

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:

York: land off Cinder Lane, Leeman Road, York, North Yorkshire.

The site is to the west of York station and is approximately 1km west and southwest from the centre of York.

The parcel of land is a tarmacadam surface on the edge of the Unipart car park. It forms part of the path to the ROC (access will be retained).

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

Summary of position regarding responses:

This LC17 was originally circulated in 2024 and has been recirculated to confirm responses due to the passage of time. Within the re-consultation, 36 consultees were asked to re-confirm their comments, with 31 of these returning a no comment/no objection response.

There were 2 consultees who did not reply. One of the consultees was Mersey Rail Electrics 2002 Limited – in the original consultation they had no objections, and they are not a key consultee so we are assuming a no comment response. Another was Network Rail Media Relations, and this is not considered to be material.

There were 2 further comments received, and 1 of these was an objection and still remains. The further comments can be seen in the emails appended to this report, but to summarise:

1. Northern Rail
 - NTL approve the land disposal but would like to note the following concerns:
 - NTL would like to see a parking strategy/document that takes into consideration the operators needs.
 - On the point about vehicle access/traffic delays we want to note that our specific concern is not around traffic congestion due to roadworks. Rather it is about more public traffic being attracted to the area around the ROC facility which may provide additional challenge in accessing future parking arrangements. We would ask that this concern/ risk is recorded and addressed as part of any future design works.

2. West Coast Railway
 - Concerns of passive provision being lost to a chord line from the freight avoiders (Harrogate line improvements).
 - Explained the chord line has been discounted by the rail industry as not a viable option and instead the Third Line Scheme which is currently being progressed is the option selected to improve the Harrogate services. Plans were also given to WCR to show the chord he mentioned would not be

affected by this disposal of land, as where the chord would have been is on different land owned by Network Rail.

- WCR objection still remains.

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	01/10/2025	Nil Response but See Comments in Annex 1	
2	South Yorkshire Passenger Transport Executive		Y	29/09/2025	No Concerns See Annex 1	
3	West Yorkshire Passenger Transport Executive (Metro)		Y	06/10/2025	No Issues to Raise but See Comments in Annex 1	
4	Transport for North		Y	14/10/2025	No Objection but See Comments in Annex 1	
5	Arriva Trains Cross Country		Y	22/09/2025	No Comment See Annex 1	
6	Caledonian Sleeper		Y	07/10/2025	No Issue See Annex 1	
7	c2c Rail Ltd		Y	22/09/2025	No Comment See Annex 1	
8	Chiltern Railway Company Ltd		Y	22/09/2025	No Comments See Annex 1	
9	East Midlands Trains Limited		Y	17/10/2025	No Objections See Annex 1	
10	Eurostar International Ltd		Y	30/09/2025	No Comment See Annex 1	

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11	Great Western Railway		Y	22/09/2025	No Objection See Annex 1	
12	Grand Central Railway Company Ltd / Alliance Rail Holdings		Y	06/10/2025	No Comments See Annex 1	
13	Hull Trains Limited		Y	23/10/2025	No Objections See Annex 1	
14	Lumo		Y	23/10/2025	No Objections See Annex 1	
15	Merseyrail Electrics 2002 Ltd		N	No Response	See Annex 1	Emails sent on: 22/09/25, 30/09/25, 06/10/25, 07/10/25, 14/10/25, 17/10/25, 20/10/25, 21/10/25, 29/10/25 Telephoned and left a voicemail on 30/10/25
16	Northern Rail Limited		Y	30/10/2025	See Comments in Annex 1	
17	Transpennine Express		Y	13/11/2025	No objections, see Comments in Annex 1	
18	LNER (London North Eastern Railway) (Virgin Trains East Coast)		Y	29/09/2025	No Objections See Annex 1	
19	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	23/09/2025	No Comment See Annex 1	
20	Transport UK		Y	01/10/2025	No Challenge from TUK See Annex 1	
21	COLAS Rail		Y	08/10/2025	No Comments See Annex 1	

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22	Nuclear Transport Solutions (formally Direct Rail Services Limited)		Y	24/09/2025	No Comments See Annex 1	
23	DB Cargo UK Ltd		Y	21/10/2025	No Objection See Annex 1	
24	Logistics UK (formerly Freight Transport Association)		Y	07/10/2025	No Comment See Annex 1	
25	Freightliner Limited		Y	06/10/2025	No Comment See Annex 1	
26	GB Railfreight Limited		Y	06/10/2025	No Issues See Annex 1	
27	Rail Freight Group		Y	22/09/2025	Ok with RFG See Annex 1	
28	West Coast Railway Company		Y	29/10/2025	Objection See Annex 1	
29	W.H. Malcolm		Y	22/09/2025	No Comments See Annex 1	
30	Associated British Ports		Y	22/10/2025	No Objection See Annex 1	
31	Association of Community Rail Partnerships		Y	22/09/2025	No Objections See Annex 1	
32	British Transport Police		Y	03/10/2025	No Objection but See Comments in Annex 1	
33	Transport Focus (formerly Passenger Focus)		Y	26/09/2025	Accept this proposed sale of land See Annex 1	
34	Network Rail Media Relations					Emails sent 07/11/24 21/11/24, 28/11/24, 04/12/24, 09/12/24,

						12/12/24, 17/12/24, 20/12/24 & 07/01/25 22/09/25, 30/09/25 & 06/10/25. Read receipt received 06/12/2024, 17/12/2024 & 20/12/2024
35	North Yorkshire County Council		Y	06/10/2025	No Objection See Annex 1	
36	City of York Council		Y	22/09/2025	No Objection See Annex 1	

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

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

1 Department for Transport

From: @dft.gov.uk>

Sent: 06 October 2025 12:40

To: @networkrail.co.uk>

Cc:

Subject: Re: Deadline 6 October FW: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Good morning ,

I can confirm "No Reply Necessary".

Kind regards,



Rail Programme Support Officer,
Rail Infrastructure North, DfT Rail Group,
20 Colmore Circus Queensway, Birmingham B4 6AT
Phone:

From: @dft.gov.uk>

Sent: 01 October 2025 15:25

To: @dft.gov.uk>; EXTL: @dft.gov.uk>

Cc: >

Subject: RE: Deadline 6 October FW: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

OFFICIAL-SENSITIVE

Hi ,

Thank you for this. A nil response from my perspective, but just including to ensure he's sighted/content (, you'll note that the supporting appendices include previous e-mail exchanges with NR early last year concerning land disposal at York, and the issue of Platforms 12 & 13).

Many thanks,

OFFICIAL

| Principal Sponsor – East Coast | Rail Services Group | Department for Transport

OFFICIAL-SENSITIVE

From:

Sent: 01 October 2025 15:13

To:

Cc:

Subject: Fw: Deadline 6 October FW: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

OFFICIAL-SENSITIVE

Hi ,
I just wanted to check whether this might be of interest to you. mentioned it may be “No Reply Necessary”.
Kind regards,
XXXXXX



**Rail Programme Support Officer,
Rail Infrastructure North, DfT Rail Group,
20 Colmore Circus Queensway, Birmingham B4 6AT
Phone:**

OFFICIAL-SENSITIVE

2 South Yorkshire Passenger Transport Executive

From:

Sent: 29 September 2025 11:21

To:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

I can confirm our response remains the same and that we have no concerns over this proposed land disposal.

Kind regards

3 West Yorkshire Passenger Transport Executive (Metro)

From:

Sent: 06 October 2025 10:26

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

My apologies,

Subject to any comments from colleagues in YNYCA, who clearly are closer to any local issues than we in WYCA would be (I've copied into this), I confirm that we have no issues to raise.

Best regards

Rail Development Manager
West Yorkshire Combined Authority
Tel.

4 Transport for North

From:

Sent: 14 October 2025 14:03

To:

Subject: RE: URGENT - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

I've had the opportunity to look through this Land Disposal now, and given that some provision has been made for future Platforms 12 and 13 at York, I can confirm that Transport for the North has no objection to releasing this land to assist with the creation of a western entrance for the station.

Regards,

Rail Strategy Manager

**E
T**



Level 6, Town Hall Extension, Lloyd Street, Manchester M2 5DB

www.transportforthenorth.com



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



5 Arriva Trains Cross Country

From:

Sent: 22 September 2025 13:01

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

XC Trains Ltd has no comment on this re-circulated proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

Mobile:

Address: 5th Floor | Multistory | 18 The Priory Queensway | Birmingham | B4 6BS

6 Caledonian Sleeper

From:

Sent: 07 October 2025 17:21

To:

Subject: RE: URGENT - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Classified as OFFICIAL

Hi ,

We have no issue with this.

Can I ask that you remove anyone from Caledonian Sleeper except myself from the distribution list please?

Also, if you don't here back from us in 7 days, you can deem it as accepted.

We are a small team and we can't respond to every one of these.

Thanks,



Head of Operations

Follow us on [X](#), [Instagram](#), [Facebook](#) and [YouTube](#)

If I am sending this message at night or early morning, it's because it suits my work pattern. Please respond or action within your own regular hours.

7 c2c Rail Ltd

From:

Sent: 22 September 2025 12:47

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

No comment

Regards,

Facilities Manager

c2c Rail

M

W c2c-online.co.uk

The logo for c2c Rail, consisting of the letters 'c2c' in a white, sans-serif font, positioned on a magenta background that tapers to the right.

XXXXX

8 Chiltern Railway Company Ltd

From:

Sent: 22 September 2025 16:17

To:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

No comments

Regards

Business Plan Delivery Lead

Chiltern Railways
Station Road,
Banbury, Oxfordshire,
OX15 5AB

9 East Midlands Trains Limited

From:

Sent: 17 October 2025 13:35

To:

Subject: RE: URGENT CLOSING MONDAY 20TH OCTOBER 2025 - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Good afternoon

I can confirm that Transport UK East Midlands Ltd (EMR) has no objections to this proposal.

Many thanks.

Kind regards

Regulatory Contracts and Access Manager

Tel:

Email:

Locomotive House,
Locomotive Way,
Pride Park,
Derby,
DE24 8PU

www.eastmidlandsrailway.co.uk

10 Eurostar International Ltd

From:

Sent: 30 September 2025 17:21

To:

Cc:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Dear

Thank you for your email.

Eurostar has no comments to submit on the above consultation.

Kind regards

11 Great Western Railway

From:

Sent: 22 September 2025 13:00

To:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

We have no objection thank you ,

| **Network Access Manager** | **Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

12 Grand Central Railway Company Ltd / Alliance Rail Holdings

From:

Sent: 06 October 2025 16:23

To:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

No comments from Grand Central.

Regards

13 Hull Trains Limited

From:

Sent: 23 October 2025 13:13

To:

Subject: RE: URGENT CLOSING DATE PASSED - MONDAY 20TH OCTOBER 2025 - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Hi ,

After reviewing the documents we have no objections to this proposal from East Coast Trains Limited (T/A Lumo) & Hull Trains Company Limited, however we do and will support any and all future efforts to secure additional capacity through the proposed future expansion of the station to include new platforms 12 and 13

Kind regards

14 Lumo

From:

Sent: 23 October 2025 13:13

To:

Subject: RE: URGENT CLOSING DATE PASSED - MONDAY 20TH OCTOBER 2025 - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Hi ,

After reviewing the documents we have no objections to this proposal from East Coast Trains Limited (T/A Lumo) & Hull Trains Company Limited, however we do and will support any and all future efforts to secure additional capacity through the proposed future expansion of the station to include new platforms 12 and 13

Kind regards

15 Merseyrail Electrics 2002 Ltd

2025 consultation: no response

16 Northern Rail Limited

From:

Sent: 31 October 2025 09:10

To:

Cc:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Thank you.

Kind regards,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

Tel:

From: >
Sent: 30 October 2025 19:06
To:
Cc:
Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

Apologies about the delay in responding.

NTL would like to note a concern in that:

- NTL would like to see a parking strategy/document that takes into consideration the operators needs.
- On the point about vehicle access/traffic delays we want to note that our specific concern is not around traffic congestion due to roadworks. Rather it is about more public traffic being attracted to the area around the ROC facility which may provide additional challenge in accessing future parking arrangements. We would ask that this concern/ risk is recorded and addressed as part of any future design works.

However, notwithstanding this we approve this land disposal

Many thanks,

Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT



From:
Sent: 29 October 2025 10:15
To:

Cc:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

I hope you're well.

I've just called and left a voicemail.

Just following up on the emails below — the consultation closed on 6th October, so we're now three weeks past the deadline for responses.

Would you be able to confirm by close of play Thursday, please? We're aiming to submit the consultation to ORR by Friday.

As mentioned previously, Northern approved the disposal last time and there haven't been any changes to the proposal. Additionally, the land in question doesn't affect the parking you have mentioned.

Thanks so much,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT
Tel

From:

Sent: 23 October 2025 14:25

To:

Cc:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

Hope you're well.

I trust the information below addresses Northern's comments, as there have been no changes since the previous approval of the disposal.

Please could you confirm that Northern are happy to proceed on that basis?

Many thanks,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From:

Sent: 20 October 2025 15:58

To:

Cc:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

Your concern is noted – thank you.

The loss of car parking at the back of the station is being replaced by an MSCP at the front of the station, and there will be some spaces for staff. LNER will be responsible for allocating the spaces, therefore it is likely any current arrangements with LNER will continue in the new location. The current programme for the MSCP is that it will be open at the end of 2026. One thing to note, we have been gathering utilisation data from APCOA and the TOC permit spaces are only ever 30% occupied at one time, therefore it is likely that the spaces between TOCs can be reduced as they are not all being used. This proposal is not proposing to reduce the car parking, I am just highlighting this point.

We have spoken with Homes England regarding the 26 spaces you lease, and they have said they are willing to renew your lease.

Kind regards,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From: >
Sent: 06 October 2025 15:55
To: >
Subject: FW: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

See below comments from .

Regards
From:
Sent: 06 October 2025 15:25
To:
Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

Hope you're well

As previously fed back, we would like to note our concern with vehicle access/ traffic delays – specifically that with additional public traffic to the area around the ROC facility this may cause additional challenge in accessing any future parking arrangements. We would ask that this concern/ risk is recorded and addressed as part of any future design works.

Additionally, would it be possible to get confirmation that the future NR parking strategy will accommodate NTL staff parking requirements as follows:

- 10 spaces that are currently leased from LNER in the customer car park for NTL staff
- 26 spaces that NTL currently lease from Homes England (adjacent to the NRM) to allow NTL staff to park

If the two points could be confirmed then NTL would be in a position to approve the land disposal.

Many thanks,

Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT



17 Transpennine Express

From: >
Sent: 13 November 2025 13:23
To:
Cc: >
Subject: RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

I can confirm following our call last night and further clarification of your intended plans, I now can confirm that TPE are supportive of the below approach.

Please don't hesitate to contact me if you need anything further.

Kind regards

Commercial Contracts Manager

tpexpress.co.uk



From: >
Sent: 12 November 2025 16:57
To: >
Cc: >
Subject: [SUSPICIOUS MESSAGE] RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

As just discussed with you and on the call.

Please see below plan where:

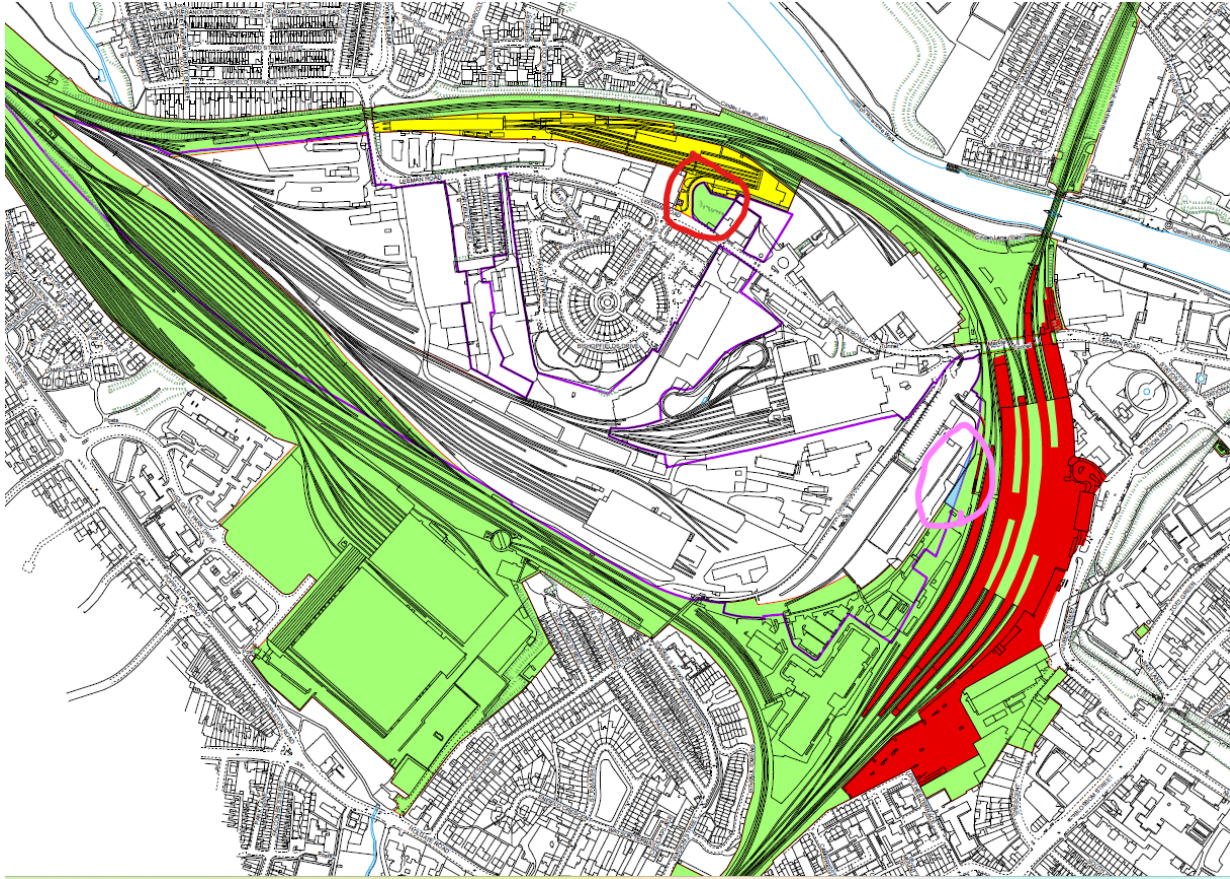
- Green shading = NR retained land

- Yellow shading = Siemen's Depot
- Red shading = York Railway Station
- Blue shading = Land within the LC17 proposal for the Western Station Entrance of York Railway Station

As per our conversation, I can confirm the land near to Siemen's Depot (land shaded green and circled red) is going to stay land retained with NR as we know TPE may want to use this in the future for a depot expansion and car park – this land was removed from the LC17 due to your objections. The only land being progressed in the LC17 is the blue shaded triangle of land circled pink which TPE had no objections to previously.

The outcome of our call just now was that TPE still had no objections to the blue shaded triangle of land circled pink. Please confirm in writing my understanding is correct.

Thanks,



Kind regards,

PLAT
FORM
4

| Senior Surveyor T:

From:

Sent: 12 November 2025 15:47

To:

Subject: RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

I am just currently chasing up the response that I resent out to the team last night. I will be back to you as soon as possible.

Thanks

From:

Sent: 11 November 2025 15:32

To:

Subject: [SUSPICIOUS MESSAGE] RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

I have sent a team's invite to the above email address. I don't have your mobile number. I will need to share my screen so Teams will be best.

Thanks,



| Senior Surveyor T:

From:

Sent: 11 November 2025 13:03

To:

Subject: RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

I am back-to-back today, do you want to call me at 3.30?

Thanks

From:

Sent: 11 November 2025 11:09

To:

Cc:

Subject: RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

XXXXXXXXXXXXXXXXXX

Thanks.

I can give you a call to go through the previous response if needed.

The response was given in 2 responses; 1. approval of the triangle, and 2. reasons for rejection of the land near the Siemen's Depot which NR then took off the LC17.

Kind regards,



| Senior Surveyor T:

From:
Sent: 11 November 2025 10:08
To:
Cc: Subject: RE: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Apologies for the delay. I will look at this today.

Thanks

From:
Sent: 10 November 2025 09:54
To:
Cc:
Subject: URGENT Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025
Importance: High

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Hi

Apologies, I mis-read the below email.

It says TPE reject the proposal below and the response remains unchanged, but TPE did not reject this proposal before because we took out the land that TPE wanted to use in the future following some meetings and calls together.

If you read the attached email chain between TPE and NR on 26th February it was confirmed TPE had no objection to the disposal of the small triangle of land which is the proposal in this re-consultaiton– please see below copy and paste

OFFICIAL



Senior Surveyor

T:

M:

20 Cranbourn Street, London, WC2H 7AA

W: www.platform4.com



From:

Sent: Wednesday, February 26, 2025 1:55 PM

To:

Cc: >

Subject: RE: URGENT - Land Disposal Consultation - Land off Cinder Lane, Leeman Road, York, North Yorkshire and off Leeman Road, York, North Yorkshire - Closing Date: Friday, 6th December 2024

OFFICIAL

Hi

I can confirm TPE can agree to the disposal of the small triangle of land described in the Property Disposal Form as the tarmacadam surface on the edge of the Unipart car park.

We will respond separately regarding the other parcel of land near the Siemens depot in due course.

Thanks,

It was the other parcel of land that TPE had the concerns and objections to which were written on the email 10th April 2025 – and this parcel of land was taken out of the consultation.

Therefore, I believe there has been a mix up in your most recent comments.

Please could you reconfirm your position. It says your comments remain unchanged but if they remain unchanged then the proposal is accepted from TPE. Please confirm?

Thanks,

OFFICIAL

From:
Sent: 13 October 2025 15:00
To:
Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Thank you for sending the re-consultation through for Land off Cinder Lane, Leeman Road, York, North Yorkshire.

I can confirm following our response to you on 10th April 2025 (see attached) our concerns and objections remain unchanged, our response rejecting this propose still stands.

Please let me know if you have any further questions.

Kind regards

From:
Sent: 03 October 2025 15:50
To:
Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

OFFICIAL

Hi

Have a good weekend too.

Regards

From:

Sent: 03 October 2025 15:42

To:

Cc: Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Much appreciated, thanks!

Have a good weekend both.

From:

Sent: 03 October 2025 15:30

To:

Cc:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

If that is what you need, then yes you are able to have it.

Kind regards,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From:

Sent: 03 October 2025 15:29

To: >

Cc:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Thanks again for clarifying further, I want to make sure before sending to the teams. Are you happy for me to have an extension till 13th October or earlier if I receive responses prior to that date.

Thanks

From:

Sent: 03 October 2025 14:59

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi ,

I can confirm there are no amendments to the proposal therefore response should still stand unless anything has changed drastically within TPE. The only reason why we are reconsulting is because we need to make sure responses are less than 6 months old.

Kind regards,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From:

Sent: 03 October 2025 14:18

To: >

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

OFFICIAL

Hi

Could I request a week's extension to confirm we have no objections.

Also please can you confirm there are no amendments to this proposal?

Thanks

From:

Sent: 02 October 2025 15:10

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

OFFICIAL

Hi , ,

Please see attached email trail which shows the previous response from TPE. This responses remains in the consultation report, and NR are still only proposing to dispose of the land agreed with TPE – we have continued to exclude the land that you want to use in the future.

Kind regards,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From:

Sent: 01 October 2025 13:06

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Apologies for the delay with the response. has been off for a few months, and he is the expert within this field.

I do believe we had numerous issues originally with this proposal and I wondered if you could forward to me the last response that you received from TPE relating to this Land Disposal proposal?

Thanks

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

From:

Sent: 29 September 2025 15:26

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

I can confirm LNER has no objections to this disposal.

Regards,



Head Of Property

West Offices, Station Rise, York, YO1 6GA

t. m. e.

19 Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development

From:

Sent: 23 September 2025 09:54

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

As this is off route for Avanti West Coast, we have no comments.

Many thanks

20 Transport UK

From:

Sent: 01 October 2025 07:17

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Morning ,

No challenge for this one from TUK.

Best regards

Head of Operations & Customers

Transport UK Group



±



www.transport-uk.com



1st Floor, 58 Robertson Street, Glasgow, G2 8DU



21 COLAS Rail

From:

Sent: 08 October 2025 09:37

To:

Subject: RE: URGENT - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

- no comments.

KR,



MIWFM AssocRICS
Head of Property

Mob.

COLAS RAIL LTD
3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom
www.colasrail.co.uk

22 Nuclear Transport Solutions (formally Direct Rail Services Limited)

From:

Sent: 24 September 2025 09:28

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Good morning,

NTS have no comments.

Kind regards,

Procurement Manager

Nuclear Transport Solutions



M:

www.nucleartransportsolutions.com
www.directrailservices.com

23 DB Cargo UK Ltd

From:

Sent: 21 October 2025 19:03

To:

Subject: RE: URGENT CLOSING DATE PASSED - MONDAY 20TH OCTOBER 2025 - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Hi ,

Apologies for missing your previous emails.

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

Kind Regards,

Access and Rail Network Advisor



Cargo

DB Cargo (UK) Limited, Lakeside Business Park, Carolina Way, Doncaster, DN4 5PN

Email:

Mobile:

Web: www.uk.dbcargo.com

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

24 Logistics UK (formerly Freight Transport Association)

From:

Sent: 07 October 2025 15:46

To:

Subject: Re: URGENT - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

Hi ,

Just to confirm we have no comments on this one.

Head of Infrastructure and Planning Policy
Logistics UK

Mobile:
www.logistics.org.uk

LOGISTICS UK

25 Freightliner Limited

From:

Sent: 06 October 2025 10:48

To:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

No comment from FL.

26 GB Railfreight Limited

From:

Sent: 06 October 2025 07:55

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

No issues from GBRf.

Regards,

GB Railfreight

Ian Kapur | Head of Strategic Access Planning

5th Floor, 62-64 Cornhill | London | EC3V 3NH

T: M:

E-mail: [i](#)

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 5th Floor, 62-64 Cornhill, London, EC3V 3NH

27 Rail Freight Group

From:

Sent: 22 September 2025 12:59

To:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Still ok thanks

Director General

Rail Freight Group

Mobile

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

28 West Coast Railway Company

From:

Sent: 29 October 2025 09:44

To:

Cc:

Subject: Re: Land Disposal Consultation - Land off Cinder Lane, Leeman Road, York, North Yorkshire and off Leeman Road, York, North Yorkshire - Closing Date: Friday, 6th December 2024

Yes

Best

T
M
E

On Wednesday 29 October 2025 at 09:42:12 GMT, > wrote:

Hi ,

Please can I check your comments remain the same as below?

Thanks,



Development Surveyor

Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From:
Sent: 29 May 2025 10:42
To:
Cc:
Subject: Re: Land Disposal Consultation - Land off Cinder Lane, Leeman Road, York, North Yorkshire and off Leeman Road, York, North Yorkshire - Closing Date: Friday, 6th December 2024

Thank you, but please note that I fundamentally disagree with your reasoning, which I consider to be nothing but a short-term fudge.

Sorry

Best

T
M
E

29 W.H. Malcolm

From:
Sent: 22 September 2025 12:52
To:
Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

No comments.

Regards

| Business & Estate Manager | W H Malcolm Ltd

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

DD:

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

30 Associated British Ports

From:

Sent: 22 October 2025 10:52

To:

Subject: RE: URGENT CLOSING DATE PASSED - MONDAY 20TH OCTOBER 2025 - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date WAS - Monday, 6th October 2025

No objections from ABP.

Regards

31 Association of Community Rail Partnerships

From:

Sent: 22 September 2025 18:11

To:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Yes, I confirm we are still happy with this proposal.

Kind regards

Regions support manager | Community Rail Network



Mobile: Web: communityrail.org.uk

Follow us on: [Facebook](#), [Instagram](#), [LinkedIn](#), [Bluesky](#), [X](#) and [TikTok](#).

Address



I'm sending this at a time that suits me; I don't expect a response outside your normal working hours.



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32 British Transport Police

From:
Sent: 03 October 2025 11:57
To:
Cc:
Subject: RE: DOCU 2025 2131 Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire

Hi ,

Thanks for your comments.

The developer is required to enter into an Asset Protection Agreement with Network Rail before they start any construction works, and the Asset Protection team will be assuring any works or supervising where necessary to protect the railway. Therefore, they will make sure any construction materials or equipment is suitably stored for the safety and security of the railway.

For the pedestrian bridge to be constructed in the station, this is being designed by NR at the moment - when will BTP be consulted on the design of this please (please see below emails)? And will the developer also be consulting with BTP for Designing Out Crime for the Western Station Entrance?

Thanks,



Development Surveyor
Group Property - Eastern Region
George Stephenson House, Toft Green, York, YO1 6JT

From: >

Sent: 03 October 2025 11:44

To:

Subject: FW: DOCU 2025 2131 Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire

Hi

Please see below comments from BTP.

Regards



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

M:

E:

W: www.networkrail.co.uk/property

From:

Sent: 03 October 2025 10:24

To:

Subject: DOCU 2025 2131 Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire

Dear ,

I have no objection to the disposal of the land as referenced.

I am happy that there is already consideration for the distance of 3m of any proposed new construction from the boundary fence, and would like to have assurance that the storage of construction material and equipment be suitably stored during the whole of the construction period to ensure the safety and security of the railway boundary before, during and after construction.

I would also like to be consulted about the extension of the pedestrian bridge linking the existing pedestrian bridge across the platforms to the new entrance, because of the potential for trespass and anti-social behaviour in the area.

Will the new commercial properties be under BTP or Home Office Force jurisdiction. I would like to see that any commercial property seek advice on designing out crime at the earliest opportunity, because of the potential of drawing unwanted criminal behaviour to the area and affecting station crime figures overall.

If you require any clarification of any of the points made, please do not hesitate to contact me.

Designing Out Crime Office
East Pennines
British Transport Police
1st Floor
West Gate House
Grace Street

Leeds
LS1 2RP
XXXX XXX

33 Transport Focus (formerly Passenger Focus)

From:

Sent: 26 September 2025 10:12

To:

Subject: Re: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

Thanks, no change to our response.

Best regards

Rail technical advisor

34 Network Rail Media Relations

NO RESPONSE only read receipt

35 North Yorkshire County Council

From:

Sent: 06 October 2025 10:47

To:

Subject: RE: CLOSING DAY TODAY FOR RESPONSES - Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

I am making no comment.



Rail Strategy and Performance Officer
York and North Yorkshire Combined Authority (YNYCA)

yorknorthyorks-ca.gov.uk

36 City of York Council

From:

Sent: 22 September 2025 13:53

To:

Cc:

Subject: RE: Land Disposal Re-Consultation Confirmation - Land off Cinder Lane, Leeman Road, York, North Yorkshire - Closing Date - Monday, 6th October 2025

Hi

I can confirm that City of York Council has no objection to this proposal.

Kind regards,

| Head of Highway Management

t: m: | e:

pronouns: she/her/hers

City of York Council | Business Support
West Offices | Station Rise | York YO1 6GA

www.york.gov.uk | facebook.com/cityofyork | instagram.com/cityyorkcouncil/ | linkedin.com/company/cityofyork

Annex 2

From:

Sent: 22 September 2025 12:39

To:

Dear Consultee

We originally sent out a consultation to seek views of relevant parties on our proposed freehold land disposal for land off Cinder Lane, Leeman Road, York, North Yorkshire in November 2024. Since some of those responses are now over 6 months old, we would like to **re-confirm** your response remains the same.

We attach the draft application form which together with the related plans, 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 to **reconfirm** that you believe that the proposed disposal site has no 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 **MONDAY, 6th October 2025**.

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

M:

E:

W:www.networkrail.co.uk/property