

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



4 November 2021

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

Network licence Condition 17 (land disposal): land located South of Bishop's Stortford station, Hertfordshire

Decision

1. On 8 September 2021, Network Rail gave notice of its intention to dispose of land located south of Bishop's Stortford station, Hertfordshire ("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 and it has provided evidence that no objections were left unresolved within the six months preceding its notification to ORR. In considering the proposed disposal, we note that no other reasonably foreseeable railway use for the land was identified and no consultee raised evidence to suggest that railway operations would be affected adversely.
4. However, in considering the information submitted by Network Rail, we noted that plan 8025343b, which indicated the disposal area, Network Rail's retained land and the key railway features was outdated and incorrect. Upon query, Network Rail stated that the plan it submitted was based on a version of the OS MasterMap that the Ordnance Survey has not yet updated to reflect all of the current permanent physical features of the area. The plan provided therefore did not reflect the railway infrastructure layout changes connected with Network Change consultation NC/G1/2019/EAST/041, nor with satellite images available to the public at present.
5. We therefore required Network Rail to clarify some particular points so that key specifics of the proposed disposal are unambiguous. Referring to drawing 8025343b at Annex A, Network Rail has confirmed that:
 - i. There is only one siding between points "A". The western siding has been removed in accordance with Network Change NC/G1/2019/EAST/041.

- ii. The remaining eastern siding has already been truncated and would not be affected by the disposal, as otherwise indicated on Network Rail's original plans. The southern end of the siding, shown at point "B", lies within Network Rail's retained land.
- iii. The proposed sale boundary shown at point "C" will allow sufficient clearance to the remaining siding so as not to affect the siding's safe operation.
- iv. There is a length of track forming a 'shunt neck' between points "D", not indicated on Network Rail's original plans, which will remain in Network Rail's retained area and will not be affected by the proposed disposal.

6. Our consent is founded on the assurance provided by Network Rail in respect of the four factors outlined in the preceding paragraph, which we consider to be material to our decision.

7. We also note that Network Rail has yet to complete the Station Change procedure related to the proposed disposal, required in accordance with the relevant Station Access Conditions, but it must do so prior to disposal. This procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.

8. In addition, we note that the proposed disposal is for the purposes of a development scheme by Solum Regeneration, in which Network Rail is a joint venture partner. For the avoidance of doubt, ORR's consent under Condition 17 of Network Rail's network licence does not constitute any form of consent with regard to Condition 16 (*Financial ring-fence*) of the network licence.

9. 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 further issues for us to address.

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

11. 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.



Les Waters

Duly authorised by the Office of Rail and Road

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

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	Freehold.		
Rationale for disposal	<p>The land for disposal has been identified as suitable for mixed use residential-led development that will :</p> <ul style="list-style-type: none"> a) release land for new homes b) create modern parking facilities in a Multi Storey Car Park (MSCP) close to the station and c) help generate revenue to reinvest in the railway network <p>When implemented this will conclude the strategy to dispose of former goods yard land near the station for development, which has already delivered a first MSCP and link road connecting London Road with Station Road.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business/ Technical	CR/18116	21/06/12 15/10/12. Sale and Purchase Agreement was completed within 2 years of the Clearances.
3. Site			
Description of property for disposal	The land is shown shaded blue at Appendix 1 and extends to approximately 5 acres (2 hectares) and includes existing surface car parking within the station lease currently held by Greater Anglia and unused open ground.		
Attached plans and photographs:	Appendix 1 – Disposal Area Drawing no. 8025343		
Ordnance survey coordinates	X:614751 Y:157258		

4. Proposal	
Proposed party taking disposal	<p>The Freehold transfer will be to Solum Regeneration (Bishops) LLP or any such other party associated with Solum Regeneration.</p> <p>The existing link road running north-south through the station and proposed disposal area, connecting Station Road to London Road, may be adopted as public highway in whole or in part by the highway authority.</p>
Proposed use / scheme	<p>It is proposed the site will be developed in accordance with the outline planning consent granted in 2018 under reference no.3/17/2588/OUT - namely for station parking provided within a new MSCP and new housing accommodation.</p> <p>Phase two of the scheme will be amended (subject to obtaining planning approval) to exclude the single retained operational siding, thus reducing the overall area available for development. The development will include vehicular access to the retained siding and maintenance area.</p>
Access arrangements to / from the disposal land	<p>As part of the phased development a new link road has been constructed linking London Road to the south and Station Road to the north. Access to the site will be from this link road and is currently used by NR and local bus routes. It is proposed that this road will be adopted by the local authority (in whole or part) and made available for public use as the scheme progresses.</p>
Replacement rail facilities (if appropriate)	<p>Station car parking at surface level is to be replaced with a new MSCP.</p>
Anticipated rail benefits	<ul style="list-style-type: none"> • The new parking facility in a second MSCP (MSCP2) will replace the existing surface parking. It is not expected that parking capacity will be increased. • Improved areas of public realm and vegetation along the railway boundary siding fence and residential buildings, subject to planning. • Additional rail benefits have previously been provided as part of the earlier phases of the overall scheme including improvements to the public realm close to the station itself and a first MSCP (MSCP1). Improvements to the bus, car and taxi interchanges are also planned.

Anticipated non-rail benefits	<ul style="list-style-type: none"> • Release of land for development of new homes. • Completion of the final phase of the development at the station helping to regenerate underused brownfield land close to the town centre site.
5. Timescales	
Comments on timescales	<p>Subject to obtaining planning permission and satisfactory completion of rail regulatory procedures it is proposed that the indicative timescales are;</p> <ul style="list-style-type: none"> • Disposal of site Q3 2021 • Planning permission obtained Q1 2022 • Construction start Q2 2022 <p>Construction of all phases complete 2028.</p>
6. Railway Related Issues	
History of railway related use	<p>Part of the proposed disposal site was designated for freight sidings but this use ended and was subject to Network Change in 2003. The remainder of the site has been used as station car parking.</p>
When last used for railway related purposes	<p>The brown shaded area at Appendix 1 continues to be used as an access road, via London Road, for Network Rail to its adjoining maintenance yard and sidings.</p> <p>Previously part of the site was utilised as a siding for freight and Network Change was obtained in 2003.</p>
Any railway proposals affecting the site since that last relative use	<p>There are currently no railway proposals that affect the sites last relative use.</p>

Impact on current railway related proposals	There are no impacts on current railway related proposals.
Potential for future railway related use	The future use of the site has been considered by Network Rail's System Operator team with reference to the long term planning process and it is confirmed that the property has no future railway related use.
Any closure or station change or network change related issues	Station change will need to be undertaken as a result of necessary changes to the station lease area and changes to station car parking layout. Network Change was obtained for the removal of the Freight Sidings in 2003.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Access to the one remaining siding to the east of the site is provided via the link road connecting London Road with Station Road. New access gates will be installed to enable NR loading and unloading vehicles to the siding safely and securely.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes the requirement for new fencing along the railway boundary.</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	The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	The land is allocated for residential development in the Local Plan. Outline planning permission for residential development and construction of a new MSCP was granted on 18 th July 2018 under reference no. 3/17/2588/OUT. Further planning permission will be sought for a revised scheme to exclude the area retained by NR for the remaining siding and service access area
Contamination / Environmental Issues (if applicable)	Any contamination will be addressed as part of the feasibility and development planning process.
8. Internal Consultation	
Internal consultation	The future use of the site has been considered internally by way of a formal clearance process. The disposal is subject to a number of standard conditions contained within the business and technical clearance certificates.
9. Local Authorities	
Names & Email Addresses:	Head of Planning East Herts Council, Wallfields, Pegs Lane, Hertford, SG13 8EQ
Local Transport Authorities:	Network Infrastructure Leader Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DQ

Other Relevant Local Authorities:	None.
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>A total of 26 external consultees were consulted. The majority have responded and no objections were received. Greater Anglia raised some queries in connection with rail replacement bus services but this was resolved following further discussions.</p> <p>Chiltern Railways, Grand Central, Colas Rail Freight and DB Cargo did not respond despite a number of reminders however this is not considered significant as they are not material consultees and do not serve Bishops Stortford.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	No objections to the proposal were received.
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: Development Surveyor
Signed	Date 26/08/21
Authorised by (name):	Authoriser's job title: Development Manager
Signed	Date 26/08/21

Bishops Stortford - Licence Condition 17 Specific Consent Land Disposal**Addendum - August 2021**

During May 2021 formal consultation with appropriate rail stakeholders was undertaken with no parties objecting to the proposal. The detailed responses to the consultation are summarised in the attached proposal form and are detailed in the attached consultation report. To assist the ORR's consideration of this LC17 proposal some additional information is set out below.

1. Operational Sidings

Previously outline planning permission was obtained for residential development on the land the subject of this to include 2 sidings on the assumption that they were to be relocated or removed. However, one siding needs to remain for operational use and so planning permission is to be sought on a smaller developable area. The development will include a vehicular access to the retained siding with acceptable boundaries and setbacks adjoining the remaining operational siding to be agreed with Network Rail.

2. Site Specific and Safety Clearance Conditions

Following internal Network Rail consultation Business and Technical Clearance consents have been obtained for the disposal land which are subject to several standard railway conditions. The Clearance consents contain various site specific and safety conditions include the following:-

- 2 parking spaces to be provided permanent for NR use
- Appropriate lineside fencing to be installed to prevent unauthorised access, terrorism and vandalism opportunities.
- The detailed location and distance between the remaining railway siding and the sale boundary to be agreed with the Network Rail Maintenance and Asset Protection teams
- Retained operational rail services to be at least 2 metres from the sale boundary
- A permanent access point is to be maintained for on track machines (RRVs) and engineering trains using the adjoining siding
- Provision of appropriate track access gates is to be agreed with Network Rail.

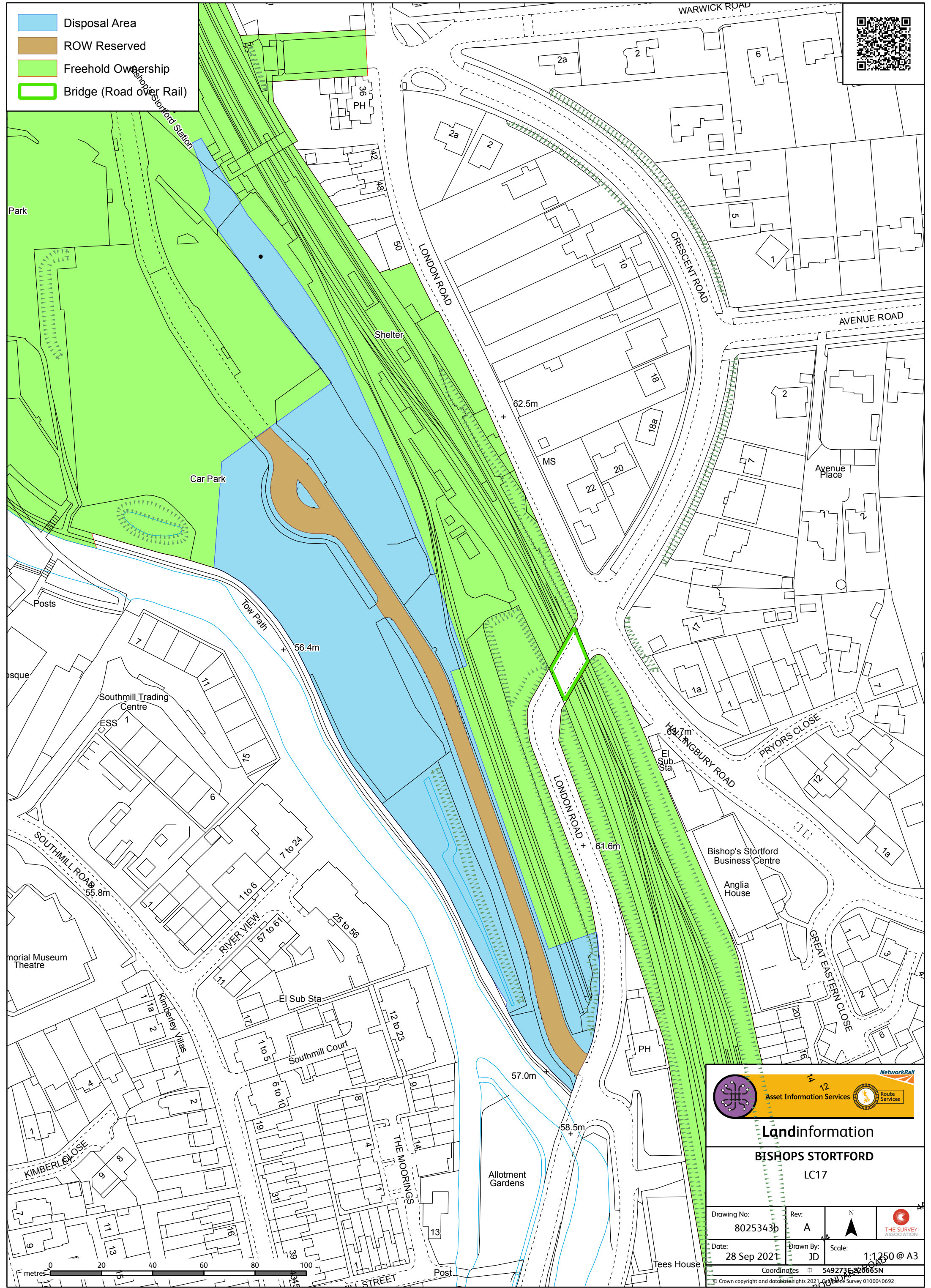
3. The Wider Scheme and overall Benefits

This land disposal proposal forms part of a wider development scheme that is already underway. The development is a multi-phased mixed use residential-led scheme across approximately 20 acres of brownfield land. Benefits for Phase 1 of the development scheme already secured include:

- A new Multi-Storey Car Park (now complete) providing 401 station parking spaces with additional surface parking.
- Improved station transport interchange for taxis and cars
- A new link road improving access to the station for passengers and access to operational rail land.
- Release of land for 323 homes (currently under construction)

Benefits to be secured by the release of the land for Phase 2 (the subject of this proposal) will include:-

- A second Multi-Storey Car Park close to the station to further improve accessibility for passengers.
- A new bus interchange to enhance and improve the existing facilities for users of the station.
- Release of land for over 300 more homes, subject to further design and planning permission



- Disposal Area
- ROW Reserved
- Freehold Ownership
- Bridge (Road over Rail)



Landinformation BISHOPS STORTFORD LC17	
Drawing No: 8025343b	Rev: A
Date: 28 Sep 2021	Drawn By: JD
Scale: 1:1250 @ A3	
Coordinates: 549273E 20665N	
© Crown copyright and database rights 2021. Ordnance Survey 0100040692	

View north to south



View south to north



Shunt to south of site (London Road)



CONSULTATION REPORT

relating to land to the south of Bishops Stortford

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land to the south of Bishop's Stortford station.

Land south of Bishop's Stortford, Hertfordshire, CM23 5NF.

Site location and description: The proposed disposal land is situated to the south of Bishop's Stortford Station, Hertfordshire, CM23 5NF. The property is approximately 2 hectares (5 acres) in total area. A description of the various current uses of the site and site plan are included with the original Disposal Evaluation Form.

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

Summary of position regarding responses: The majority of consultees have responded and no objections were received. Greater Anglia raised some queries around rail replacement bus services but further to a meeting to discuss this was resolved. Chiltern Railways, Grand Central, Colas Rail Freight and DB Cargo did not respond despite a number of reminders however this is not considered significant as they are not material consultees and do not serve Bishops Stortford.

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	Direct Rail Services		Y	26 June 2021	No comment	
2	Community Rail Network		Y	21 June 2021	No comment	
3	WCR		Y	21 June 2021	No comment	
4	East Herts District Council		Y	18 June 2021	No comment	
5	GB Railfreight		Y	18 June 2021	No comment	
6	Northern Rail		Y	18 June 2021	No comment	
7	GWRR		Y	10 June 2021	No comment	

8	Avanti		Y	10 June 2021	No comment	
9	South Eastern Railway		Y	10 June 2021	No comment	
10	Transport Focus		Y	18 May 2021	No comment	
11	Eurostar		Y	17 May 2021	No comment	
12	Department for Transport		Y	14 May 2021	No comment	
13	British Transport Police		Y	14 May 2021	No comment	
14	Transport for London		Y	13 May 2021	No comment	
15	Rail Freight Group		Y	13 May 2021	No comment	
16	East West Rail		Y	13 May 2021	No comment	
17	Cross Country Trains		Y	13 May 2021	No comment	
18	Multi Modal Logistics		Y	13 May 2021	No comment	
19	C2C Rail		Y	13 May 2021	No comment	
20	Great Western Railway		Y	13 May 2021	No comment	
21	Malcolm Group		Y	13 May 2021	No comment	
22	Greater Anglia (Abellio)		Y	30 July 2021	No comment	
23	Chiltern Railways		N			Reminder emails sent on; 21/06/21 18/06/21 10/06/21
24	Grand Central		N			Reminder emails sent on; 21/06/21 18/06/21 10/06/21
25	Colas Railway		N			Reminder emails sent on; 21/06/21 18/06/21 10/06/21
26.	DB Cargo		N			Reminder emails sent on; 21/06/21 18/06/21 10/06/21

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

Responses to Consultations

1. Direct Rail Services

From:

Sent: 24 June 2021 13:57

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Good afternoon,

DRS have no comments.

Many thanks,

Procurement Assistant



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

2. Community Rail Network

From:

Sent: 21 June 2021 13:49

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No Comment

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)

3. WCR

From:

Sent: 21 June 2021 12:29

To:

Subject: Re: LC17 Disposal - Land at Bishops Stortford

no comments

WCR

4. East Herts

From:

Sent: 18 June 2021 12:01

To:

Cc:

Subject: FW: LC17 Disposal - Land at Bishops Stortford

Importance: High

Dear

Thank you for consulting East Herts District Council on the proposed disposal of land at Bishops Stortford. The Council as Local Planning Authority have granted a hybrid planning permission for the comprehensive redevelopment of the this site under planning permission reference 3/17/2588/OUT. The consented scheme will provide a significant mixed -use development of residential, commercial/ employment uses, a new link road, 2 multi storey car parks and public realm improvements. Collectively it is anticipated that these uses will significantly enhance this part of Bishops Stortford.

The Local Planning Authority have no adverse comments to make on this disposal as this is a scheme that we are in support of .

However it is noted that part of the area that is the subject of this disposal includes areas that are proposed to provide office space in the planning permission granted. It is important that that this is referenced in the documents attached. I have indicated below where this should be.

Rationale for disposal

The land for disposal has been identified as suitable for mixed use residential-led development that will :

a) release land for new homes and offices

b) create modern parking facilities in a Multi Storey Car Park (MSCP) close to the station and

c) help generate revenue to reinvest in the railway network

When implemented this will conclude

the strategy to dispose of former goods yard land near the station for development, which has already delivered a first MSCP and link road connecting London Road with Station Road.

Proposed use / scheme

It is proposed the site will be developed in accordance with the outline planning consent granted in 2018 under reference no.3/17/2588/OUT - namely for station parking provided within a new MSCP and new housing and office accommodation.

The scheme will be amended (subject to obtaining planning approval) to exclude the single retained operational siding, thus reducing the overall area available for development. The development will include vehicular

access to the retained siding and maintenance area.

Anticipated non-rail benefits

- Release of land for development of new homes and offices.
- Completion of the final phase of the development at the station helping to regenerate underused brownfield land close to the town centre site

I hope that the comments above are helpful .

Kind regards



East Herts District
Council
Sign up to our
weekly newsletter
- [Network](#)



5 GB Railfreight

From:

Sent: 18 June 2021 09:41

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No issues from GB Railfreight.

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.

6. Northern Rail

From:

Sent: 18 June 2021 08:56

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No comment from Northern

7. GWRR

From:

Sent: 10 June 2021 17:11

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No comment

8. Avanti

From:

Sent: 10 June 2021 15:59

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Afternoon

We have no objections to this proposed land disposal as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks,

AVANTI
WEST COAST
Birmingham, B2 4DN



Commercial Ops Compensation Analyst |

Victoria Square House, Victoria Square,

9. South Eastern Railway

From:

Sent: 10 June 2021 14:13

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Hi

Thanks for sending this through and thanks for the reminder.

No comments from Southeastern.

Kind regards,

Major Contracts Commercial Manager

southeasternrailway.co.uk

southeastern

4 More London Riverside

London

SE1 2AU

10. Transport Focus

From:

Sent: 18 May 2021 09:57

To:

Subject: Re: LC17 Disposal - Land at Bishops Stortford 1305a22

Thank you for sending Transport Focus details of the proposed land disposal at Bishops Stortford. They note that:

- it is of c. five acres of land on the down side of the line south of the station;
- areas to the north have been disposed of previously – o/rs 0706o17 and 2201h19;
- the land is to be disposed of freehold to Solum Regeneration (Bishops) LLP or associated company;
- it is currently used for car parking, and an access road linking Station Road and London Road;
- its future use is to be for housing and a second multi-storey car park;
- Network Rail will retain vehicle access to a siding and maintenance area on the down side of the line;
- disposal of the site is planned to be by the end of 2021.

The new link road is a benefit, and parking capacity is to be maintained; Transport Focus has no objection to the proposed disposal.

Regards,

11. Eurostar

From:

Sent: 17 May 2021 08:57

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No comment from EIL,

Thanks

PA to Chairman, Strategy Director & People Director

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

12. Department for Transport

From:

Sent: 14 May 2021 18:17

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

No comments from DfT.

Briefing & Correspondence Manager (North), Rail Infrastructure North

Directorate, Department for Transport

2/16 GMH

13. British Transport Police

From:

Sent: 14 May 2021 10:06

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Our Reference – DOCU 2021 0708

Dear

Many thanks for sending this through. At this stage there are no objections to the disposal.

Best regards

Designing Out Crime Officer (1233)
Designing Out Crime Unit
Force Headquarters
25 Camden Road
London
NW1 9LN

Department email:

14. Transport for London

From:

Sent: 13 May 2021 17:53

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Thank you

I am unaware of any reason why there would be any TfL assets at this site that would be affected by this disposal so have no comment to make.

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.*

15. Rail Freight Group

From:

Sent: 13 May 2021 16:12

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Ok with RFG

Director General

Please note I do not work on Fridays.

16. East West Rail

From:

Sent: 13 May 2021 14:49

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Dear

Thank you for your email.

EWR Co does not have any comments to make on the LC17 Disposal - Land at Bishops Stortford.

Kind regards,

EWR Co Team

17. Cross Country Trains

From:

Sent: 13 May 2021 14:46

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

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

18. Multi Modal Logistics

From:

Sent: 13 May 2021 13:41

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

Dear

Providing there is no desire for freight companies to make use of the sidings (I assume not given that this ended in 2003), Logistics UK does not object to this one.

Best wishes,

**Policy Manager - Multi Modal
Logistics UK**

19. C2C Rail

From:

Sent: 13 May 2021 13:22

To:

Subject: Re: LC17 Disposal - Land at Bishops Stortford

Good afternoon

No objection from c2c for this proposal.

Regards

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

20. Great Western Railway

From:
Sent: 13 May 2021 13:25
To:
Subject: RE: LC17 Disposal - Land at Bishops Stortford

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.

21. Malcolm Group

From:
Sent: 13 May 2021 13:24
To:
Subject: RE: LC17 Disposal - Land at Bishops Stortford

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

[Malcolm Group on LinkedIn](#)

22. Greater Anglia

From:

Sent: 30 July 2021 15:34

To:

Cc:

Subject: RE: Bishops -LC17/Rail Replacement

In light of your email below confirming that the transaction will not affect the current rail replacement services GA supports the proposed LC17 disposal of the two parcels of land either side of the link road known as the 'Sidings Side' and 'Riverside shaded blue in the plan. We look forward to working with NR/Solum to ensure the rail industries ability to provide a rail replacement service at Bishops Stortford is protected throughout all the phases of the scheme and disposal plan.

Regards

From:

Sent:21July202115:01

To:

Subject:

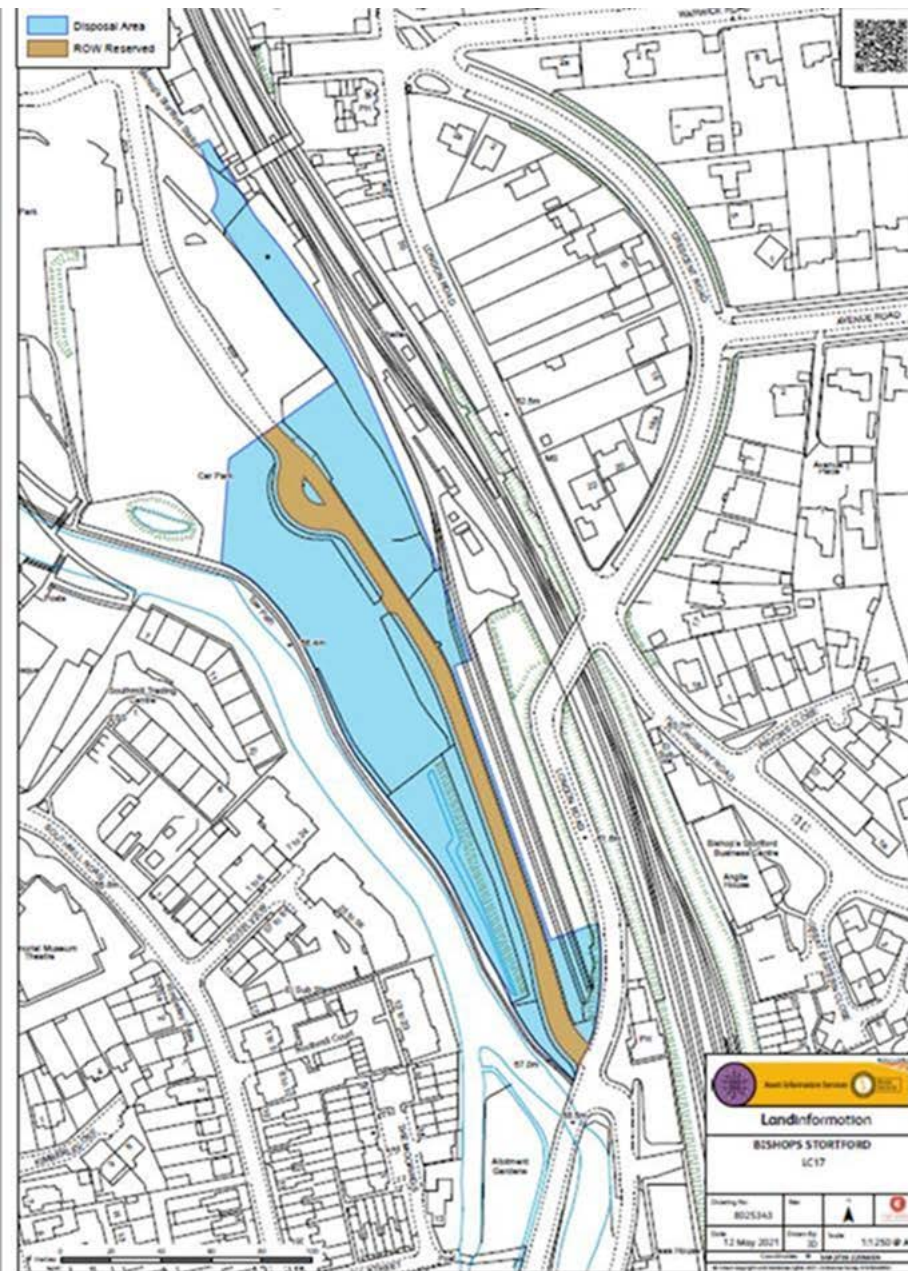
Importance:

Hi ,

Hope you are well.

Further to the meeting last week in connection with the above I understand that some clarification is needed around the link road and replacement bus service. I set out a bullet point detail of the proposal and what was discussed;

- the Final Bus Interchange design is comprised of two components: main facility & link road bus stops
- the current proposed LC17 disposal will focus around the two parcels of land either side of the link road known as the 'Sidings Side' and 'Riverside shaded blue in the plan below (extract from the LC17 proposal).
- the southern part of the link road (shaded brown) is not proposed for disposal at this stage, retaining the ability to operate rail replacement services from the link road.
- Solum proposes to reach agreement with the highway authority for adoption of the whole link road (between London Road and Station Road/Dane Street) as public highway. As discussed, this would need to include agreement between NR, GA (and its successors) and Herts CC to operate a rail replacement service (or part of it) on the adopted highway, with some use of the proposed new bus interchange.
- before any future highway adoption occurs (c.2029/30), an additional LC17 land disposal consent would be needed, including consultation with relevant stakeholders. If insufficient rail replacement arrangements were not available after the proposed adoption, this would be the point at which Greater Anglia (or its successors) could object to the proposal. We shall of course be working with you and Herts CC to agree a rail replacement arrangement utilising both the proposed new bus interchange with additional provision on the link road. Any adoption of the link road as highway would be dependent on the ORR being satisfied that the disposal is not against the public interest.
- Without adoption of the link road as public highway, it will remain in NR's control.



On the basis of the above I believe that Greater Anglia should have sufficient comfort that rail replacement services can be accommodated along the link road, or such other location, until such time as the link road is adopted after GA's consent/support through the LC17 land disposal consent process.

Please can you confirm if GA are happy to support the current LC17 proposal in the light of the above?

Any queries please give me a call.

Regards,

23 Chiltern Railways

Dear Consultee,

Property – Land at Bishops Stortford

This is a final reminder to please confirm your comments to me by close of business today (including any “no comment” response).

If you have already responded, thank you, and please disregard this email.

Many thanks,

From:

Sent: 18 June 2021 08:36

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

OFFICIAL

Dear Consultee,

Property – Land at Bishops Stortford

This is a further reminder to please confirm your comments to me by Monday **21/06/21** (including any “no comment” response).

If you have already responded, thank you, and please disregard this email.

Hope you have a good weekend.

Many thanks,

From:

Sent: 10 June 2021 10:10

To:

Subject: RE: LC17 Disposal - Land at Bishops Stortford

OFFICIAL

Dear Consultee,

Property – Land at Bishops Stortford

Further to the below this is a gentle reminder to please confirm your comments to me by **21/06/21** (including any “no comment” response).

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Many thanks,



24 Grand Central Rail

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25 Colas Rail Freight

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26 DB Cargo

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Many thanks,



Annex 1

From:

Sent: 13 May 2021 13:17

To:

Subject: LC17 Disposal - Land at Bishops Stortford

Importance: High

Dear Consultee,

Property: Land at Bishops Stortford, Hertfordshire, CM23 3BL.

We write to you to seek your comments in relation to a proposed land disposal at the above location. Further details are contained within the attached LC17 Evaluation form and disposal site plan at Appendix 1.

We request your comments by **21/06/21** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **21/06/21**, and having made reasonable endeavours to obtain a response, we will proceed with our application.

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

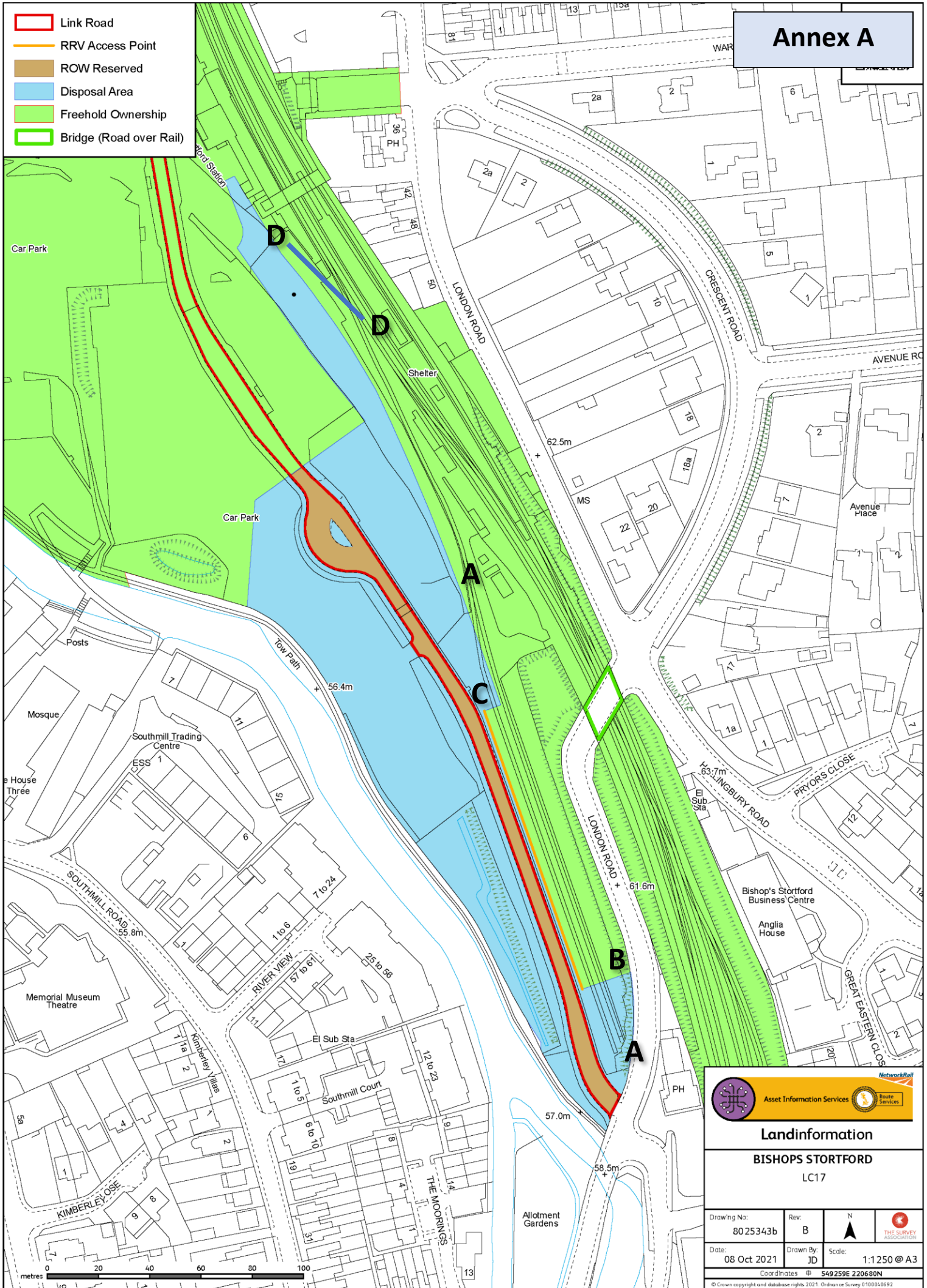
If you have any queries regarding our proposal do not hesitate to contact me.

Yours sincerely,



Annex A

- Link Road
- RRV Access Point
- ROW Reserved
- Disposal Area
- Freehold Ownership
- Bridge (Road over Rail)



Landinformation			
BISHOPS STORTFORD			
LC17			
Drawing No: 8025343b	Rev: B		
Date: 08 Oct 2021	Drawn By: JD	Scale: 1:1250 @ A3	
Coordinates # 549259E 220680N			
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