

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



19 August 2021

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence Condition 17 (land disposal): Old station buildings and forecourt, Redcar station, North Yorkshire

Decision

1. On 6 July 2021, Network Rail gave notice of its intention to dispose of land forming the old station buildings and forecourt at Redcar station, North Yorkshire (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were received. In considering the proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely; and
 - the disposal will facilitate the provision of improved station facilities at Redcar.
4. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, 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, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

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

6. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	<p>148-year sub-lease from Arch Co to Redcar Council without the normal Break Clause rights in the lease to enable the lease to be terminated.</p> <p>The Property has already been disposed of to The Arch Company for 150 years but the Arch Co lease includes break provisions.</p>		
Rationale for disposal	<p>The reason for the break provisions being taken out are to allow funding to be released so that the station can be brought back into use and become a gateway building for Redcar. It will be a Council run facility. The funding is split between multiple parties including two sources of public funding from within the Tees Valley Combined Authority.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business	CR/46640	15/12/2020
	Technical	CR/46640	14/01/2021
3. Site			
Description of property for disposal	<p>REDCAR - OLD STATION BUILDINGS AND FORECOURT</p> <p>The Station is approximately 8 miles from Middlesbrough, 15 minutes by train. The building abuts the station lease area which includes both platforms and a car park.</p> <p>The building is not currently in use. Station users currently get to the platform using a route around the side of the building to access Platform 2.</p>		

Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Attached plans and photographs: Location Plan: Plan number 7908949-1 attached showing proposed disposal site by blue colour. The station lease area is shown by blue verge and Network Rail's retained land is shown coloured green. The dark green colour on the plan is the span of the station footbridge over the railway lines.
Ordnance survey coordinates	X: 460167 (Easting) Y: 524959 (Northing)
4. Proposal	
Proposed party taking disposal	Redcar Council
Proposed use / scheme	Multi-purpose multi-use facility including new station facilities e.g. waiting area/ café and ticket machine/ train boards. The remaining space will be retail, businesses and potentially exhibition areas.
Access arrangements to / from the disposal land	Access to the site is directly from the adjoining highway.
Replacement rail facilities (if appropriate)	No facilities are being removed so no requirement for replacement.
Anticipated rail benefits	Bringing the station back into use as well as provision in the building of a new waiting area, café, ticket machines and train boards that can be used by rail users. These are all for the benefit of rail users
Anticipated non-rail benefits	The station will be a gateway building into Redcar, re-energising the building itself, along with other funding, will rejuvenate the area. It will create additional retail and business space e.g. leisure/ exhibition/ food and drink. It is anticipated bringing the station back into use could create up to 50 jobs and bring 10 businesses into the area. The station will support visitor attractions and increase rail passengers as well as footfall into the town. In addition, this scheme will be supporting the visitor economy and green travel plan.

5. Timescales	
Comments on timescales	<p>Assuming consent is granted to the proposed disposal then changes to the lease between The Arch Company and Redcar Council will occur within 2021.</p> <p>The Council is then looking to apply for planning approval with the design in Q3/Q4 2021 with a view to be onsite to carry out the refurbishment works by June 2022 and completed by Dec 2023.</p>
6. Railway Related Issues	
History of railway related use	The Station has been used for rail and non-rail related uses. The building was originally used as a station building and forecourt then converted to a business centre c. 1988.
When last used for railway related purposes	We believe the building was in use as a business centre from at least 1988. The platforms abutting the station are still used but the station building has not been used for railway related purposes since this date.
Any railway proposals affecting the site since that last relative use	LNE&EM route specification documents show no investment works planned for Redcar.
Impact on current railway related proposals	<p>None – consulted Operator and Business Development, there are no committed aspirations for Redcar currently.</p> <p>In terms of uncommitted aspirations, Redcar was recommended as a Tier 3 scheme for electrification in the recent Eastern Region Electrification Strategy; tier 3 reflects that electrification is recommended but not in the immediate term.</p> <p>In the longer term, the remaining signal boxes in the East Cleveland area including Redcar are due to re-control to York ROC. There is not currently a firm date against this, but it is expected to be sometime in the 2030s.</p>

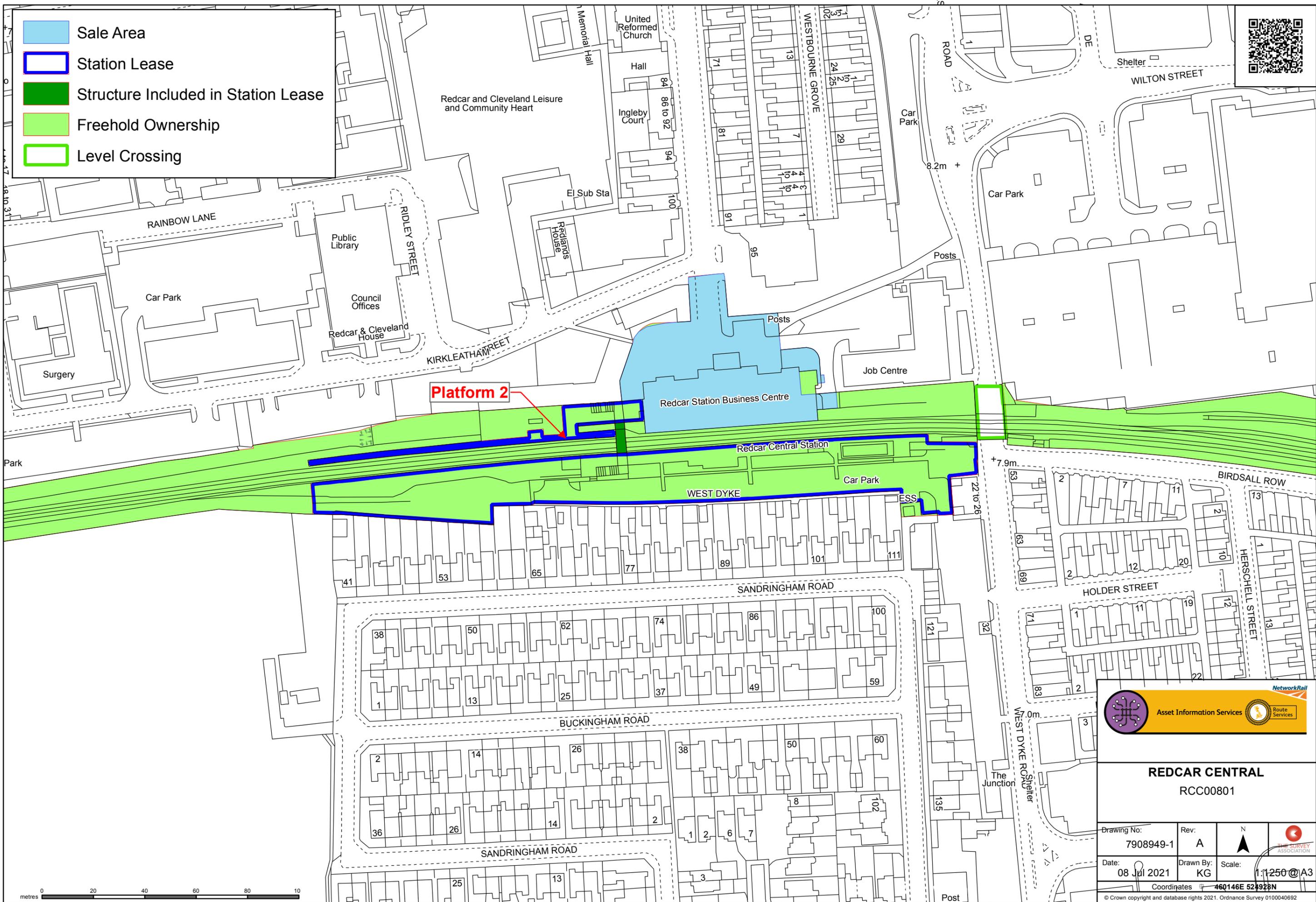
Potential for future railway related use	I reviewed LNE&EM route specification documents and no investment works are planned for Redcar. The building could potentially be used for passenger facilities, but the Local Authority have taken this into consideration by looking to provide a new waiting area, café, ticket machines and train boards.
Any closure or station change or network change related issues	No station change or network change required.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No effect
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include and requirement for new fencing of the railway boundary, as sufficient fencing already exists.</p> <p>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.</p>

Safety issues identified	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement if working lineside.</p> <p>The Technical clearance referenced in Part 2 above did not impose any specific safety conditions.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> No additional site specific conditions. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	Planning permission to be applied for June 2021.
Contamination / Environmental Issues (if applicable)	All relevant surveys will be conducted during works.
8. Internal Consultation	
Internal consultation	Network Rail internal land clearance (Business & Technical) has been secured (reference numbers detailed in Section 1 of this consultation above). There were no comments or objections raised.
9. Local Authorities	
Names & Email Addresses:	[with name and telephone numbers for any personal contact at authorities]
Local Transport Authorities:	Head of Transport, TVCA

Other Relevant Local Authorities:	Senior Place Development and Investment Project Lead, Redcar and Cleveland Borough Council -
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>Summary of position regarding responses: 32 stakeholders consulted and 30 replies. The two non-responses are not considered to be material to the application (Grand Central and NR Media)</p> <p>The majority of responses were either No Objection or No Comment. Transpennine Express, (Consultee 16), had no objection but raised some comments about any future proposals to introduce TVMs (Ticket Vending Machines) or other rail related activities into the site that are likely to impact on rail operations must be consulted and agreed with the appropriate SFO (Station Facility Owner) and Network Rail. This requirement will be included in the disposal terms.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	No unresolved objections.

12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Interface Manager
Signed.....	Date.....10 th June 2021.....
Authorised by (name):	Authoriser's job title: Development Surveyor, Property (Eastern)
Signed.....	Date.....14 th June 2021.....

- Sale Area
- Station Lease
- Structure Included in Station Lease
- Freehold Ownership
- Level Crossing



Asset Information Services

REDCAR CENTRAL			
RCC00801			
Drawing No:	Rev:	N	
7908949-1	A	<small>THE SURVEY ASSOCIATION</small>	
Date:	Drawn By:	Scale:	
08 Jul 2021	KG	1:1250 @ A3	
Coordinates 460146E 524928N			
© Crown copyright and database rights 2021. Ordnance Survey 010040692			

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: REDCAR - OLD STATION BUILDINGS AND FORECOURT, Redcar, TS10 1RD – RCC00801.

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

Summary of position regarding responses:

Summary of position regarding responses: 32 stakeholders consulted and 30 replies. The two non-responses are not considered to be material to the application (Grand Central and NR Media)

The majority of responses were either No Objection or No Comment. Transpennine Express, (Consultee 16), had no objection but raised some comments about any future proposals to introduce TVMs (Ticket Vending Machines) or other rail related activities into the site that are likely to impact on rail operations must be consulted and agreed with the appropriate SFO (Station Facility Owner) and Network Rail. This requirement will be included in the disposal terms.

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	07/05/2021	Nil Return See Annex 1	
2	Tees Valley Combined Authority		Y	06/04/2021	See comments in Annex 1	
3	Transport for North		Y	05/05/2021	No Objection See Annex 1	
4	Transport for London Engineering		Y	06/04/2021	No Concern See Annex 1	
5	Arriva Trains Cross Country		Y	06/04/2021	No Comment See Annex 1	
6	c2c Rail Limited		Y	06/04/2021	No Objection See Annex 1	
7	Chiltern Railway Company Limited		Y	20/04/2021	No Comment See Annex 1	

8	East Midlands Trains Limited		Y	04/05/2021	No Comment See Annex 1	
9	Eurostar International Limited		Y	06/04/2021	No Comment See Annex 1	
10	Great Western Railway		Y	06/04/2021	No Objection See Annex 1	
11	Grand Central Railway Company Limited					Emails sent on:- 06/04/2021, 20/04/2021, 28/04/2021, 04/05/2021, 07/05/2021, 10/05/2021 and 14/05/2021. Telephoned on 14/05/2021 at 09:50am and left a voicemail on the mobile.
12	London & South Eastern Railway Limited (Southeastern)		Y	04/05/2021	No Comment See Annex 1	
13	Merseyrail Electrics 2002 Limited		Y	21/04/2021	No Objection See Annex 1	
14	MTR Crossrail		Y	06/04/2021	No Objection	

					See Annex 1	
15	Northern Rail Limited		Y	28.04.2021	No Objection See Annex 1	
16	Transpennine Express		Y	14/07/2021	No Objection but see Comments in Annex 1	
17	LNER (London North Eastern Railway) (Virgin Trains East Coast)		Y	06/04/2021	No Objection See Annex 1	
18	Abellio		Y	06/04/2021	No Comment See Annex 1	
19	COLAS Rail Limited		Y	21/04/2021	No Comment See Annex 1	
20	Direct Rail Services Limited		Y	06/05/2021	No Comment See Annex 1	
21	DB Cargo UK Ltd.		Y	14/05/2021	No Objections See Annex 1	
22	Freight Transport Association		Y	21/04/2021	No Comment See Annex 1	
23	Freightliner Limited		Y	20/04/2021	No Comment See Annex 1	
24	GB Railfreight Limited		Y	06/04/2021	No Issues	

					See Annex 1	
25	Rail Freight Group		Y	06/04/2021	Ok with RFG See Annex 1	
26	West Coast Railway Company		Y	04/05/2021	No Comment See Annex 1	
27	W. H. Malcolm		Y	07/04/2021	No Comments See Annex 1	
28	Association of Community Rail Partnerships		Y	06/04/2021	Happy to Support Disposal See Annex 1	
29	British Transport Police		Y	12/04/2021	No Objection but see Comments in Annex 1	
30	Network Rail Media Relations					Auto responses received. Emails sent on:- 06/04/2021, 20/04/2021, 28/04/2021, 04/05/2021, 07/05/2021, 10/05/2021 and 14/05/2021.
31	Redcar & Cleveland Borough Council		Y	28/04/2021	No Comment See Annex 1	

32	Tees Valley Combined Authority		Y	30/04/2021	Supportive in Principle but see Comments in Annex 1	
33	Transport Focus (formerly Passenger Focus)		Y	13/07/2021	No Objection See Annex 1	

Copies of responses are given in Annex 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**1 Department for Transport****From:****Sent:** 07 May 2021 18:33**To:****Cc:****Subject:** RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - TODAY - Friday 7th May 2021

Hi

I'm still awaiting feedback from one colleague, so will provide a provisional 'nil return' from Rail Infrastructure North at the DfT.

If you don't hear from me on Monday, please treat the Nil Return as confirmed!

Kind Regards,

Planning and Investment Manager, Rail Infrastructure North, DfT Rail Group, Department for Transport
4/21 |

2 Tees Valley Combined Authority**From:****Sent:** 06 April 2021 15:11**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi,

This looks more like something our Transport Team would deal with.

I have forwarded it to them.

Kind regards,

Innovation and Clean Growth Manager
Tees Valley Combined Authority



3 Transport for North

From:

Sent: 05 May 2021 15:31

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Apologies for the delay. I can confirm that TfN has no objections to this disposal.

Regards

Strategic Transport Planner

Transport for the North
Ground Floor, West Gate, Grace St, Leeds, LS1 2RP
www.transportfornorth.com



WINNER
Transport Planning

I work flexibly – so whilst it suits me to email outside normal working hours, I do not expect a response outside your own.

We're still working fully remotely in line with Government Coronavirus guidance for office workers

and the use of public transport.

Hands. Face. Space.

4 Transport for London Engineering

From:

Sent: 06 April 2021 16:53

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Thank you . This seems far enough away from London as to not be of concern to me.

Professional Head of Infrastructure Protection

Transport for London Engineering - 7th Floor Zone B5, 5 Endeavour Square, Stratford, E20 1JN

Tel: *Please use email at present.*

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>



Mitigating risk - while helping London develop.

5 Arriva Trains Cross Country

From:**Sent:** 06 April 2021 15:14**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

Mobile:

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



6 c2c Rail Limited**From:****Sent:** 06 April 2021 15:04**To:****Subject:** Re: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Good afternoon

No objection from c2c for this proposal.

Regards

Reactive Works Manager

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

c2c

W: www.c2c-online.co.uk



7 Chiltern Railway Company Limited

From:

Sent: 20 April 2021 16:39

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

Chiltern have no comments.

8 East Midlands Trains Limited**From:****Sent:** 04 May 2021 14:33**To:****Subject:** Re: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

no comment required by EMR.

Thank you

Head of Procurement



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

www.eastmidlandsrailway.co.uk

9 Eurostar International Limited**From:****Sent:** 06 April 2021 15:03**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No comment from EIL,
Thanks

PA to Chairman, Strategy Director & People Director

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



10 Great Western Railway**From:**

Sent: 06 April 2021 16:50

To:

Subject: Re: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hello

we have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

11 Grand Central Railway Company Limited

No Response

12 London & South Eastern Railway Limited (Southeastern)**From:****Sent:** 04 May 2021 15:31**To:****Subject:** RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

Apologies for the delayed response – no comments from Southeastern on this proposed land disposal.

Kind regards,

[Commercial and Compliance Manager](#)southeasternrailway.co.uk**southeastern**[4 More London Riverside](#)[London](#)[SE1 2AU](#)

13 Merseyrail Electrics 2002 Limited**From:****Sent:** 21 April 2021 09:15**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

We have no objections

Thanks

Legal & Contract Assistant

XXXXXX



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

14 MTR Crossrail**From:****Sent:** 06 April 2021 15:35**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

We have no objections

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtr Elizabeth line | 

15 Northern Rail Limited**From:****Sent:** 28 April 2021 10:28**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No objection from Northern

16 Transpennine Express**From:****Sent:** 3 June 2021 15:24**To:****Subject:** RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - WAS - Friday 7th May 2021

Hi

Yes I can confirm we will consult with TPE and NR/others in relation to the ticket vending machines.

Thanks

From:**Sent:** 03 June 2021 09:57**To:****Cc:****Subject:** RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - WAS - Friday 7th May 2021

OFFICIAL

Hi

Yes I do mean that. Thanks, please can you confirm this?

Many Thanks



Interface Manager

Address: Network Rail Property, Square One, 4 Travis Street,
Manchester, M1 2NY

Customer Service Team:

www.networkrail.co.uk/property

 **SAVE PAPER** - Please do not print this e-mail unless absolutely necessary

From:

Sent: 03 June 2021 08:38

To:

Cc:

Subject: RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - WAS - Friday 7th May 2021

Hi

Do you mean in relation to consultation about the ticket vending machines? If so then yes that is fine and we would do this as standard practice.

Thank you

From:

Sent: 02 June 2021 16:07

To:

Cc:

Subject: RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - WAS - Friday 7th May 2021

OFFICIAL

Hi

Hope you are well. I am in the process of finalising my report to submit to ORR. Please can you confirm you will agree to Transpennine Express' condition (as previously attached) in the lease terms?

Many Thanks



Interface Manager

Address: Network Rail Property, Square One, 4 Travis Street,
Manchester, M1 2NY

Customer Service Team:



www.networkrail.co.uk/property



SAVE PAPER - Please do not print this e-mail unless absolutely necessary

From:

Sent: 14 May 2021 11:51

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - WAS - Friday 7th May 2021

Apologies for the delay in responding.

Kind regards,

Head of Property
tpexpress.co.uk

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



TransPennine Express
7th Floor
Bridgewater House
60 Whitworth Street
Manchester
M1 6LT
www.tpexpress.co.uk

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

14th May 2021

Ref: 14521

Dear Sirs,

RE: Consultation on proposed land disposal Redcar - Old Station Building & Forecourt

With reference to the above consultation, please accept this letter as confirmation that TransPennine Express has no objection to the disposal but any future proposals to introduce TVMs or other rail related activities likely to impact on rail operations must be consulted and agreed with the appropriate SFO and Network Rail.

Yours Faithfully,

Head of Property

TransPennine Express Limited
Registered in England Number 09111801
50 Eastbourne Terrace, Paddington,
London, W2 6LG

A **First** company

INVESTORS
IN PEOPLE Gold
Rail Delivery Group

PROSTATE
CANCER UK

EFQM
Recognised for excellence

Living
Wage
Employer

putting the
Customer First

17 LNER (London North Eastern Railway) (Virgin Trains East Coast)

From:

Sent: 06 April 2021 15:13

To:

Subject: FW: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Dear

LNER has no objections or comments to make on this proposal.

Kind Regards

LNER

Principal Estates Manager
LNER East Coast House, 25 Skeldergate, York, YO1 6DH

18 Abellio**From:****Sent:** 06 April 2021 15:29**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No comments from Abellio

Regards

Director of Industry Systems



Abellio Group

St Andrews House

20 St Andrew Street

London

EC4A 3AG

19 COLAS Rail Limited**From:****Sent:** 21 April 2021 11:31**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

– no comments.

KR,



Property Manager

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

20 Direct Rail Services Limited

From:

Sent: 06 May 2021 11:28

To:

Subject: RE: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

DRS have no comments.

Best Regards,

Procurement Assistant
Nuclear Transport Solutions



www.nucleartransportsolutions.com

Protect our environment - Print only when you need to.

Please note that from February 1 our email addresses will end @ntsglobal.uk

We're bringing together Direct Rail Services and International Nuclear Services into a single organisation called Nuclear Transport Solutions (NTS). NTS will start operating as a single organisation in February 2021, ahead of our full launch at the start of the 2021/22 financial year. From February 1 my email address will be ben.moran@ntsglobal.uk

21 DB Cargo UK Ltd.

From:

Sent: 14 May 2021 11:08

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

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

Yours,

Rail Network Manager
Legal & Regulatory Affairs
DB Cargo (UK) Limited
Hither Green Depot
Manor Lane
London SE12 0UA

(w): www.uk.dbcargo.com

From December 2016 my e-mail address will be and all previous addresses will cease to function. Network Change and other consultations, e.g. land disposals, should be e-mailed to:

Confidentiality

This email, including any attachments, is intended for the above named addressee(s) only and may be confidential and/or legally privileged. If this message has come to you in error you are strictly prohibited from using, copying or disseminating its contents; please reply to highlight the error.

22 Freight Transport Association

From:

Sent: 21 April 2021 16:15

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Dear

Logistics UK does not have a comment to make on this proposal.

Best wishes,

**Policy Manager - Multi Modal
Logistics UK**

www.logistics.org.uk



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Logistics UK is a trading name of Freight Transport Association. Registered Office: Hermes House, St John's Road, Tunbridge Wells, Kent TN4 9UZ. Registered in England Number 391957. Telephone

23 Freightliner Limited**From:****Sent:** 20 April 2021 16:46**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No comment from FL.

Thanks

24 GB Railfreight Limited**From:****Sent:** 06 April 2021 15:12**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

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

GB Railfreight



25 Rail Freight Group

From:

Sent: 06 April 2021 19:29

To:

Subject: Re: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Ok with RFG
Director General
Rail Freight Group

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Rail Freight Group
[7 Bury Place](#)
[London](#)
[WC1A 2LA](#)

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. [332 4439](https://www.gov.uk/individuals/3324439)

Sent from my iPad

26 West Coast Railway Company

From:

Sent: 04 May 2021 15:39

To:

Subject: Re: URGENT - Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No comments

WCR

27 W. H. Malcolm

From:**Sent:** 07 April 2021 09:13**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, Lanarkshire ML1 5RY

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

28 Association of Community Rail Partnerships**From:****Sent:** 06 April 2021 15:20**To:****Subject:** RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

Happy to support this disposal as outlined.

Thanks

Head of support & development, and deputy chief executive



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

Website communityrail.org.uk/

Twitter: [@CommunityRail](https://twitter.com/CommunityRail)

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29 British Transport Police

From:

Sent: 12 April 2021 13:10

To:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

OFFICIAL

Dear

Thank you for making me aware of this proposal. At this stage I believe it is sufficient to say that BTP has no objections to the project, but I do note that there will be a significant impact on the station. This will be something I need to comment on as a BTP Designing Out Crime Officer throughout the planning process. I have registered my interest with the local council and I hope you will include me in any meetings and plans circulating going forward.

Regards

*Designing Out Crime Officer
C Div. Pennines North East.
British Transport Police*

From:

Sent: 12 April 2021 12:43

To:

Subject: FW: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Hi

Ref is DOCU-2021-0558

Kind regards,

Designing Out Crime Coordinator (9459)
Designing Out Crime Unit
Force Headquarters
25 Camden Road
London
NW1 9LN

**FOCUSED ON
YOUR SAFETY**



30 Network Rail Media Relations

No Response

From:

Sent: 04 May 2021 14:29

To:

Subject: Automatic Reply

Thank you for emailing Network Rail's media relations team.

We always recommend that journalists call us if they need a prompt response to their enquiry - our number is, or click [here](#) for local press office contacts.

If you're a member of the public with an enquiry about Network Rail, you can contact our 24-hour helpline on or go to www.networkrail.co.uk/contactus

If you're seeking to use a railway location as part of a non-news filming or radio broadcast, please go to www.networkrail.co.uk/filming

31 Redcar & Cleveland Borough Council

From:

Sent: 28 April 2021 12:24

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

I am the project lead for Redcar & Cleveland Council who are promoting the project, therefore I can only add no comment on this

Regards

**Place Development and Investment Project Lead (West)
Redcar and Cleveland Borough Council**

Redcar & Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1YA

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Like us on Facebook: facebook.com/redcarcleveland

32 Tees Valley Combined Authority

From:

Sent: 30 April 2021 11:24

To:

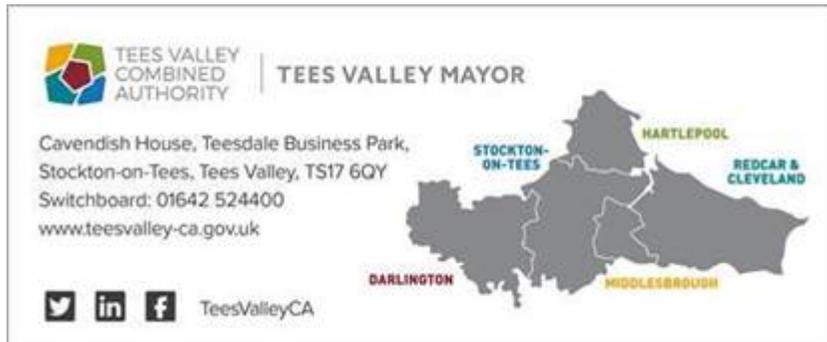
Cc:

Subject: RE: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Further to your recent email to re: the above consultation, I can confirm that TVCA is supportive in principle of this proposal subject to further detail on scheme development. I trust that meets your requirements at this point.
Regards,

Planning Officer

Tees Valley Combined Authority

**33 Transport Focus (formerly Passenger Focus)****From:****Sent:** 13 July 2021 11:36**To:****Subject:** Re: Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - 22nd July 2021 0807b22

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

- the old station building and forecourt at Redcar Central is two years into a 150 year lease to the Arch Company;
- it is to be sub-leased to Redcar and Cleveland Council for the remainder of the term;
- there will be no break provisions in the sub-lease, which will release funding;
- the council have a project to improve the building and some of the surrounding area to create a “gateway building”;
- the building is outside the station lease area next to platform 2;
- a new station building has been built on the up platform, number 1;

plans for the building include:
a waiting area with access to platform 2,
a cafe,
ticket machines,
information boards,
new retail and business spaces;
no station change is required;
with planning, the council plan to start the refurbishment works by June 2022, and
complete them by December, 2023.

Transport Focus welcomes the council's proposals, which appear to provide the building with sustainable uses that will benefit the local area and people. Transport Focus has no objection to the proposed disposal.

Regards,

ANNEX 2**From:****Sent:** 06 April 2021 15:00**To:****Subject:** Consultation on proposed land disposal: Redcar - Old Station Building & Forecourt - Closing Date - Friday 7th May 2021

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Redcar: old station building & forecourt by way of 148 year lease with no break clause or termination provisions.

We attach a draft application form which together with the related plan(s), explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **Friday, 7th May 2021**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully



Technical Support Assistant

Group Property - Development

Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W: www.networkrail.co.uk/property