

10 January 2014

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

**Network licence condition 7 (land disposal): Windmill Lane, Cheshunt, Hertfordshire**

**Decision**

1. On 18 November 2013, Network Rail gave notice of its intention to dispose of an area of land north of Windmill Lane, Cheshunt, Hertfordshire (the land) in accordance with paragraph 7.2 of condition 7 of its network licence<sup>1</sup>. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of land in accordance with the particulars in your notice.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No objections were received. We note that:
  - the proposed disposal would not affect adversely existing railway operations;
  - the potential for four-tracking the West Anglia route adjacent to this site would not be jeopardised; and
  - the proposed disposal would lead to additional benefits of a level crossing closure and provision of a new footbridge.
4. Based on the evidence we have received and taking into account all of the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.
5. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*<sup>2</sup>, and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to

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<sup>1</sup> Network Rail's network licence has been modified since it proposed this land disposal. The new licence with a modified condition 7 can be found on our website [here](#).

<sup>2</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

exercise our functions in a manner which we consider best calculated to “*protect the interests of users of railway services*”.

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


A handwritten signature in black ink, which appears to read 'Robert M Plaskitt'. The signature is written in a cursive style with a large, stylized 'P'.


**Rob Plaskitt**

**Annex A: Notice given by Network Rail to ORR on 18 November 2013**

**Proposed Property Disposal**

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

1. Site	
Site location and description	Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ, forming part of the visitor car park and access road adjoining the River Lee Valley Regional Park and the Windmill Lane/Cheshunt Station level crossing (the Property).
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No. 53542A – Subject land coloured blue, Network Rail retained land coloured green.  Overview plan showing both Cadmore Lane Crossing, Windmill Lane location, the Property and Cheshunt Station.
Clearance Ref:	CR/16158
Project No.	N/A
Ordnance survey coordinates	E 536661, N 202358  TL366023
Photographs (as required)	 <p>Cadmore Lane UWC_DSCA_08-05-2013.jpg</p>

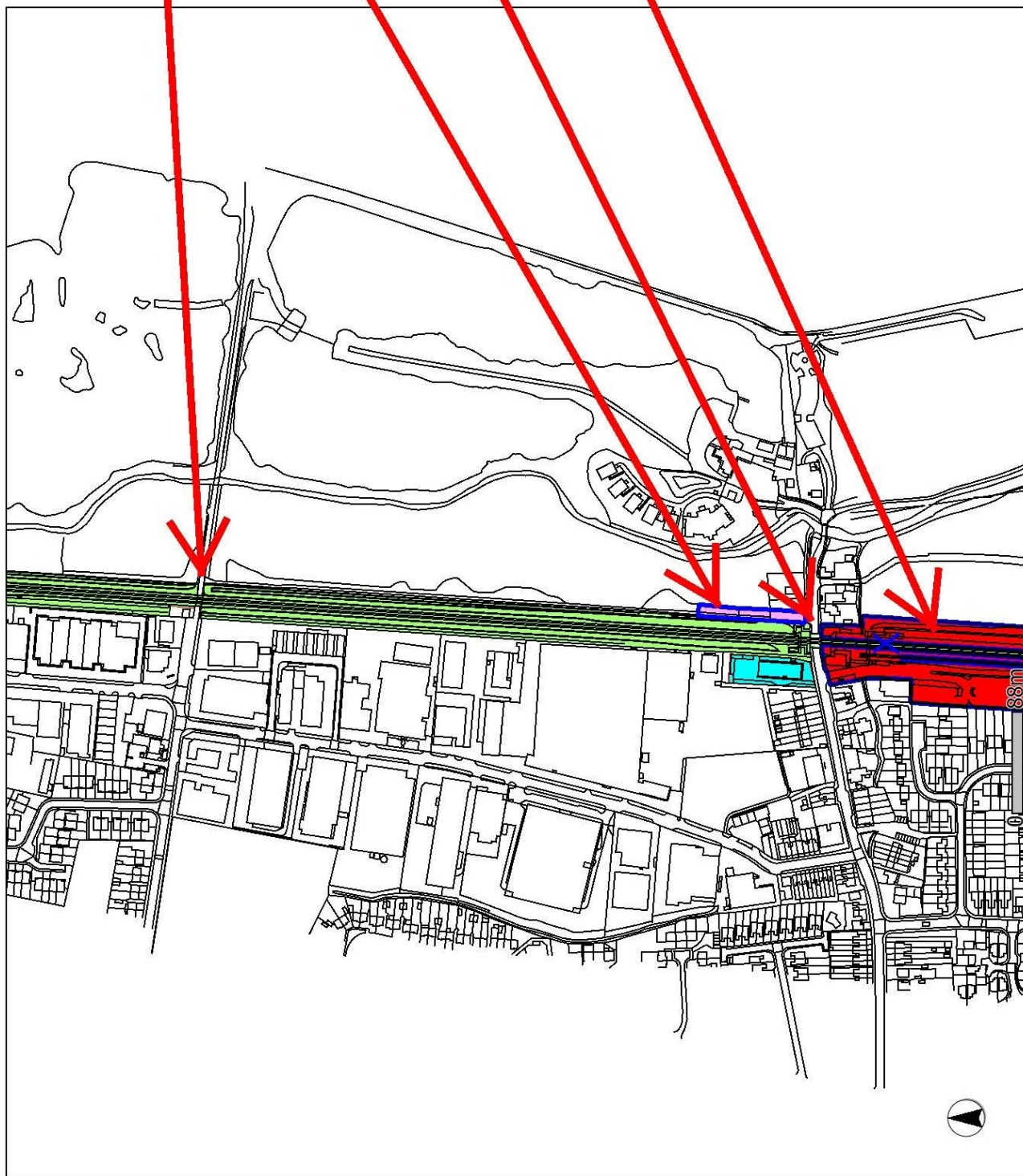
	 <p>The Property, view from Windmill Lane, forms part of the LVRPA's car park.</p>
<b>2. Proposal</b>	
Type of disposal (i.e. lease / freehold sale)	Freehold
Proposed party taking disposal	Lee Valley Regional Park Authority
Proposed use / scheme	<p>The full scheme is to close the level crossing at Cadmore Lane. The Lee Valley Regional Park Authority (LVRPA) currently has 'occupational' rights at Cadmore Lane Occupation Level Crossing (c 520m north of Cheshunt Station/ Windmill Lane). It is a private road with a right of way for LVRPA, however it is rarely used due to an area of land LVRPA leases from NR (located at Windmill Lane and described as the Property below) which provides access to the full extent of LVRPA's land. There is also a footpath over Cadmore Lane Level Crossing which is also used by cyclists (who trespass on the public footpath as it is not a dedicated cycle route). LVRPA has agreed to the release of their crossing rights at Cadmore Lane in return for the Freehold transfer of the Property to LVRPA. The LVRPA is the main authorized user of the Cadmore Lane occupation crossing but is also used by the general public as pedestrians and cyclists. The planned and funded installation of a footbridge will ensure the route remains available as a public footpath and due to the high volume of cyclists using the pedestrian route; the local authority is contributing to the cost of the footbridge to provide an enhanced facility that can accommodate cyclists.</p> <p>LVRPA currently leases property from Network Rail (NR) (as shown in blue on Plan 53542A – the 'Property') which provides for vehicular access to LVRPA's land beyond the Property. With the proposed closure of the level crossing at Cadmore Lane, vehicular access to LVRPA's land will necessitate passing over the Property. LVRPA therefore require permanent ownership of the land to be able to ensure their access in order for them to be agreeable to the release of crossing rights. In addition, the agreement LVRPA currently holds on the Property is terminable upon 6 months notice and therefore does not offer permanent security of always being able to access their land.</p>


Access arrangements to / from the disposal land	The land immediately adjoins the public highway at Windmill Lane with vehicular access being obtained from it.
Replacement rail facilities (if appropriate)	N/A
Anticipated Rail benefits	The Cadmore Lane crossing (c 520m north of Cheshunt Station/ Windmill Lane) has been identified as high risk for public footpath users. It has an ALCRM score of B1, with an estimated usage of 297 pedestrians and cyclists per day, and 448 trains per day. It is on a busy route into Lee Valley Park, and is also used extensively by cyclists trespassing on the public footpath. The level crossing gives LVRPA occupation rights including vehicular use, which due to LVRPA using NR's land at Windmill Lane, LVRPA do not use their rights very often at Cadmore Lane but can, if required, use with vehicles. However, use with vehicles would resume if ever Lee Valley's license over the Property were terminated. Construction of the proposed footbridge at Cadmore Lane crossing depends upon closure of the vehicular level crossing so that (1) the overhead electrification wires may be lowered, to reduce the height of the bridge, and (2) a gate that can be easily climbed by those wishing to take a short cut and avoid the bridge can be securely fenced. The release of the private crossing rights to LVRPA will enable the closure of the Cadmore Lane crossing in accordance with Asset Policy and Safety Strategy.
Anticipated Non-rail benefits	Safer access to Lee Valley Regional Park. Users will no longer have to wait for trains to pass, and the new bridge will be wide enough that 2 cyclists can pass one another, rather than waiting for each to go through the wicket gates.
<b>3. Timescales</b>	
Comments on timescales	The disposal is expected to be completed within 3-4 months following grant of specific consent from the ORR.
<b>4. Railway Related Issues</b>	
History of railway related use	<p>Cadmore Lane crossing has been assessed as a high level priority in the Level Crossing Closure programme. It has been identified as high risk for public footpath users. It has an ALCRM score of B1, with an estimated usage of 297 pedestrians and cyclists per day, and 448 trains per day.</p> <p>There is no historic rail related use of the Property to be transferred and currently forms part of the LVRPA's car park.</p>
When last used for railway related purposes	The Property has not been used for rail related purposes
Any railway proposals affecting the site since that last relative use	N/A
Impact on current railway related proposals	There are no current railway related proposals for the Property to have an impact on.

Potential for future railway related use	There is potential for the future four-tracking of the West Anglia route adjacent to this site at some stage in the future. This has been discussed but there is no date for this to take place and it is not within the current RUS (Greater Anglia December 2007). In the event that a four-tracking were to occur, it is anticipated that Powers would have to be sought to enable compulsory purchase of lands and closure of all level crossings on the affected line. Such powers would provide compulsory purchase powers to enable Lee Valley Regional Park's access to be reconfigured as part of closure of Windmill Lane level crossing (possibly with a road bridge).
Any closure or station change or network change related issues	None from the Property transfer.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No. NR will retain access rights over the Property.
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> <li>1. The disposal does not include any requirement for new fencing of the railway boundary, as sufficient fencing already exists.</li> <li>2. The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</li> </ol>
<b>5. Planning History and Land Contamination</b>	
Planning permissions / Local Plan allocation  (if applicable)	<p>No changes of planning use are proposed or required.</p> <p>Internal Clearance has been undertaken and obtained.</p> <p>Current RUS (Greater Anglia December 2007) has been consulted and no reference to this location.</p>
Contamination / Environmental Issues (if applicable)	None anticipated as existing car park use is to continue.
<b>6. Consultations</b>	
Railway (internal – Network Rail)	Internal Clearance CR/16158 (Technical and Business have been issued)



Summary of position as regards external consultations	No objections have been received. See attached Consultation Report	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	N/A No objections have been received	
<b>7. Local Authorities</b>		
Names & Email Addresses:	No consultations with local or transport authorities have been undertaken as no changes to existing uses or the public highway network are proposed.	
Local Transport Authorities:	No consultations with local or transport authorities have been undertaken as no changes to existing uses or the public highway network are proposed.	
Other Relevant Local Authorities:	Lee Valley Regional Park Authority	
<b>8. Declaration</b>		
Declaration of Surveyor:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Declaration of Property Development Manager:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
<b>9. Internal Approval</b>		
Surveyor Name:		
Approved by Property Services Manager	Name:	Date Approved by PSM: 27/09/2013



CHESHUNT	
Plot Scale	1:5000
Plot Date	30/10/2013
	





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## Legend



Sale



Network Rail retained land

## CHESHUNT

Coordinates #	536682, 202400
Scale @ A4	1:1250
Sheet No.	1 of 1
Date	26 Apr 2012
Prepared By	adaybark
Plan No.	53542A

Mapping & Surveying Services  
Property  
5th Floor  
1 Eversholt Street  
LONDON NW1 2DN  
DX 141520 Euston 7  
mapping&surveying@networkrail.co.uk



## PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT

relating to

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

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

Site location/address: Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ, forming part of the visitor car park and access road adjoining the River Lee Country Park and the Windmill Lane/Cheshunt Station level crossing.

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

Summary of position regarding responses: 32 parties were consulted, 29 consultation responses were received, with no objections to the proposal – see below for details.  
The application could not be submitted before the 6 month validity expiry of the responses. An email was sent by Network Rail to the stakeholders on 9<sup>th</sup> September 2013 for the purpose of updating the responses requesting that a response be sent only if there was any change to their original comment. No subsequent responses were received so it was regarded that no objection remained as the outcome of the consultation.

The full list of external consultees is set out below:

No.	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”) with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport	Y	5/12/12	No comment or objection	
2	Arriva Trains Cross Country	Y	5/12/12	No objection	
3	c2c Rail Limited	Y	7/12/12	No objection	
4	East Coast Main Line Company	Y	4/12/12	No objection	
5	Transport for London	Y	12/2/12	We are satisfied that alternative engineering solutions can be found so are content for this land disposal to proceed – see full response below	
6	Eurostar International Limited	Y	17/12/12	No comment	

7	First Great Western Limited	Y	3/12/12	No comment	
8	First Capital Connect Limited	Y	4/12/12	No objection	
9	First Scotrail Limited	Y	4/12/12	No issues	
10	Grand Central Railway Company Limited	N			2 reminder emails sent on 17/12/12 & 8/1/13
11	Greater Anglia (Abellio)	Y	7/12/12	No comment	
12	London Midland Limited	Y	6/12/12	No comment	
13	London & South Eastern Railway Limited (Southeastern)	Y	10/1/13	No comment	
14	Merseyrail Electrics 2002 Limited	Y	4/12/13	No comment	
15	Northern Rail Limited	Y	21/12/12	No objection	
16	Alliance Rail Holdings	Y	3/12/13	No comment	
17	COLAS Freight	N	17/12/12		2 reminder emails sent on 17/12/12 & 8/1/13
18	Direct Rail Services Limited	y	7/1/13	No objection	
19	DB Schenker	y	15/1/13	No objection	
20	Captrain UK	Y	15/1/13	No comment	
21	Freight Transport Association	Y		No comment	
22	Freightliner Limited	Y	3/12/12	No comment	
23	GB Railfreight Limited	Y		No objection	
24	Rail Freight Group	Y	3/12/12	No comment	
25	West Coast Railway Company	Y	17/12/12	No comment	

26	Association of Community Rail Partnerships	Y	6/12/12	No objection	
27	British Airport Authority	N			2 reminder emails sent on 17/12/12 & 8/1/13
28	British Transport Police	Y	9/1/13	No policing issues	
29	DP World	Y	3/12/12	No comment	
30	London Travelwatch	Y	19/12/12	No objection	
31	Network Rail Media Relations	Y	3/12/12 17/12/12	No comment	
32	Chiltern Railway Company Limited	Y	5/12/12	No comment	
33	East Midlands Trains Limited	Y	6/12/12	No comment	

Copies of responses are given in Annexe 1 to this report, as indicated above.

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

## Annex 1 - Stakeholder Responses

### 1. Department for Transport

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

**Sent:** 05 December 2012 15:33

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear

I can confirm that DfT has no comments or objections to this proposed disposal.

Kind regards

Department for Transport | 3/19 Great Minster House | 33 Horseferry Road | London, SW1P 4DR |  020

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### 2. Cross Country Trains

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

**Sent:** 05 December 2012 10:45

**To:**

**Subject:** FW: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

XC Trains has no objection to this proposal.

Regards

CrossCountry  
5<sup>th</sup> Floor, Cannon House,  
18 The Priory  
Queensway,  
Birmingham B4 6BS

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### 3. c2c Rail

**From:** @googlemail.com]

**Sent:** 07 December 2012 10:34

**To:**

**Cc:** @nationalexpress.com;

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

On behalf of c2c Rail Limited I confirm we have no objection to this proposed disposal.

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#### 4. East Coast Main Line

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

**Sent:** 04 December 2012 09:07

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

East Coast has no objection to the proposed land disposal.

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#### 5. Transport for London

**From:** @tfl.gov.uk]

**Sent:** 12 February 2013 09:39

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Apologies for the delay in responding to you on this.

xxxx has indicated that "the proposed land disposal is unlikely to be needed" to construct a four-track formation at this location, although further work would be needed to determine this for certain (see attached email and plan). Despite this uncertainty, we are satisfied that alternative engineering solutions can be found so are content for this land disposal to proceed on this basis.

Regards,

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

**Sent:** 12 February 2013 09:20

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Following your recent discussion with xxxx. Please could you confirm whether you have any objection or further comment on the proposed land disposal.

Regards

East Anglia House, 12 - 34 Great Eastern Street, London EC2A 3EH

T +44 (0) 20

M +44 (0)

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

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

**From:** @tfl.gov.uk]

**Sent:** 18 December 2012 16:11

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

We are currently in the process of considering this proposed land disposal. We would like clarification on one issue before providing our final response.

As you are probably aware, four-tracking of the West Anglia Main Line is an aspiration of TfL and other stakeholders along the route. It is possible that four-tracking as far north as Broxbourne could be required in

the future, as referenced in Option C4 of the London & South East RUS. Whilst this option was not recommended by the RUS, it could still be required in the longer term, beyond the timescales of the RUS. TfL is also working closely with Network Rail on plans for Crossrail 2. Should this scheme go ahead, it is likely that suburban services on the West Anglia Main Line would be incorporated into this route, which would require four-tracking of the route through Cheshunt.

The application form notes that: "There is potential for the future four-tracking of the West Anglia route adjacent to this site at some stage in the future." However, the form does not state whether there is sufficient land between the area proposed for disposal and the existing tracks to achieve this (the four tracks would be likely to be provided east of the existing tracks).

Please could you therefore advise whether the disposal of this land allows for four-tracking of the route past the site in the future.

Regards,

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## 6. Eurostar International

**From:** @eurostar.com]

**Sent:** 17 December 2012 17:45

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

[Eurostar Int. Ltd have no comment regarding this consultation.](#)

Kind regards

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

*Official International Rail Services Provider to the London 2012 Olympic and Paralympic Games*

**eurostar.com**

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## 7. First Great Western

**From:** @firstgroup.com]

**Sent:** 03 December 2012 15:41

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Good afternoon

First Greater Western has no comment thank you.

First Great Western

3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: @firstgroup.com | m:

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

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

## **8. First Capital Connect**

**From:** @firstgroup.com]

**Sent:** 04 December 2012 13:03

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

I can confirm that FCC has no objection to this proposal

Regards

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## **9. First Scotrail**

**From:** @firstgroup.com]

**Sent:** 04 December 2012 10:11

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear

No issues on behalf of ScotRail.

T - m -

Atrium Court , 50 Waterloo Street , Glasgow , G2 6HQ  
First ScotRail Limited , Registered in Scotland No SC 185018  
Registered office 395 King Street , Aberdeen , AB24 5RP

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## **10. Grand Central Railway Company**

**No response**

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## **11. Greater Anglia (Abellio)**

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

**Sent:** 07 December 2012 09:12

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Thank you, no comment from Greater Anglia

Regards

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## 12. London Midland

**From:** @londonmidland.com]

**Sent:** 06 December 2012 13:21

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

London Midland do not stretch to this part of the country and so I have no comment to make

Kind Regards

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## 13. London & South Eastern Railway

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

**Sent:** 10 January 2013 15:52

**To:**

**Subject:** FW: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Southeastern have no comment on this proposal

Regards

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## 14. Merseyrail

**From:** @merseyrail.org]

**Sent:** 04 December 2012 08:47

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Merseyrail have no comments or objections to the above proposal.

Regards

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## 15. Northern Rail

**From:** @northernrail.org]

**Sent:** 21 December 2012 17:39

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear Sir

With reference to your email of 17<sup>th</sup> December 2012. Northern Rail Ltd have no objections to the proposed disposal of land at Windmill Lane, Cheshunt, Herts.

Yours faithfully

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## 16. Alliance Rail Holdings

**From:** @alliancerail.co.uk]  
**Sent:** 03 December 2012 15:42  
**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Alliance has no comments.  
Alliance Rail Holdings  
88 The Mount  
York  
YO24 1AR  
[@alliancerail.co.uk](mailto:@alliancerail.co.uk)

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## 17. COLAS Freight

**No response**

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## 18. Direct Rail Services

**From:** @drsl.co.uk]  
**Sent:** 07 January 2013 13:05  
**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Direct Rail Services have no objections to this proposed land disposal north of Windmill lane Cheshunt.

Regards

Tel:  
Mobile:

E-mail: [@drsl.co.uk](mailto:@drsl.co.uk)

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

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## 19. DB Schenker

**From:** @dbschenker.com]  
**Sent:** 15 January 2013 09:27  
**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

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



Yours,

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

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**20. Captrain UK**

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

**Sent:** 15 January 2013 09:47

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

We have no comments.

Regards.

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

Tel: + 44 (0)  
Fax: + 44 (0)  
Mobile: + 44 (0)

Email: [@captrain.co.uk](mailto:@captrain.co.uk)

Web: [www.captrain.co.uk](http://www.captrain.co.uk)

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

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**21. Freight Transport Association**

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

**Sent:** 12 January 2013 19:49

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

We have no comment.

## Freight Transport Association

Mobile:

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

### 22. Freightliner

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

**Sent:** 03 December 2012 17:00

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Freightliner has no comments on this proposal

Regards

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### 23. GB Railfreight

**From:**

**Sent:** Thursday, December 20, 2012 6:04 PM

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

I can confirm that GB Railfreight Ltd has no objection to the proposed land disposal at Windmill Lane, Cheshunt as detailed in your email and attachments of 03/12/12.

Regards

GBRf

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### 24. Rail Freight Group

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

**Sent:** 03 December 2012 16:46

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

no comment from RFG,

Thanks

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Tel 020      Fax 020      Mobile

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

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

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## 25. West Coast Railway Co.

**From:** @aol.com]

**Sent:** 17 December 2012 11:03

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Che...

no comments

WCR

T

M

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

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## 26. Association of Community Rail Partnerships

**From:** @btconnect.com]

**Sent:** 06 December 2012 17:36

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Thank you for your email. ACoRP have no objection to this disposal.

Regards

ACoRP

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## 27. British Airports Authority

**No response**

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## 28 British Transport Police

**From:** @btp.pnn.police.uk]

**Sent:** 09 January 2013 14:46

**To:**

**Subject:** FW: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear

Please note that BTP have no Policing issues with this proposed land disposal.

Kind Regards

Strategic Development Department

Tel:

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**29. DP World****From:** @dpworld.com]**Sent:** 03 December 2012 16:05**To:****Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ[No Comment.](#)[DP World - London Gateway](#)[Tel:](#)[Mobile:](#)[email address - @dpworld.com](#)

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**30. London Travelwatch****From:** @londontravelwatch.org.uk]**Sent:** 19 December 2012 11:31**To:****Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear

Thank you for your consultation regarding the proposed land disposal of land north of Windmill Lane, Cheshunt.

London TravelWatch has no objections to this proposal.

Kind regards

London TravelWatch  
Dexter House, 2 Royal Mint Court  
London, EC3N 4QN  
Tel: 020  
Fax: 020  
[www.londontravelwatch.org.uk](http://www.londontravelwatch.org.uk)

Follow us on [Twitter](#), [You Tube](#) and [Flickr](#)

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**31. Network Rail Media Relations****From:****Sent:** 03 December 2012 16:45**To:****Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ[No comments](#)

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### 32. Chiltern Railways

**From:** EXTL: (@chilternrailways.co.uk)

**Sent:** 05 December 2012 08:28

**To:**

**Subject:** RE: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

I have no comment to make on behalf of Chiltern Railways concerning this proposal.

Regards

CONFIDENTIAL

*Tel. 0207*

*Mob*

*Fax. 0207*

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### 33. East Midlands Trains

**From:**

**Sent:** 06 December 2012 11:26

**To:**

**Subject:** Re: Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

With reference to the above proposal, on behalf of East Midlands Trains Ltd & Stagecoach South Western Trains Ltd 'No Comment'

Stagecoach South Western Trains / East Midlands Trains

Tel -

Mob -

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel: 01332 867000

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

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## Annex 2 – Network Rail’s Consultation Request

**From:**

**Sent:** 09 October 2013 16:23

**To:**

**Subject:** Consultation - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

From: @networkrail.co.uk>

To:

Date: 09/09/2013 15:48

Subject: Consultation - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

Dear Consultee,

My colleague xxxx previously forwarded the consultation report below. We are now moving forward with the proposal to the ORR. However there has been a delay in getting this far and as such due to the time elapsed I just need to ensure there have been no changes in your responses. As there have been no amendments to the detail of the disposal (the form however has been updated and therefore may look slightly different), **I will only require a reply/response if your response has changed**. All comments previously were of ‘no comment’ but if you now have any comments to make, please do let me know. Otherwise I will take a ‘no response’ as ‘no changes’ to the previous response. **If you need to respond, please do so by Close of Business 23/09/13.**

Kind regards,

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

**Sent:** Monday, December 03, 2012 3:38 PM

**To**

**Cc:**

**Subject:** Consultation on proposed land disposal - Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ  
**Land disposal network licence obligations:**

Dear Consultee,

Property: Land north of Windmill Lane, Cheshunt, Herts EN8 9AJ

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale. We attach a draft application form to the Office of Rail Regulation which, with its 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 make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

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

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

We request your comments, please, by **15<sup>th</sup> January 2013** (including any “no comment” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to me [see contact details below]. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,  
Network Rail  
East Anglia House,  
12 - 34 Great Eastern Street,  
London EC2A 3EH

Tel: 020

Int:

Mob:

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