargo UK Ltd (Formerly DB Schenker)		Y	12/02/2018	No Comment See Annex 1	
20	Freight Transport Association		Y	12/02/2018	No Comment See Annex 1	
21	Freightliner Limited		Y	01/03/2018	No Comment See Annex 1	
22	GB Railfreight Limited		Y	15/02/2018	No Issues See Annex 1	
23	Rail Freight Group		Y	22/01/2018	No Comments but see comments within reply in Annex 1	
24	West Coast Railway Company		Y	27/02/2018	No Comment See Annex 1	
25	W. H. Malcolm		Y	13/02/2018	No Objection See Annex 1	
26	Association of Community Rail Partnerships		Y	23/01/2018	No Comment See Annex 1	

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27	British Transport Police		Y	26/01/2018	No Objection but see additional comments in Annex 1	
28	East West Railway Company		Y	22/01/2018	No Objection See Annex 1	
29	High Speed Two (HS2) Ltd		Y	23/01/2018	No Comment See Annex 1	
30	Transport Focus (formerly Passenger Focus)		Y	25/01/2018	No Objection See Annex 1	
31	Network Rail Media Relations		Y	09/03/2018	No Comment See Annex 1	
32	Newcastle City Council		Y	19/01/2018	See Comments in Annex 1	
33	Newcastle City Council		Y	28/02/2018	No Comment See Annex 1	

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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:

Sent: 12 July 2018 10:16

To:

Subject: FW: OFFICIAL SENSITIVE - Newcastle Stabling Options Study Information

Confirmation received 12 July from DfT removing their objection in response to the LC7 consultation process for Heaton Down Yard

From: @dft.gov.uk

Sent: 12 July 2018 09:48

To:

Cc:

Subject: Re: OFFICIAL SENSITIVE - Newcastle Stabling Options Study Information

Dear

Thanks for this further advice. Based on our current understanding of HS2's likely facilities requirements DfT now has reasonable confidence that HS2's requirements will not cause the need for displacement of stock from Heaton and, as George's report indicates, that there are realistic alternatives to Heaton North even if that did happen. DfT therefore withdraws its objection to the proposed disposal of Heaton North Yard.

Thank you all for your work on this.

Regards,

DfT Network Services - North

Land disposal consultation report

V 1.1

Sent from my iPhone

From:

Sent: 12 March 2018 09:35

To: @dft.gsi.gov.uk

Cc:

Subject: FW: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Importance: High

Dear

My thanks for responding to the consultation.

I attach a letter in response which I hope is helpful

Happy to discuss further

Release of this site for housing and development is important

Kind regards

Our Ref: HTN.LC7.001.DFT
BY EMAIL



Network Rail
George Stephenson House
Toft Green
York
YO1 6JT

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

8 March 2018

Dear

LC7 Consultation: Heaton Down Yard NE6 5BX Proposed Land Disposal

Thank you for your email dated the 28 February 2018 setting out your response to the Licence Condition 7 (LC7) consultation exercise.

My understanding is you are objecting to the disposal on the basis that you are not sure what the HS2 (and NPR) stabling requirements will be at Newcastle, and if there are any whether this land would be potentially suitable?

In response we trust that our explanation provides you with an understanding as to why we no longer consider this site a viable option.

The future strategic use of the site has been considered in detail by Network Rail.

It must be noted that Heaton Down Yard is a dilapidated site which has seen no active rail use since the early 1990's (some 25 years ago). It was the view of Network Rail that, without a foreseeable railway related use, the site would remain a liability for Network Rail as a disused, dilapidated and high risk site. Network Rail's System Operation team initiated a Network Change on 11 October 2016. Following an extensive consultation exercise with the rail industry, in which no foreseeable rail use was identified; Network Change was concluded on 20 December 2016 (NC/G1/2016/LNE/046). There remain a number of constraints associated with the site which we believe will act as a barrier to reinstating rail connectivity and use:

- It is of very limited size and therefore is no longer practical for freight, or any active rail use.
- The site is no longer connected to the network and any reconnection would require a major capital investment making alternatives more viable.
- There have been two large residential developments adjacent to the site since it was last actively used as a rail connected site. The immediate vicinity has also become a popular residential area and the local planning authority seeks to encourage further residential development.
- As a consequence of the residential development, regular commercial road access will be an issue. We have undertaken preliminary studies and discussed with the local planning authority. Any significant commercial access to the west or north will likely be challenged by Highways. Active rail use will also likely be opposed by

local residents.

- Acoustic studies undertaken as part of planning discussions have revealed that a number of measures would need to be undertaken to mitigate the impact upon any new residential developments which are in close proximity to rail activity. Similarly any active rail use proposed on the site may be required to demonstrate any noise impact upon the established and more recent residential development.

As a consequence of these constraints we consider there are many alternative locations that offer better, more viable and cost effective solutions. As an example Network Rail believes that there are more realistic opportunities for accommodating stabling at the extensive Tyne Yard sidings.

Heaton Down Yard has been subject to many detailed studies and work to bring it forward for development. It is a valuable opportunity that can generate a significant capital receipt which is required to reinvest within the railway. It also presents an important opportunity to deliver multiple housing on public sector brownfield land. Heaton is an important contributor towards the housing target compiled by the DfT and set as an objective for Government to deliver.

Further delays will only hamper delivery, add to Networks Rail's costs and deprive the rail network of the significant investment and an opportunity to contribute towards the Government housing targets.

We trust that, upon reflection, you will be happy removing your objection to the release of the site for development.

Yours sincerely

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

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From: @dft.gsi.gov.uk

Sent: 28 February 2018 12:06

To:

Cc:

Subject: RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Importance: High

Dear

With reference to the land disposal consultation issued by NRIL on 22nd January 2018 in relation to the property known as: Heaton Down Yard (NE6 5BX), the Department for Transport wishes to make the following comments:

The Department for Transport has considered the information supplied by Network Rail and we are not certain that we can agree that there is no rail operational impact and object to this proposal.

We aren't yet sure what the HS2 (and NPR) stabling requirements will be at Newcastle, and if there are some whether this land would be potentially suitable. It is crucial that potential options to address future stabling requirements are not ruled out by the premature disposal of this land.

As a result, we would like to ask for a 6 months reprieve to protect this land whilst we work these issues through.

Kind regards,

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

3/23

2 Tyne & Wear Passenger Transport Executive (Nexus)

From: @nexus.org.uk

Sent: 28 February 2018 09:35

To:

Cc:

Subject: RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Apologies

Land disposal consultation report

V 1.1

We have no comment on this one.

Regards

Head of Heavy Rail

Direct Line:

E: @nexus.org.uk

M:

Nexus House, St. James' Boulevard, Newcastle upon Tyne, NE1 4AX

—

3 Transport for North

From: railnorth.org

Sent: 23 January 2018 14:40

To: nexus.org.uk

Cc: nexus.org.uk

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Rail North has no comment on this proposal.

Head of Investment Planning,
Rail North

4 Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 24 January 2018 15:41

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

I can confirm XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



5 Caledonian Sleeper

From: @serco.com

Sent: 12 February 2018 14:37

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Serco Business

Hello

No comment.

Regards

6 c2c Rail Limited

From: @c2crail.net

Sent: 22 January 2018 16:09

To:

Subject: Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good afternoon

No objection from c2c on the below proposal.

Regards

Property and Projects Manager

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



W: www.c2c-online.co.uk



7 Chiltern Railway Company Limited

Land disposal consultation report**From:** @chilternrailways.co.uk**Sent:** 12 February 2018 14:42**To:****Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Chiltern have no comment.

Regulatory Contracts Manager
Chiltern RailwaysGreat Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ
@chilternrailways.co.ukwww.chilternrailways.co.uk

Please consider the environment before printing this email

8 Eurostar International Limited**From:** @eurostar.com**Sent:** 22 January 2018 16:52**To:****Subject:** RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018No comment from EIL,
Thanks**PA to Chairman and to Company Secretary**

Land disposal consultation report

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

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eurostar.com



9 Great Western Railway

From: @gwr.com

Sent: 22 January 2018 16:17

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hello again

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com |

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

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

10 First Scotrail Limited

11 London & South Eastern Railway Limited (Southeastern)

From: @southeasternrailway.co.uk

Sent: 23 January 2018 13:23

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

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](#)



12 Merseyrail Electrics 2002 Limited

From: @merseyrail.org

Sent: 23 January 2018 09:15

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

We have no objections thanks

Legal & Contract Assistant
Merseyrail

Email @merseyrail.org

Web www.merseyrail.org



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13 Northern Rail Limited

From: @northernrailway.co.uk

Sent: 15 February 2018 09:02

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Operationally the below proposal does not affect Northern. However consideration will need to be given as to what the land is used for (for example residential) as it can become noisy in that area of an evening with our arrivals/reception duties.

Thanks,

14 Transpennine Express

From: @FirstGroup.com

Sent: 14 March 2018 16:23

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Please accept my apologies for the delay in responding.

Thank you for outlining the position with regard to Heaton Down yard.

Please find attached a letter stating the removal of our objection.

Thank you

Head of Commercial Contracts

First TransPennine Express



www.tpexpress.co.uk

Follow us on Twitter: www.twitter.com/tpexpresstrains

Follow us on Facebook: www.facebook.com/TPExpressTrains

First Transpennine Limited

Registered in England & Wales number 09111801

Registered office: 50 Eastbourne Terrace, Paddington, London W2 6L



TransPennine Express
7th Floor
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street,

Land disposal consultation report

Manchester

M1 2NY

copied to, Development – Network Rail

V 1.1

Reference: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX

14th March 2018

Dear

TransPennine Express (TPE) objection to the on proposed land disposal: Heaton Down Yard NE6 5BX

With reference to the consultation on proposed land disposal: Heaton Down Yard NE6 5BX issued by Network Rail on 22nd January 2018, this letter constitutes TPE's formal response.

Further to TPEs original response and information on the proposal disposal received from on 19th February 2018, TPE now formally removes its objection to the proposed disposal.

TPE thanks Network Rail for taking the time to explain the background to this site and the answering the issues that we raised.

Yours sincerely,

Head of Commercial Contracts

TransPennine Express

Land disposal consultation report

V 1.1

From:

Sent: 19 February 2018 12:42

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Importance: High

Dear

Further to our recent correspondence please find attached response, which I hope is helpful

Kind regards

Development

Our Ref: HTN.LC7.001.TPE



Network Rail
George Stephenson House
Toft Green
York
YO1 6JT

Head of Commercial Contracts
Trans Pennine Express
7th Floor
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

19 February 2018

Dear

LC7 Consultation: Heaton Down Yard NE6 SBX Proposed Land Disposal

Thank you for your letter dated the 30 January 2018 setting out your formal response to the Licence Condition 7 (LC7) consultation exercise.

It has been helpful in understanding the rationale for your objection to the proposed disposal. In response we hope to mitigate your concerns and provide an explanation, and justification, behind the disposal strategy.

Network Rail has considered in detail the future strategic use of the site.

Heaton Down Yard is a dilapidated site which has seen no active rail use since the early 1990's (some 25 years ago). It was the view of Network Rail that without a foreseeable railway related use, the site would remain a liability for Network Rail as a disused, dilapidated and high risk site and therefore Network Rail's System Operation team initiated a Network Change on 11 October 2016. Following an extensive consultation exercise with the rail industry (including TPE), in which no foreseeable rail use was identified, Network Change was concluded on 20 December 2016 (NC/G1/2016/LNE/046).

There remain a number of constraints associated with the site which we believe will act as a barrier to reinstating rail connectivity and use:

- it is of very limited size and therefore is no longer practical for freight, or any active rail use.
- There have been two large residential developments adjacent to the site since it was last actively used as a rail connected site. The immediate vicinity has also become a popular residential area and the local planning authority seeks to encourage further residential development.
- As a consequence of the residential development, regular commercial road access will be an issue. We have undertaken preliminary studies and discussed with the local planning authority. Any significant commercial access to the west or north will likely be challenged by Highways. Active rail use will also likely be opposed by local residents.

- Acoustic studies undertaken as part of planning discussions have revealed that a number of measures would need to be undertaken to mitigate the impact upon any new residential developments which are in close proximity to rail activity.
- Reconnecting the site to the rail network would of course require significant capital sums and this was previously considered before initiating Network Change.

We note that you believe the site would be ideally placed for a small maintenance depot for a small train operator in the event that the current facilities at Heaton Depot cease to exist. We consider this scenario is extremely unlikely as the main facilities at Heaton Depot are integral to the rail network and would therefore be safeguarded as part of any future review of depots and stabling. Therefore your comment appears to be based on a hypothetical situation and we consider this to be an unrealistic basis on which to object. Please be assured that Network Rail would actively engage with train operating companies including TPE as part of any future depot and stabling strategy to accommodate their needs.

It is also worth noting that Heaton Down Yard is not a strategic freight site nor is it classified as a freight terminal or let sidings and as such there is no obligation to provide an alternative site. However, Network Rail believes that there are more realistic opportunities for accommodating stabling use at the extensive Tyne Yard sidings. As such, Network Rail is in discussions with other train operating companies (not just freight operating companies) regarding stabling and Tyne Yard will be considered as part of any future depot and stabling strategy.

In conclusion, we don't believe that TPE has identified a reasonably foreseeable railway related use for the land and, on the basis of the explanation and assurance given above, would ask that TPE confirms it can withdraw its objection. We look forward to hearing from you.

Yours sincerely

E @networkrail.co.uk

Land disposal consultation report

V 1.1

From: @FirstGroup.com
Sent: 31 January 2018 09:12
To:
Cc:
Subject: Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

OK thanks

No problem.

Head of Commercial Contracts
First TransPennine Express

www.tpexpress.co.uk

----- Original message -----

From: @networkrail.co.uk
Date: 31/01/2018 08:49 (GMT+00:00)
To: @FirstGroup.com
Cc: @networkrail.co.uk
Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

has kindly made me aware of your objection.

Thank you for your response and helpful letter explaining your reasons for your decision.

Land disposal consultation report

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I will review and will respond as soon as possible.

If you are willing to do so it might be helpful to meet to discuss once I have discussed with colleagues

Kind regards

Development

From:

Sent: 30 January 2018 15:23

To:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

See below comments and attachment.

Regards

From: @FirstGroup.com

Sent: 30 January 2018 14:39

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Please find attached a response from TPE on this proposal. We believe that the land should be retained for future strategic use and therefore object.

Thanks

Head of Commercial Contracts

First TransPennine Express



www.tpexpress.co.uk

Follow us on Twitter: www.twitter.com/tpexpresstrains

Follow us on Facebook: www.facebook.com/TPExpressTrains

First Transpennine Limited

Registered in England & Wales number 09111801

Registered office: 50 Eastbourne Terrace, Paddington, London
W2 6LG



TransPennine Express
7th Floor
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

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

Reference: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX

30 January 2018

Dear

TransPennine Express (TPE) objection to the on proposed land disposal: Heaton Down Yard NE6 5BX

With reference to the consultation on proposed land disposal: Heaton Down Yard NE6 5BX issued by Network Rail on 22nd January 2018, this letter constitutes TPE's formal response.

TPE considers that the proposed land disposal needs to be more carefully considered from a strategic use of railway land perspective.

Our reasons for this are as follows:

Despite TPE not have an immediate use for this land, it feels rather as though the potential usage for railway depots has been missed in the report. Given the difficulty in finding suitable sites for rolling stock depots in the North of England currently, it seems inconsistent to be selling off such land that may have a future strategic use.

TPE notes that the ECML Route Study does not mention it, but we believe that this is because Route Studies generally do not generally examine stabling solutions.

Railway land is now at a significant premium. This land is ideally placed for a small maintenance depot for a small train operator (like TPE) if ever it came that Heaton depot were no longer available to service our trains. We also note that the site is currently listed as a strategic freight site. It would be useful to understand how Network Rail has agreed for this status to be removed. Has an alternative piece of land elsewhere been put forward for operators to use in future?

Finally, TPE would like to understand any noise abatement concerns that exist that make the proposed area for disposal an impractical site to use. This that does not appear to have been explored, or only in relation to freight purposes. If this site were to be redeveloped as an EMU LMD it would work without importing much more noise than is already present overnight. The report highlights a road transport link issue with we believe could be solved if the access road could be linked from the north of the site.

TPE kindly requests that the above points are considered and comments returned before we can consider an acceptance.

Yours sincerely,

Head of Commercial Contracts
TransPennine Express

15 Virgin Trains East Coast

From: @virgintrainseastcoast.com

Sent: 23 January 2018 09:36

To:

Subject: Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Virgin Trains East Coast has no objection to the proposed disposal.

Regards

Major Projects Director

Sent from my iPad



Major Projects Director

Virgin Trains East Coast East Coast House, 25 Skeldergate, York YO1 6DH



16 Alliance Rail Holdings

From: @Alliancerais.co.uk

Sent: 23 January 2018 09:19

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Alliance has no comments

Regards

17 COLAS Freight

From: @colasrail.co.uk

Sent: 23 January 2018 16:01

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No comment on proposed disposal.



Property & Estate Manager

@colasrail.co.uk

COLAS RAIL LTD

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

www.colasrail.co.uk



18 Direct Rail Services Limited

From: @drsl.co.uk

Sent: 02 February 2018 12:35

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

DRS have no comments.

Best Regards,

Procurement Apprentice

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

Protect our environment - print only when you need to.

19 DB Cargo UK Ltd (Formerly DB Schenker)

From: @deutschebahn.com **On Behalf Of** @deutschebahn.com

Sent: 09 February 2018 15:45

To:

Subject: Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

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

Yours,

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

From December 2016 my e-mail address will be @deutschebahn.com and all previous addresses will cease to function.

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

20 Freight Transport Association

From: @fta.co.uk

Sent: 12 February 2018 14:37

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Apologies we have no comment.

Head of Policy – Rail Freight and Scotland
Freight Transport Association

www.fta.co.uk

21 Freightliner Limited

From: @Freightliner.co.uk

Sent: 01 March 2018 11:02

To:

Subject: RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

I can confirm that Freightliner has no objection to this proposal
My apologies for the delay in responding

Regards

22 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 15 February 2018 15:18

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
E-mail: @gbrailfreight.com.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

23 Rail Freight Group

From: @rfg.org.uk

Sent: 22 January 2018 20:08

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

As the strategic freight site clearance and network change are agreed by the FOCs, no further comments from RFG

Thanks

Executive Director

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

**Visit us in the
Rail Freight
Group Pavilion
Stand 7072**



**Exhibiting with us will be Direct Rail Services, Russell Group, VTG Rail,
Vista Railfreight, Colas Rail, DB Cargo, FIT, Pauley, GB Railfreight.**

Rail Freight (Users and Suppliers) Group
Registered No. 332 4439
www.rfg.org.uk
Twitter @railfreightUK

24 West Coast Railway Company

From: @aol.com

Sent: 27 February 2018 16:15

To:

Subject: Re: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

no comments

WCR

E [@aol.com](#)

25 W. H. Malcolm

From: @whm.co.uk

Sent: 13 February 2018 07:38

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No objections.

Regards

Contracts, Rail & Estate Management | W H Malcolm Ltd

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

DD: | Mobile:

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

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26 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 23 January 2018 11:34

To:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

We have no comment on this consultation.

Cheers

Senior Operations Manager



Mobile

Web: acorp.uk.com

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



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27 British Transport Police

From:

Sent: 30 January 2018 11:04

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Thanks for this – very helpful and much appreciated

Development

From:

Sent: 30 January 2018 10:12

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

As discussed, I am aware of the ongoing issues with trespass at Heaton. Following a recent fatality we undertook a full walkout to assess existing fencing. The existing fence of chain link is easily cut and has seen its day with multiple repairs. Balfour Beatty still have responsibility for their old yard and is being monitored by CCTV and a security firm, but were concerned that trespass was not being picked up on their equipment, so were investigating integrity of their systems.

The access gate to the old goods yard off Heaton Court has been repaired with a new hasp and heavy duty.

We have submitted a fencing proposal for upgrade to 1.8m steel expamet/palisade along the entire DN side boundary which should be delivered in this years programme.

I note that this development is potentially student accommodation for t, so robust third party screening boundary would be highly recommended in front of our own as we have requested a 4-5m access road running along the entire boundary.

Regards

Tom

Land disposal consultation report

V 1.1

From:

Sent: 30 January 2018 08:30

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Just picked up the following response from the BTP about the site.

Are you able to visit the site sometime to check security?

It will be a year or so before any development or sale occurs.

Many thanks

Development

From:

Sent: 26 January 2018 16:33

To:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

See below response for information.

Regards

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

Sent: 26 January 2018 15:34

To:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Good Afternoon

Please see below the response re the above.

Regards

Senior Personal Assistant to Mike Furness
Head of Strategy & Performance Department
British Transport Police;
FHQ, 25 Camden Road, London, NW1 9LN
DX 151960, CAMDEN 4
Telephone:
Extn: Email: @btp.pnn.police.uk
www.btp.police.uk



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From:

Sent: 24 January 2018 13:52

To:

Cc:; SDD Business Support

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Having reviewed the attached proposal I can confirm that BTP has no objection. In fact the site is currently attracting unwanted attention and this will potentially improve the situation for the remaining section of the depot.

One thing I would like to stress however is the need for good fencing between the new development and the depot. This is especially the case if the land is to be used for student accommodation. The site has a history of graffiti attacks and proper measures to restrict access to the working depot area from the newly developed site should be taken, especially during the building phase when access control is likely to be difficult.

Regards

Land disposal consultation report

V 1.1

Linda

Designing Out Crime Officer. C Division, Pennines

British Transport Police, 1st Floor West Gate House, Grace St, Leeds, LS1 2RP

Mobile

Email @btp.pnn.police.uk

www.btp.police.uk

From: On Behalf Of SDD Business Support

Sent: 23 January 2018 13:28

To:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hello

Please see the attached documents re Heaton Down Yard, NE6 5BX. Please note deadline date is 19th February 2018.

Regards

Senior Personal Assistant to Mike Furness

Head of Strategy & Performance Department

British Transport Police;

FHQ, 25 Camden Road, London, NW1 9LN

DX 151960, CAMDEN 4

Telephone: Extn:

Email: @btp.pnn.police.uk

www.btp.police.uk



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28 East West Railway Company

From: @eastwestrailwaycompany.co.uk

Sent: 22 January 2018 17:47

To:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear

East West Railway Company has no objection to the disposal.

Can you please ensure all future consultations are addressed to me at the following email address:

@eastwestrailwaycompany.co.uk

Regards,

Chief Engineer

29 High Speed Two (HS2) Ltd

From: hs2.org.uk

Sent: 23 January 2018 13:36

To: Dyson Jayne

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear

No comments from HS2 Ltd.

Kind regards,

Safeguarding Planning Manager | HS2 Ltd

30 Transport Focus (formerly Passenger Focus)

From: @transportfocus.org.uk

Sent: 25 January 2018 11:39

To:

Subject: Re: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018 2301a18

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

the land is 10.58 acres, formerly a railway goods yard, on the down side of the ECML opposite the west end of Heaton TMD; Network Change in 2017 was followed by disconnecting the yard from the network; two of the three tenants of parts of the area have vacated their sites, and the third has an unsecured lease; the yard has not been used by the railway for at least 20 years, and no future railway use has been identified; it is to be sold freehold or long (over 125 years) leasehold for residential use; disposal is likely to be no earlier than early 2019.

Transport Focus has no objection to the proposed disposal.

Regards,

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31 Network Rail Media Relations

From: On Behalf Of Network Rail Media Relations

Sent: 09 March 2018 08:56

To:

Subject: RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

No comment

Senior Media Relations Manager

Network Rail | One Eversholt Street | London | NW1 2DN

Mobile: | Press Office: | Email: @networkrail.co.uk

32 Newcastle City Council

From: @newcastle.gov.uk

Sent: 19 February 2018 11:45

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Hi

Thank you for the email below. We have no record of an earlier consultation or an associated site plan/details.

However, I can confirm that the site identified in the Council's future supply of suitable housing sites (called the Housing and Economic Land Availability Assessment) at this address is considered suitable for housing and as such the disposal of this site is supported. Please find the link below (note site ref. no. is 4654).

<https://www.newcastle.gov.uk/planning-and-buildings/planning-policy/local-plan/local-plan-evidence-base/housing-employment-land-availability-assessment-helaa>

Land disposal consultation report

V 1.1

Please can you inform me of the outcome of the consultation.

Regards

From:

Sent: 19 February 2018 11:11

To: @newcastle.gov.uk>

Cc: @newcastle.gov.uk

Subject: RE: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Not seen this consultation but may be part of there request to get site allocated as part of DAP so have copied Kathy in

From:

Sent: 19 February 2018 10:07

To: @newcastle.gov.uk

Subject: FW: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Assistant Director Planning

33 Newcastle City Council

From: @newcastle.gov.uk

Sent: 28 February 2018 11:01

To:

Subject: RE: DATE NOW PASSED - Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

I have no comment from a highways perspective.

Regards,

Annex 2

From:

Sent: 22 January 2018 16:07

To: @dft.gsi.gov.uk; @nexus.org.uk; @railnorth.org; @crossscountrytrains.co.uk; @serco.com; @c2crail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @scotrail.co.uk; @southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @firstgroup.com; @alliancerail.co.uk; @colasrail.co.uk; @colasrail.co.uk; procurement@drsl.co.uk; @drsl.co.uk; DBCargoConsultations@deutschebahn.com; cmacrae@fta.co.uk; DonatantonioC@Freightliner.co.uk; @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @eastwestrailwaycompany.co.uk; @hs2.org.uk; @Transportfocus.org.uk; @newcastle.gov.uk; @newcastle.gov.uk

Subject: Consultation on proposed land disposal: Heaton Down Yard NE6 5BX - Closing Date - 19th February 2018

Dear Consultee,

Property: Heaton Down Yard NE6 5BX

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

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

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

We request your comments, please, by **19th February 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **19th February 2018**, 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.

Land disposal consultation report

V 1.1

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.

If you have any queries as regards this proposal, please direct them to by way of email @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.

Yours faithfully,



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

E @networkrail.co.uk

www.networkrail.co.uk/property