

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



30 November 2021

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

Network licence Condition 17 (land disposal): Hythe station, Colchester, Essex

Decision

1. On 1 October 2021, Network Rail gave notice of its intention to dispose of land at Hythe station, Colchester, Essex (“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. In considering the proposed disposal, we note that:

- there is no evidence that railway operations would be affected adversely;
- Network Rail completed the delisting of the land from the strategic freight site list in 2017, by agreement¹;
- no reasonably foreseeable railway use for the land was identified;
- Network Rail will retain sufficient rights on the land to access and maintain its assets; and
- any development of the land would be subject to planning permission from Colchester Borough Council (“CBC”).

4. We note that the land does not form part of Abellio Greater Anglia’s station lease area and it does not provide station car parking. However, given the proximity to Hythe station, Network Rail commissioned a car parking study to look at the

¹ Pursuant to schedule 7 of *Agreement for Leases, Site Demarcations, Connection Agreements and BRT Easements*, agreed between British Railways Board and Railtrack PLC, made 1 April 1994 pursuant to the Railtrack Transfer Scheme.

potential for car parking, focusing on the situation before the Covid-19 pandemic. We note there were no objections outstanding concerning parking provision.

5. Network Rail had initially notified ORR in May 2021 of its intention to dispose of the land but withdrew the submission subsequently. At the time of re-notification on 1 October 2021, responses from consultees were several months outside the six-month period referred to in our land disposal arrangements document.² Network Rail explained that its dialogue with CBC over several months led to the timing issue. At that time most respondents had no comment, but some concern was raised relating to a potential Rapid Transport System (“RTS”), and CBC was the lead respondent. Given CBC’s key position and its protracted engagement with Network Rail, we asked Network Rail to reconsult that stakeholder.

6. We note that CBC and Essex County Council (“ECC”) had been developing options to introduce an RTS - a system akin to a trackless tram - for North Essex. CBC and ECC commented that although another route using existing highways corridors was preferred as an initial option for the RTS, there remained a long-term aspiration to provide another route, aligned with the rail route, from Hythe to Colchester town centre. CBC and ECC wanted to see the route option safeguarded. We note that the report *North Essex Rapid Transport System - Stage 1 Option Technical Note, July 2019*,³ recommended that an RTS rail route from Hythe station should not be progressed as it would be unachievable within the timescales and budgets imposed by the project. However, the report recommended that the route could present a viable option for future improvements to the RTS, that it should continue to be safeguarded and future developments in the locality should not obstruct the aspiration.

7. We also note that position was confirmed in the minutes for ECC’s Cabinet meeting on 26 May 2020⁴, in which it was noted that the Hythe-Colchester option would not be taken forward, but the route could present a viable option for future improvement of the RTS in a longer-term strategy if it did not compromise the operation of the Colchester Town railway service.

8. Matters relating to town planning are outside our locus and instead are for the local authorities to consider and address. In this case, we consider that CBC, as the local planning authority, will be able to safeguard the RTS aspirations, as far as they are related to the land proposed for disposal, through its planning processes, should it consider that it is necessary.

² Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

³ Available at <https://archive.essexhighways.org/uploads/docs/rts-technical-note.pdf>

⁴ Available at <https://cmis.essex.gov.uk>

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 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*,² 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.

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	Freehold sale or long leasehold sale		
Rationale for disposal	<p>The disposal of this site offers the opportunity to:</p> <ol style="list-style-type: none"> 1. Release underutilised railway land. 2. Generate a significant capital receipt for investment for the railway. 3. Provide a substantial number of homes towards government targets. 		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance Technical Clearance	CR/33060 (Cert. No: 53580) CR/33060 (Cert. No: 54361)	12/03/2020 24/04/2020
3. Site			
Description of property for disposal	<p>Land situated to the southern side of Hythe station, Colchester, Essex, CO2 8JR.</p> <p>The site extends to approximately 1.09 ha (2.7 acres). It is accessed off Hythe Station Road. The site was a previous freight site, surplus to NR requirements and of no interest to the rail freight industry, it was delisted on 8th November 2017.</p> <p>The disposal of the land is proposed for residential / mixed use development.</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)	<p>Attached plans and photographs:</p> <ol style="list-style-type: none"> 1. General location plan, titled Hythe - Land for disposal South of Station. 2. Site plan No “6815734-1-B sale” which identifies the site in blue and Network Rail’s remaining land holding in green. 3. Aerial photo of the site 		
Ordnance survey coordinates	X 601,542 Y 224,814		

4. Proposal	
Proposed party taking disposal	Site to be marketed and purchaser to be selected following LC17 consent.
Proposed use / scheme	The immediate area to the south and west of the station has changed and continues to change in character from predominantly old and often redundant multi-level warehouse uses to predominantly residential uses. The site will be disposed of for predominately residential development, providing circa 110 homes. A right of way will be retained for NR access to railway equipment.
Access arrangements to / from the disposal land	Access may be adjusted but will remain from Hythe Station Road on the southern boundary of the site.
Replacement rail facilities (if appropriate)	None proposed other than the proposed retained right of way (alignment to be confirmed) noted above, to provide access for maintenance storage area and signals maintenance.
Anticipated rail benefits	The development will contribute to the further regeneration of the area and improve the immediate environment of and around the station. There may be increased rail passenger journeys from Hythe station because of the proposed residential units and the subsequent growth of the local population.
Anticipated non-rail benefits	The sale of this underused land will provide a capital receipt for Network Rail for reinvestment in the operational railway and providing a significant contribution to the DfT housing target.
5. Timescales	
Comments on timescales	Business and Technical clearance has been achieved, and at pre-app the Council were supportive of residential development here. Following LC17 consent the site will be marketed with disposal anticipated in financial year 2021/22.
6. Railway Related Issues	
History of railway related use	Historically the site was used extensively for sidings and subsequently was part of the Freight estate. It has not been used for railway use for over 30 years and has been subject to various lettings over recent years. The site was part of the freight property portfolio as an SFS, this was formally delisted in November 2017. The disposal land has never been in the station lease area. Network Rail's historical records show the site has been let to various commercial tenants since 1989 for numerous uses until 2011 when Essex County Parking took a lease for parking. That proved unviable with poor demand, resulting in several sub-lettings including car wash, car sales, car hire & storage. The National Rail website incorrectly mentioned there was rail parking available and that has now been corrected.

When last used for railway related purposes	The site has not been used for railway use for over 30 years.
Any railway proposals affecting the site since that last relative use	<p>No current railway related proposals.</p> <p>The Clearance process has been completed and no objections have been raised regarding any railway related proposals for the site from either the Eastern Region/Anglia Route nor Freight and National Passenger Operator (FNPO). The maintenance team raised their requirements for a right of way for 60' vehicles to be retained. The requirement to agree the precise route with the Network Rail team will be written into the sale contract.</p>
Impact on current railway related proposals	No current railway related proposals.
Potential for future railway related use	<p>There are no future railway related proposals identified for this land.</p> <p>The Long-Term Plan (LTP) has been reviewed and system operator has been consulted and no future railway related proposals have been identified for this land.</p> <p>The Adjacent station and NR ownerships and land uses will be unaffected by this disposal.</p>
Any closure or station change or network change related issues	The site does not need Network Change or Station Change or any closure
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>Network Rail maintenance has a storage area to the north of the site. Disposal will be subject to a permanent 24/7 access route from the front of the site at Hythe Station Road to the storage area at the north western end of the site where parking is available for transit vans. The nearby signal must always also be accessible for inspection and maintenance. This requirement will be written into the sale contract and the route will be agreed with Network Rail teams.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal will include arrangements under which Network Rail or the new purchaser will install new boundary fencing along the railway boundary as required and agreed with Network Rail.</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 monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
<p>Safety issues identified</p>	<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 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.</p> <p>The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <p>Fencing</p> <p>The apex section of the proposed sale land shall be amended not extend beyond the nearest/adjoining Station platform to avoid any construction or structures within the zone of influence of the high voltage overhead line infrastructure.</p> <p>Access</p> <p>A 24/7 access route will be agreed for Network Rail to the maintenance storage and signal and will be provided through the development.</p> <p>Geotechnics</p>

	<p>Due to the river adjacent to the site additional drainage and ground measures are to be taken by the developer including site investigation, drainage surveys and other surveys as appropriate.</p> <p>Power Systems</p> <p>Future development shall be subject to an EMC risk assessment that Network Rail should approve before commissioning begins.</p> <p>Level Crossing</p> <p>Investigate if a pedestrian bridge could be provided to avoid pedestrians using the level crossing.</p> <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>
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7. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Following a recent pre-application, planners are supportive of residential lead mixed use development on the site under conditions outlined in their report.</p> <p>The draft Local Plan is supportive of residential/mixed uses on the site.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Given the past railway and other uses of the site, it is likely some contamination will be present on the site.</p> <p>A desktop contamination survey will be undertaken to identify the level of contamination.</p> <p>Prior to any future development an intrusive ground and ecology survey will be required as part of any planning submission to identify any remediation measures needed.</p> <p>The purchaser/developer will undertake any required remediation work.</p>

8. Internal Consultation	
Internal consultation	The Clearance process has been completed with no objections regarding any railway related proposals from the Anglia Route, Anglia Strategic Planning and the Anglia signalling team nor Freight National Passenger Operator (FNPO). System Operator and the Station Portfolio Surveyor have commented accepting the proposed plans. There are no other proposals identified in the Anglia Long Term Plan/Route Study.
9. Local Authorities	
Names & Email Addresses:	<p>Planning services</p> <p>Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG</p> <p>Phone:</p> <p>E-mail:</p>
Local Transport Authorities:	<p>Essex County Council, County Hall, Chelmsford, CM1 1QH</p> <p>Email:</p>
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	

<p>Summary of position as regards external consultations</p>	<p>Consultation was undertaken with 28 parties all of whom have responded.</p> <p>There were no objections on the basis of foreseeable railway related use, however 5 of the respondents made general comments.</p> <p>The full Consultation Report including email exchanges accompanies this document.</p> <p>Consultation No 23 British Transport Police – No objection. As requested BTP will be consulted during the town planning process.</p> <p>Consultation No 28: Transport Focus: Earlier advice from ORR to extend consultation to Transport Focus has now confirmed that they also have no objection to the proposal (see Consultation Report attached for full comment at consultation response no.28)</p> <p>Consultations; No 8 Greater Anglia, No 26 Colchester Borough Council, and No 27 Essex County Council</p> <p>Whilst not objecting both Greater Anglia and Essex County Council commented on the possible need for future carparking. Network Rail have investigated this with the System Operator and whilst there are no forecasts for this route, pre-Covid ORR data shows the station usage is going up albeit numbers are still quite low. The System Operator concluded no particular need for parking has been identified, which accords with GA's own thoughts.</p> <p>Given Hythe station is approximately one mile from Colchester Town station (and town centre) passengers predominantly arrive on foot or bicycle from the immediate surrounding areas. The inconvenience of driving and parking a car so close to the town centre and then having to transfer to an infrequent train service is undoubtedly a factor in passenger's decisions.</p> <p>Similarly, for services to London, Hythe is only two miles from Colchester station which has a fast (1 hour or less) service to London, approximately every 10 minutes at peak times. The service from Hythe is infrequent and can take considerably longer. The superior service and convenience of using Colchester station is evidently a factor in passengers choosing Colchester rather than travelling from Hythe.</p> <p>Essex County Council and Colchester Borough Council both commented on the potential of requiring part of the land for a Rapid Transport System (RTS) with the possibility it could run alongside the south side of the railway from Hythe station to the town centre.</p>
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We have considered their comments and the council's supporting documents which have been provided separately to this report, "The North Essex Rapid Transit System (RTS) Stage 1 Options Technical Note July 2019" and "appendix G RTS section B option 3 rail-route". The reports conclude that other routes are more deliverable

The RTS proposal comprises 4 sections (A, B, C and D) with options within each section. Our site is Option 3 within Section B. The report concludes against selecting this option, stating:

"It is not deemed a practical or workable solution to expand the rail route corridor to a suitable width to share with adjacent RTS vehicles."

It goes on to list 10 issues and further concludes:

"Given these issues it is recommended that this option is not progressed at this time as it would be unachievable within the timescales and budgets imposed by this project."

The preferred Options for Section B (2 and 5) are progressing to the next stage of the assessment (neither affect our site).

Finally, despite our site being discounted from consideration for the present scheme, the report comments:

"However, this (option 3) could present a viable option for future improvements to the RTS, and therefore the land should continue to be safeguarded and future developments in the locality should not obstruct this aspiration".

We feel this comment is inappropriate and prejudices the development of our site because of a long-term aspiration which there is no firm proposal or identified funding.

Additionally, even though the local authority's comment is on transport grounds, the RTS alignment proposals are unfunded, and the proposals for our land are far from "reasonably foreseeable".

Within ORRs own guidance in section 3.6 of

<https://www.orr.gov.uk/sites/default/files/om/land-disposal-regulatory-arrangements.pdf>

there is specific reference to the importance of having a "clear, feasible and funded plan or plans put forward". We believe that the local authority has not demonstrated that they have a clear, feasible and funded plan in place and that therefore it would be unreasonable and unsubstantiated to object to the disposal in this case.

We therefore conclude it's very unlikely that our site will be required for the RTS given it has been discounted and preferred options are already being progressed.

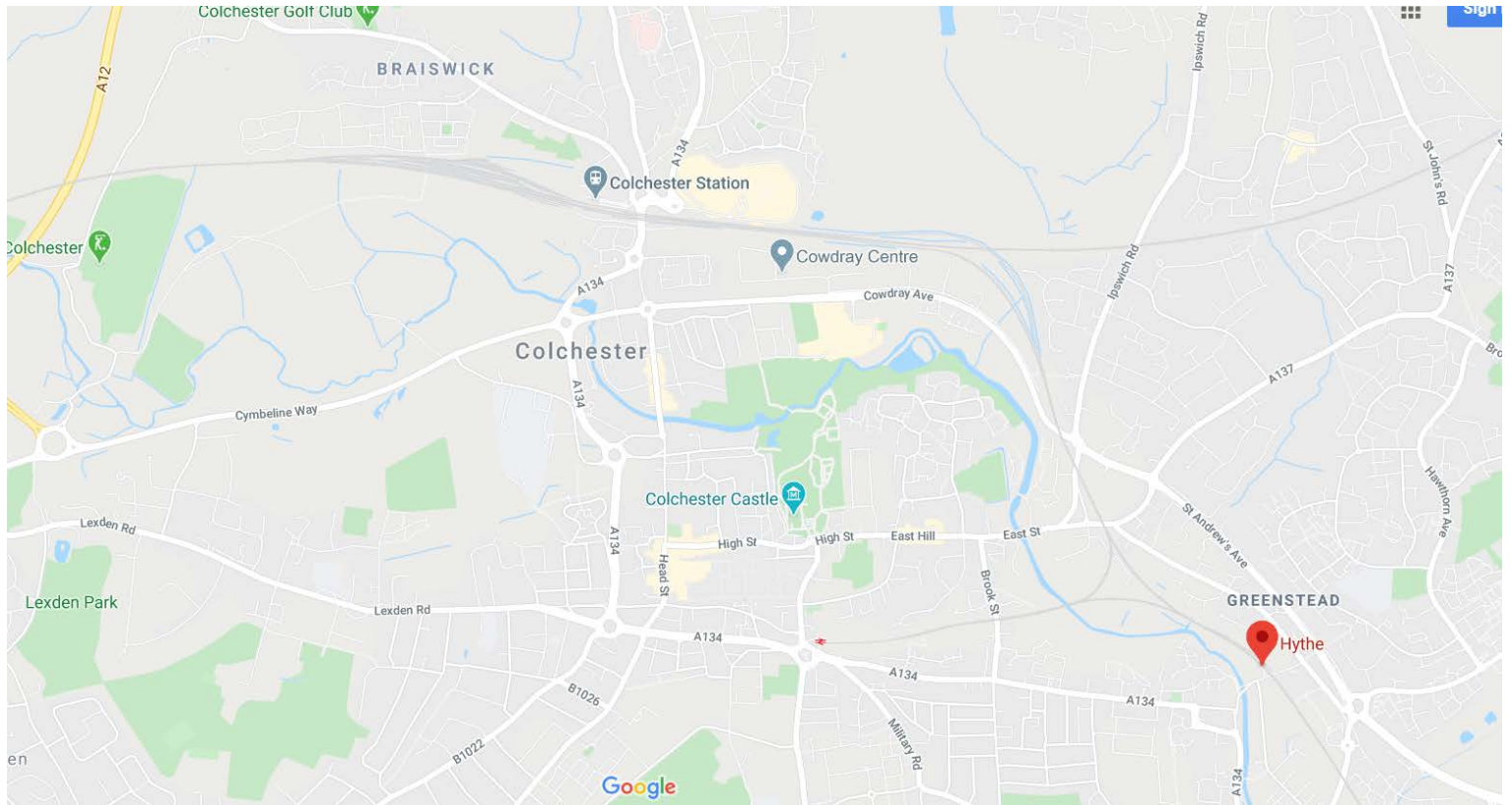
Therefore, subject to ORR approval to this LC17 submission, we propose to progress with the marketing and disposal of the site but will specifically highlight the RTS situation to any potential purchaser.

<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>There are no unresolved Objections.</p>
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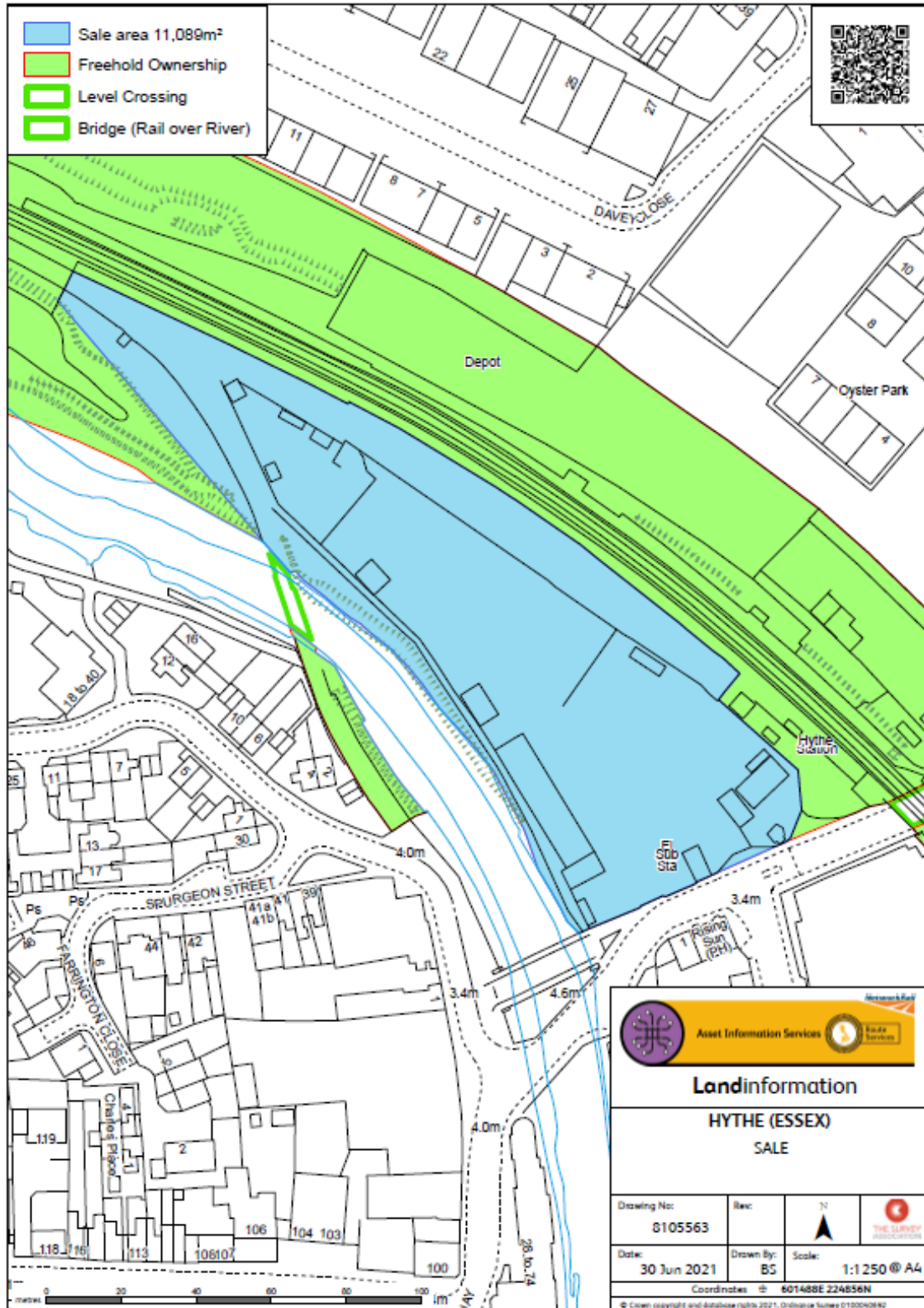
12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Senior Development Surveyor
Signed	Date: 04/08/2021
Authorised by (name):	Authoriser's job title: Principal Development Manager
Signed.....	Date.....04/08/2021.....

Appendix

1. General location Plan



2. Site Plan identifying the disposal site. Retained NR ownership shaded green.
 The NR maintenance storage area & signal which require 24/7 access are to the N-E of the disposal site. The required access will pass through the disposal land, the precise route of which will be agreed between NR & the developer in due course.



3. Satellite photo of the site

The NR maintenance storage area & signal which require 24/7 access are to the N-E of the disposal site.



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: Colchester Hythe - Land located to the southern side of Hythe Station, Colchester CO2 8JR

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

Summary of position regarding responses:

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	22/06/2020	No Objection See Annex 1	
2	Arriva Trains Cross Country		Y	04/06/2020	No Comment See Annex 1	
3	c2c Rail Ltd		Y	04/06/2020	No Objection See Annex 1	
4	Chiltern Railway Company Ltd		Y	18/06/2020	No Comment See Annex 1	
5	Eurostar International Ltd		Y	04/06/2020	No Comment See Annex 1	
6	Great Western Railway		Y	04/06/2020	No Objection See Annex 1	
7	Grand Central Railway Company Ltd		Y	07/07/2020	No Comment See Annex 1	
8	Greater Anglia (Abellio)		Y	02/07/2020	See Comments in Annex 1	

9	London & South Eastern Railway Limited (Southeastern)		Y	04/06/2020	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Ltd		Y	04/06/2020	No Objection See Annex 1	
11	Northern Rail Limited		Y	26/06/2020	No Objection See Annex 1	
12	Avanti West Coast		Y	08/07/2020	No Objection See Annex 1	
13	COLAS Freight		Y	01/07/2020	No Comments See Annex 1	
14	Direct Rail Services Limited		Y	15/06/2020	No Comments See Annex 1	
15	DB Cargo UK Ltd		Y	06/07/2020	No Objection See Annex 1	
16	Freight Transport Association		Y	10/06/2020	No Objection but see comments in Annex 1	
17	Freightliner Limited		Y	06/07/2020	No Comment See Annex 1	
18	GB Railfreight Limited		Y	04/06/2020	No Issues See Annex 1	
19	Rail Freight Group		Y	04/06/2020	Ok with RFG See Annex 1	
20	West Coast Railway Company		Y	06/07/2020	No Comment See Annex 1	
21	W.H. Malcolm		Y	05/06/2020	No Objection See Annex 1	
22	Association of Community Rail Partnerships		Y	11/06/2020	No Comment See Annex 1	

23	British Transport Police		Y	11/06/2020	No Objection but see comments in Annex 1	
24	East West Railway Company		Y	08/06/2020	No Interest See Annex 1	
25	East West Rail Consortium		Y	07/06/2020	No Comment See Annex 1	
26	Colchester Borough Council		Y	01/07/2020	See Comments in Annex 1	
27	Essex County Council		Y	03/07/2020	See Comments in Annex 1	
28	Transport Focus		Y	04/08/2021	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].]

Annex 1

1 Department for Transport

From:

Sent: 22 June 2020 12:07

To:

Cc:

Subject: FYI: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Good morning

I can confirm that the Dft Have no objections.

Cheers

**Briefing and Correspondence Manager, Rail Infrastructure South Directorate, Southeast, Anglia and Enhancements Portfolio, Department for Transport
3/23**

2 Arriva Trains Cross Country

From:

Sent: 04 June 2020 17:38

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi hope you are well.

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager, CrossCountry

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



3 c2c Rail Ltd

From:

Sent: 04 June 2020 16:02

To:

Subject: Re: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Good afternoon

No objection from c2c for this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk



4 Chiltern Railway Company Ltd

From:

Sent: 18 June 2020 17:30

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

We have no comment on the above land disposal.

Thank you

Regulatory Contracts Manager
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ
www.chilternrailways.co.uk



Please consider the environment before printing this email.

5 Eurostar International Ltd

From:

Sent: 04 June 2020 15:53

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

No comment from EIL

Kind regards,

PA to Chairman and to Company Secretary
Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW

eurostar.com



6 Great Western Railway

From:

Sent: 04 June 2020 15:31

To:

Subject: Re: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

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.

7 Grand Central Railway Company Ltd

From:

Sent: 07 July 2020 14:28

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- CLOSIND DATE WAS TODAY - 3rd JULY 2020 extended to 10TH JULY 2020

Apologies for the delay . GC has no comment.

Regards

Chief Operating Officer | **Grand Central Rail**

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/gc_rail) | **Facebook:** facebook.com/grandcentralrail



Official Travel Partner



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HEPWORTH
WAKEFIELD
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8 Greater Anglia (Abellio)

From:
Sent: 20 January 2021 15:10
To:
Cc:
Subject: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX

OFFICIAL

Hi

Many thanks for returning my call regarding this, and as agreed confirm the outcome of our discussion.

Given Hythe station is approximately one mile from Colchester Town station (& town centre) passengers predominantly arrive on foot or bicycle from the immediate surrounding areas. The inconvenience of driving & parking a car so close to the town centre and then having to transfer to a train is undoubtedly a factor in passenger's decisions. We have consulted our System Operator and whilst there is some growth in passenger numbers no particular need for parking has been identified, which I understand accords with GA's own thoughts.

In addition, the option for the proposed Rapid Transport System to run alongside the railway at Hythe station (Section B Option 3) has been discounted on the grounds of deliverability & viability, & other alternative options elsewhere are now being progressed.

In these circumstances and as I understand GA have no objection or further comments on this LC17 consultation, I confirm we will be submitting the application to the ORR as soon as possible.

If however you feel I have misinterpreted anything please don't hesitate to call or email, and we can make any necessary corrections.

Many thanks for your help.

Regards



Development Surveyor

Group Property

W: www.networkrail.co.uk/property

A: Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 29 June 2020 10:38

To:

Cc:

Subject: RE: Sale of land adjacent to Hythe station

Hi

My colleague will be responding to your request for information on the land adjacent to Hythe Station. **(Please see section 26. Colchester Borough Council for response).**

Thanks

Transport and Sustainability Project Officer Colchester Borough Council Telephone
Textphone users dial 18001 followed by the full telephone number you wish to call • Website: www.colchester.gov.uk
Help protect the environment. Only print out this email if it is absolutely necessary.



From:
Sent: 11 June 2020 10:05
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Hi

26 June for us to go back to NR on our representations.

Thanks

From:
Sent: 11 June 2020 09:56
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

CAUTION This email originated from outside of Greater Anglia. Do not reply, click links or open attachments unless you recognise the sender and know the content is safe. Please contact the IT Service Desk on for assistance.

Hi

And thanks for the enquiry. Can you give me your deadline for me to respond?

Thanks

Transport and Sustainability Project Officer Colchester Borough Council Telephone
Textphone users dial 18001 followed by the full telephone number you wish to call • Website: www.colchester.gov.uk
Help protect the environment. Only print out this email if it is absolutely necessary.

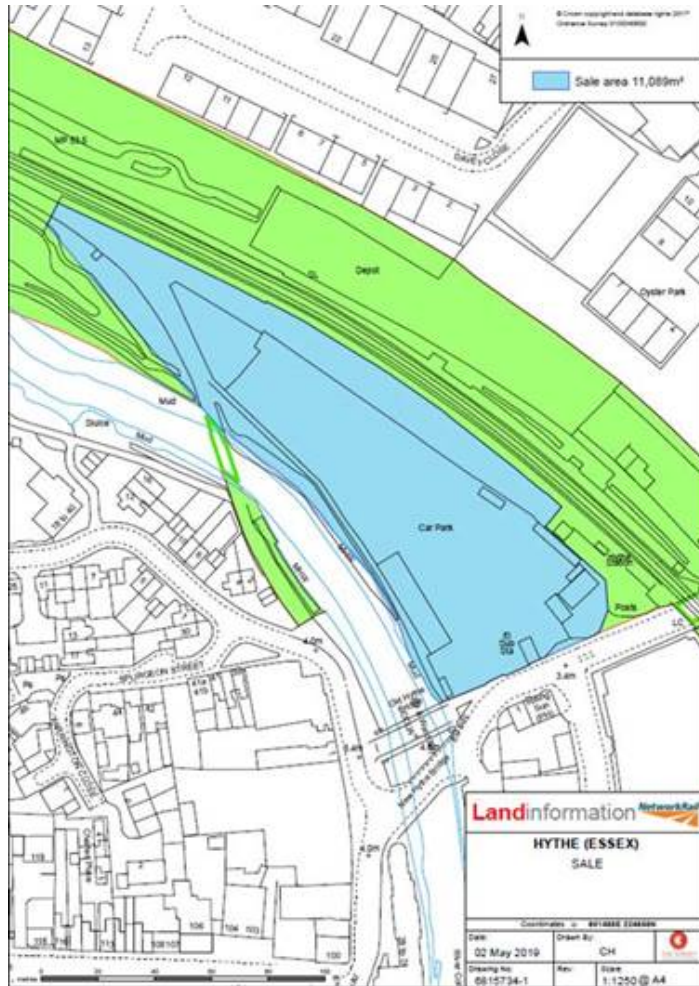


From:
Sent: 11 June 2020 08:28
To:
Cc:
Subject: Sale of land adjacent to Hythe station

Hi

We've been asked to comment on the proposed sale of land marked in blue adjacent to Hythe station – before we comment, we wanted to know what growth plans are in the area that might affect possible patronage of the station – we would be reluctant to let Network Rail sell the land if it meant we were unable to cater for future growth in terms of passenger car parking or integrating bus travel.
Is there anything in the Local Plan related?

Thanks in advance



Relationship Manager – Asset Management
Greater Anglia

Greater Anglia - Investing to Improve

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From:**Sent:** 05 May 2021 15:29**To:****Cc:****Subject:** RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

OFFICIAL

Hi

Apologies for not updating you on conversations sooner.

The transport improvement plans were picked up during our consultation with Colchester Council. We discussed their plans in depth and discovered that the route for the transport plans which affected our sale site had been discounted.

We intend to submit this LC17 application to ORR in the next week or so.

Kind regards,



E:
M:
W: www.networkrail.co.uk

From:
Sent: 03 July 2020 15:38
To:
Cc:
Subject: FW: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thank you for your response. We have had contact from your colleague who has passed on the information to the relevant stakeholder. Any concerns raised will be picked up and dealt with accordingly.

Kind regards,



Development Surveyor (Southern Property)

E:
M:
W: www.networkrail.co.uk

From:

Sent: 02 July 2020 13:00

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

AEA have no objection to the proposed sale.

We are however aware that the local authority see this site as part of their transport improvement programme over the next 15 years, presumably this will be picked up in the consultation process with Colchester/Essex. If it has not been my colleague will send you the relevant contact details on his return from annual leave tomorrow.

Regards

9 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 04 June 2020 15:28

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal. Just an FYI – the postcode in the subject is incorrect.

Can you add (cc'd) onto the mailing list for all future Land Disposal consultations please?

Thank you,

Franchise Compliance Manager

southeasternrailway.co.uk

southeastern

Floor 2

Four More London Riverside

London, SE1 2AU



10 Merseyrail Electrics 2002 Ltd

From:

Sent: 04 June 2020 15:14

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

We have no objections

Thanks

11 Northern Rail Limited

From:

Sent: 26 June 2020 14:35

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XXXX - Closing Date - 3rd July 2020

Northern have no objection to the proposal.

Thanks,

12 Virgin Trains

From:

Sent: 08 July 2020 08:35

To:

Subject: RE: Land Disposal

We have no objections as this is off route.

13 COLAS Freight

From:

Sent: 01 July 2020 13:24

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX - Closing Date - 3rd July 2020

no comments from ourselves.

KR,



Property Manager



COLAS RAIL LTD

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

www.colasrail.co.uk

14 Direct Rail Services Limited

From:

Sent: 15 June 2020 09:39

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX - Closing Date - 3rd July 2020

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court

Baron Way

Carlisle

CA6 4SJ

Protect our environment - print only when you need to.

15 DB Cargo UK Ltd

From:

Sent: 06 July 2020 15:19

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

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

Yours,

Rail Network Manager

DB Cargo (UK) Limited

310 Goswell Road

London EC1V 7LW

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

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

16 Freight Transport Association

From:

Sent: 10 June 2020 16:23

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Dear

Provided that the following remains the case - "there are no future railway related proposals identified for this land" – FTA has no objection to this proposal.

Best wishes,

**Policy Manager - Multimodal
Freight Transport Association**

www.fta.co.uk

17 Freightliner Limited

From:

Sent: 06 July 2020 11:57

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- CLOSIND DATE WAS TODAY - 3rd JULY 2020

No comment from FL.

Sorry for the delay

18 GB Railfreight Limited

From:

Sent: 04 June 2020 15:17

To: Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

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.

GB Railfreight

19 Rail Freight Group

From:

Sent: 04 June 2020 16:57

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Ok with RFG

Director General

RFG Members LinkedIn Group for COVID 19 <https://www.linkedin.com/groups/13842821/>

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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

20 West Coast Railway Company

From:

Sent: 06 July 2020 12:58

To:

Subject: Re: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- CLOSIND DATE WAS TODAY - 3rd JULY 2020

No comments

Best

WCR

21 W.H. Malcolm

From:

Sent: 05 June 2020 09:14

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

No objections

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

22 Association of Community Rail Partnerships

From:

Sent: 11 June 2020 13:25

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

No comment

Head of support & development, and deputy chief executive



**Mobile
Office:**

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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23 British Transport Police

From:

Sent: 05 May 2021 14:24

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX

OFFICIAL

Dear

Thank you for your response to the Land Disposal Consultation at Hythe. As requested NR will ensure that the developer contacts BTP during the town planning process.

Kind regards,

 Development Surveyor (Southern Property)

E:

M:

W: www.networkrail.co.uk

From:

Sent: 11 June 2020 11:40

To:

Subject: FW: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX

Our Reference: DOCU 2020 0626

Dear

I have reviewed the documents associated with this consultation and I have no objections to it taking place. I note that when developed the will be a requirement for a new boundary fence to be provided. It is also requested that when the developer submits the planning application for the future use the site, this department is contacted on so any additional comments can be made to the planning authority as required.

Best regards

Designing Out Crime Manager (1233)

Designing Out Crime Unit
Force Headquarters
25 Camden Road
London
NW1 9LN

Office:

Mobile:

email:

Department email: Design-OutCrime@btp.pnn.police.uk

www.btp.police.uk

FOCUSED ON
YOUR SAFETY



24 East West Railway Company

From:

Sent: 08 June 2020 10:37

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thanks for getting in touch and alerting us to this land disposal consultation.
Just to confirm, EWR Co has no interest in this particular section of land.

Kind regards

The East West Railway Company Team

25 East West Rail Consortium

From:

Sent: 07 June 2020 23:02

To:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

No comment on this, since it's miles off my patch!

Senior Sponsor | LNW Route | Network Rail
Square One | 4 Travis Street | Manchester | M1 2NY
Mobile:
Email:

26 Colchester Borough Council

From:

Sent: 20 October 2021 17:04

To:

Cc:

Subject: RE: NR Site at Hythe

Hi

Sorry for the delayed reply. I am not sure what the original question was that was responding to as that is not in the trail , but the feedback provided by in the emails you have forwarded below (dated 2nd July and 4th August 2020) is the same.

As an update to the information in email and for your information, the Colchester Borough Local Plan 2013-2033: North Essex Authorities' Shared Strategic Section 1 Plan was formally adopted by Colchester Council on 1st February 2021. Following hearing sessions in April 2021 on the Section 2 Colchester Local Plan, the Inspector has now recommended main modifications to the Section 2 Local Plan and the Council are currently holding a six-week public consultation on these modifications.

Kind Regards

Planning Policy Officer • Colchester Borough Council

Tel: www.colchester.gov.uk

From:
Sent: 04 February 2021 15:48
To: 'R'
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Hi

Thank you very much for getting back to me and for giving a detailed indicator of the council's plans and aspirations.

Whilst we understand you see a long term vision for the corridor, we feel it is unreasonable to prejudice the development of the site due to an unfunded and long term aspiration to improve a project that is already progressing and has discounted our site.

Consequently, subject to ORR approval, we intend to progress with the marketing and disposal of the site but will specifically highlight the RTS to any potential purchaser. As normal the development site will be subject to the usual planning controls and it will be the responsibility of any future freeholder to gain necessary planning consents so you will be able to highlight your concerns at the planning permission stage.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 20 January 2021 16:52
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Hi

We have reviewed your further questions in your email of 02/12/20 with ECC and I have collated the responses below.

1. Are the same reservations regarding the RTS railway route reserved for the land either end of our ownership to enable the RTS to connect with the city centre & to the south east? The Adopted Local Plan and Emerging Local Plan require land to be safeguarded alongside the south of the railway from Hythe Station (Station Road) to Colchester Town Station.
2. Is the priority to create the RTS asap, or delay pending securing the ideal route. And when does the funding have to be used by? And if not used is it lost?

As previously commented given the constraints of time and cost associated with the current Housing Infrastructure Fund, the current RTS route selection has needed to reflect an initial corridor utilising existing highway corridors. However it continues to remain a long-term aspiration to provide a dedicated facility away from the existing highway network utilising the railway alignment to provide a direct uninterrupted route between Hythe and Town Centre (which the existing highway corridor cannot). Thus the need to continue to safeguard a corridor for future opportunities for rapid transit, walking and cycling remains.

3. NR cannot sterilise the land indefinitely so can you confirm agreement to NR reserving the route across our land until March 2024 or until the RTS is confirmed? whichever is the earlier.

As commented in response to the question above the safeguarding of the corridor remains a long-term aspiration and the route is safeguarded in the Local Plan. The current Local Plan identifies safeguard corridors of at least 12mtrs universally along the entire corridor. However, upon reviewing the requirements locally to this site, it is felt possible to reduce the width while still retain a workable corridor to enable the RTS, which recognises your comment to reduce this to the minimum amount possible with separate route for walking and cycling. We are satisfied that a corridor width of 7.3mtrs (measures from the boundary of the retained railway land) would be sufficient, with a junction connection to Hythe Station Road. As Network Rail is the owner of this proposed site and also the station/railway, we would be happy to review designs to integrate with the existing Hythe station platform area to create a RTS stop at the station, which could allow the corridor to be brought further into the retained station/railway land area, which could reduce the width required within the land you wish to release for development.

4. We could accommodate/reserve a walking/cycling route within the site, but not necessarily immediately adjacent to the rail track along the possible RTS route, if this helps?

As part of the development of this site, we would wish to see walking and cycling routes incorporated within the site and linking the development with the wider walking and cycling network to allow safe and sustainable access to the surrounding area and Colchester Town Centre.

Please let us know if you require further information.

Kind Regards

Planning Policy Officer • Colchester Borough Council

Tel: • www.colchester.gov.uk



From:
Sent: 15 January 2021 11:37
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

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Hi

Thank you for your response. I look forward to hearing from you. If we don't hear before 22/01/21 we will be proceeding on the basis of what is written below to avoid further delays.

Kind regards,

Surveyor | Development | Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 15 January 2021 08:23
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Hi

I apologise with the delay in responding. Due to the current situation we were only able to discuss further this week. We reviewed your previous comments and CBC are currently collating this and will respond shortly.

Kind Regards

Principal Transportation & Infrastructure Planner

Highways & Transportation



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W: www.essex.gov.uk/highways



In line with government advice relating to the COVID-19 pandemic, from 20 March I will be working remotely, away from the office for the foreseeable future. This is a challenging time, and as a service we are adapting where possible. This means staff are working flexibly throughout the day around caring responsibilities and/or have been redeployed to support critical council services.

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From:
Sent: 14 January 2021 16:15
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Hi

I hope you are well.

As we have still not heard back from you and we are under pressure to deliver a scheme at the site we have decided to proceed with our application to the ORR for permission to sell the land. Regarding the RTS scheme we propose to write the following:

Regarding the Rapid Transit System project (RTS), we have consulted with both Essex County & Colchester Borough Councils and considered the supporting documents ('The North Essex Rapid Transit System (RTS) Stage 1 Options Technical Note July 2019, and appendix G'). They conclude that other routes are more deliverable.

The RTS proposal comprises 4 sections (A,B,C,D) with options within each section. Our site is Option 3 within Section B. The report concludes against selecting this option stating : *“It is not deemed a practical or workable solution to expand the rail route corridor to a suitable width to share with adjacent RTS vehicles “*

It goes on to list 10 issues and further concludes : *“Given these issues it is recommended that this option is not progressed at this time as it would be unachievable within the timescales and budgets imposed by this project.”*

The report recommends the preferred Options 1, 2 and 5 for Section B are progressed to the next stage of the assessment. (These do not affect our site). Finally, there is a closing sentence : *“ However, this (option B) could present a viable option for future improvements to the RTS, and therefore the land should continue to be safeguarded and future developments in the locality should not obstruct this aspiration” .*

This final comment effectively sterilises development of our site on the basis of an “aspiration” which “could” improve a project, (which has already discounted our site), and which itself may not progress.

Accordingly, it seems very unlikely that our site will be required for the RTS given it has been discounted and preferred options are already being progressed. Therefore, subject to ORR approval to this LC17 submission, we propose to progress with the marketing and disposal of the site but will specifically highlight the RTS situation to any potential purchaser.

If you see anything that you hugely object to please let us know within the next few days otherwise we will proceed with our application to the ORR with the above comments.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 06 January 2021 17:29
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Hi

Happy New Year.

I wondered if you had any updates to my below questions yet? And whether you can advise on where you are up to with the scheme. The information found on the ECC [website](#) with the reports produced in Autumn 2019 suggest that the railway route is not the preferred route.

Sorry to chase you for answers, we are under a lot of pressure to deliver a housing scheme at this site and therefore need to know what is happening with the RTS.

Kind regards,

Surveyor | Development | Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 11 December 2020 10:14
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20 - reply

Dear

Sorry for the delay in responding. We are currently consulting with CBC on the questions raised. We will look to respond further in the New Year, once we have some further clarity.

Many thanks for your ongoing patience.

Kind Regards

Principal Transportation & Infrastructure Planner

Highways & Transportation



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T:

E:

W: www.essex.gov.uk/highways



In line with government advice relating to the COVID-19 pandemic, from 20 March I will be working remotely, away from the office for the foreseeable future. This is a challenging time, and as a service we are adapting where possible. This means staff are working flexibly throughout the day around caring responsibilities and/or have been redeployed to support critical council services.

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From:
Sent: 02 December 2020 15:33
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20

Hi

Thank you for your response.

We have a few further questions which I would be grateful to have your response.

1. Are the same reservations regarding the RTS railway route reserved for the land either end of our ownership to enable the RTS to connect with the city centre & to the south east?
2. Is the priority to create the RTS asap, or delay pending securing the ideal route. And when does the funding have to be used by? And if not used is it lost?
3. NR cannot sterilise the land indefinitely so can you confirm agreement to NR reserving the route across our land until March 2024 or until the RTS is confirmed? whichever is the earlier.
4. We could accommodate/reserve a walking/cycling route within the site, but not necessarily immediately adjacent to the rail track along the possible RTS route, if this helps?

Kind regards,

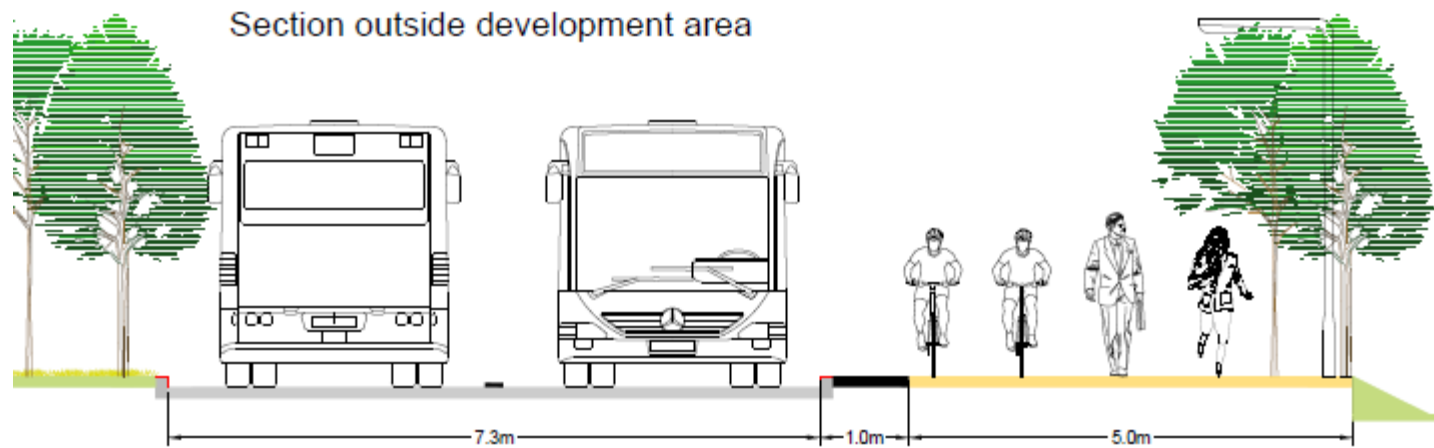
Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 02 December 2020 12:21
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station - IT to CF 02-12-20

Hi

At this point we haven't developed a design in detail, however below is a typical cross section which reflects the layout for the provision to support a busway and gives the widths required. At this point we considered that it would run adjacent to the railway track boundary, exiting onto Hythe Station Rd (therefore consideration as to the junction would be necessary). There is an existing cycle route on Haddon Park (road), therefore we would also like to see this connected with an appropriate LTN1/20 link, given the importance of providing high quality sustainable transport measures to this important station interchange.



Kind Regards

Principal Transportation & Infrastructure Planner

Highways & Transportation



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E:

W: www.essex.gov.uk/highways



In line with government advice relating to the COVID-19 pandemic, from 20 March I will be working remotely, away from the office for the foreseeable future. This is a challenging time, and as a service we are adapting where possible. This means staff are working flexibly throughout the day around caring responsibilities and/or have been redeployed to support critical council services.



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From:

Sent: 26 November 2020 16:56

To:

Cc:

Subject: RE: Sale of land adjacent to Hythe station

Hi

Thank you for your response and for clarifying the position.

Do you have any more details/a map of the exact route for the railway alignment route? Specifically we want to know how this might affect our land that we are planning to dispose of to a developer early next year (please find a site plan attached).

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN

Mobile:

www.networkrail.co.uk



From:
Sent: 25 November 2020 13:47
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Dear

Please find some comments relating to the questions you have asked.

From looking at the supporting documents it looks like the preferred options for section B are 1, 2 and 5 and that these are being taken to the next stage of assessment? It also looks like our rail route (Section B Option 3) has been discounted. Are you able to confirm that this is the case? / Any comments you have on the preferred route? **Given the constraints of time and cost associated with the current Housing Infrastructure Fund the current RTS align and route selection has reflected an initial corridor utilising existing highway assets. A provision utilising the railway alignment provides a great deal of opportunity and offer a direct uninterrupted route between Hythe and Town Centre (which the existing highway corridor cannot), therefore we still consider this advantageous and therefore would wish to continue to secure the corridor for future opportunities for rapid transit, walking and cycling.**

Are you and XX heading up this project?

Are you also able to confirm timing for delivery of the scheme and the funding to implement the scheme?

The current scheme being delivered using HIF funding and has a delivery timeframe of March 2024.

Kind Regards

Principal Transportation & Infrastructure Planner

Highways & Transportation



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W: www.essex.gov.uk/highways



In line with government advice relating to the COVID-19 pandemic, from 20 March I will be working remotely, away from the office for the foreseeable future. This is a challenging time, and as a service we are adapting where possible. This means staff are working flexibly throughout the day around caring responsibilities and/or have been redeployed to support critical council services.



Please consider the environment before printing this e-mail

From:

Sent: 25 November 2020 11:35

To:

Cc:

Subject: RE: Sale of land adjacent to Hythe station

Hi

This scheme is being led by Essex County Council as the Highway Authority. I have copied in colleagues from ECC who may be able to answer your query and provide further clarity with regard to the scheme options and timing.

Kind Regards

Planning Policy Officer • Colchester Borough Council

Tel: • www.colchester.gov.uk



From:
Sent: 24 November 2020 17:00
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

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Hi

I wondered if you'd had a chance to look over my questions. We are hoping to dispose of the land asap so really need some clarity on the situation.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 19 November 2020 18:13
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Hi

Thank you for your response and for providing the link to the further information regarding the scheme.

From looking at the supporting documents it looks like the preferred options for section B are 1, 2 and 5 and that these are being taken to the next stage of assessment? It also looks like our rail route (Section B Option 3) has been discounted. Are you able to confirm that this is the case? / Any comments you have on the preferred route?

Are you and heading up this project?

Are you also able to confirm timing for delivery of the scheme and the funding to implement the scheme?

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 18 November 2020 15:42
To:
Cc:
Subject: FW: Sale of land adjacent to Hythe station

Hi

Thank you for your email, forwarded to me by

The policy position with regard to the RTS corridor is unchanged from the earlier response we provided but I am happy to meet to discuss further in regard to the corridor if you feel that would be useful. Policy EC2 of the Emerging Local Plan states that development within the area defined as the East Colchester/Hythe Policy Area will be encouraged and supported where it contributes to achieving a number of objectives including '*contribute to the delivery of the East Transit Corridor...*'

As you are aware, Essex County Council consulted on routes for the Rapid Transit System in Autumn 2019, and comments on the route options have been assessed. ECC are continuing to carry out detailed work on route options for the RTS and further information on this can be found on the ECC [website](#).

Kind Regards

Planning Policy Officer • Colchester Borough Council

Tel: • www.colchester.gov.uk



From:
Sent: 12 November 2020 16:36
To:
Subject: RE: Sale of land adjacent to Hythe station

From:
Sent: 12 November 2020 16:19
To:
Subject: RE: Sale of land adjacent to Hythe station

This message originated **Externally**. Do **not** click links or open attachments unless you recognise the sender, were expecting it and know that the content is safe.

Hi

I wondered if you had a moment to discuss this?

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 04 November 2020 15:16
To:
Subject: RE: Sale of land adjacent to Hythe station

Hi

I hope you're well.

I wondered if you're free for a quick chat about where you are up to with the Rapid Transit Corridor project? And some clarification on the exact route of the corridor.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 07 August 2020 12:11
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Hi

Thank you. We are therefore proceeding on the basis of the email exchange and my email on July 23rd 2020.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 04 August 2020 17:26
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Hi –Thanks, I don't have any further comments to add beyond the request at this early stage of Rapid Transit Scheme development to retain the safeguarded area to provide future flexibility for transport objectives.

Regards,

From:
Sent: 04 August 2020 16:17
To:
Cc:
Subject: RE: Sale of land adjacent to Hythe station

Hi

As we are yet to hear from you we assume you have no objection to us proceeding, please confirm before Monday (August 10th 2020) after which we will be concluding the consultation.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN

Mobile:

www.networkrail.co.uk



From:

Sent: 23 July 2020 16:03

To:

Cc:

Subject: RE: Sale of land adjacent to Hythe station

Hi

Thank you very much for your comments.

We are aware of the potential future rapid transit system and are considering how it may integrate with rail services. If it proves likely the rapid transport system will be delivered in the near future & be able to integrate with the railway around the station we will endeavour to reserve rights to enable integration to be accommodated.

Kind regards,

Surveyor | Development | Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:

Sent: 02 July 2020 14:16

To:

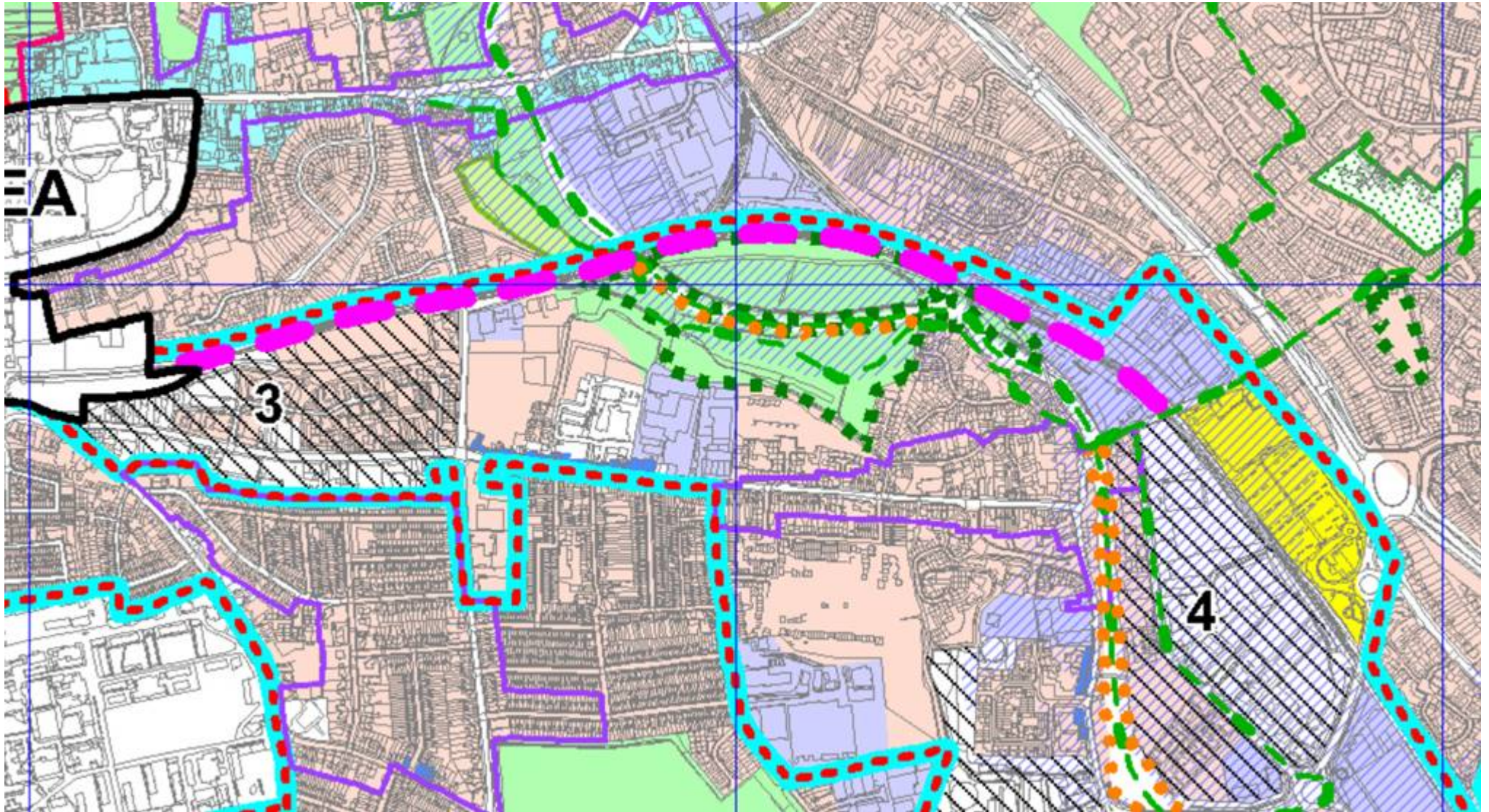
Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Dear – I apologise for the delay in reply.

In terms of Adopted Local Plan 2001-21 policy, Hythe Station lies alongside a proposed transit corridor as provided by Policy SA EC8 Transportation in East Colchester: *Land will be safeguarded for a Transit Link between Colne Causeway and Recreation Road and land should be safeguarded alongside the south side of the railway from Hythe Station (Station Road to Colchester Town).*

Colchester Proposals Map 2010- dotted hot pink line is Transit Corridor



The Emerging Local Plan (2013-33) was submitted for examination in October 2017 and the Council considers that it can be given weight on that basis. It includes proposals for a new Garden Community to the east of Colchester, linked to the Town Centre and beyond by a rapid transit system. Further to this, Section 2 of the plan contains the following reference to the East Transit Corridor in Policy EC2: East Colchester/Hythe Special Policy Area:

(v) Contribute to the delivery of the East Transit Corridor which will bring significant improvements to public transport and accessibility, through enhanced services, improved links to the Town Centre and new Garden Community.

Policies Map – East Colchester Policies EC1-4 – transit corridor shown as dotted black line.



Essex County Council, as highway authority, is carrying out detailed work on route options for the rapid transit system, funded by Housing Infrastructure Fund money. The route shown above is not a preferred option at this stage, however it would be expected that the existence of the safeguarded land adjacent to Hythe Station could allow the furthering of public transit (and walking/cycling) transit hub objectives maximising access to the train station and the new Garden Community. Accordingly, it would be expected that the Council would wish to see the retention of this land to support transport objectives.

Regards,

Planning Policy Manager
Colchester Borough Council
Normal working days Tuesday - Friday
Tel: www.colchester.gov.uk



Help protect the environment. Only print out this e-mail if it is absolutely necessary.

Please note that the informal views expressed herein are not binding in any way and the Council will not accept any liability in respect of such communication. Any opinions expressed are solely those of the author and do not represent those of Colchester Borough Council. The content is for informal purposes only and is based exclusively on the information that has been provided to the author at the time of writing. Thus, any views expressed should not be interpreted as fact, nor should they be passed on to third parties on such a basis. All communications are meant for the intended recipients only. Please check that there is no private and confidential information enclosed and seek the author's permission before sharing this communication with others.

From:**Sent:** 01 July 2020 14:54**To:****Subject:** RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

I have passed this on to the Planning Policy and Transport and Sustainability team so they can comment from a strategic point of view. I am one of the Development Management Team and I can only really comment on plans for a specific redevelopment of the site (as I did last year with a pre-app for a large residential block). We would be happy to comment on any specific proposals, though our pre-app service. The Council's website has full details of how to do that:

<https://www.colchester.gov.uk/info/category/?id=pre-app-advice-planning>

Many thanks,

Principal Planning Officer

Place & Client Services

Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG.



Advanced notice of leave – 17/8/2020 – 2/9/2020



How our Customers can help us to keep Planning Services operational: In light of the current Covid-19 pandemic case officers will not be visiting the office to protect the NHS. So in order to avoid delays associated with paper correspondence and the need for scanning of documents **PLEASE** can you submit all correspondence via email and ensure that reports, photographs, maps etc. are sent to the case officer in digital format via email copying in Planning Services – Planning.Services@colchester.gov.uk Many thanks for your assistance.

27 Essex County Council

From:

Sent: 07 August 2020 12:08

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thank you. We have consulted with CBC and they have no objection.

The closing date for the consultation was July 3rd which we need to get concluded. Everyone who's been copied have yet to comment and therefore we are proceeding on the basis of your comments and that you have no objection.

Kind regards,

Surveyor | Development| Network Rail

1 Eversholt Street | London | NW1 2DN

Mobile:

www.networkrail.co.uk



From:

Sent: 07 August 2020 09:13

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Not from me but as you can see a number of colleagues are copied in as well as from CBC and so they have an opportunity to make additional comments if they so wish.

Thanks

Strategic Development Engineer
Transportation and Smarter Travel

Essex County Council | telephone: | mobile: | email:

From:

Sent: 06 August 2020 13:57

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Sorry for the confusion. I am asking if you have any further comments to add to my email on July 23rd 2020?

Kind regards,

Surveyor | Development | Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:

Sent: 06 August 2020 08:17

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thanks for your email.

I didn't think I needed to respond to your 23rd July email but what I think you're asking me is whether ECC is objecting to the disposal of the site. Am I right?

Thanks again.

Strategic Development Engineer
Transportation and Smarter Travel
Essex County Council | telephone: | mobile | email:

From:

Sent: 04 August 2020 16:17

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

As we are yet to hear from you we assume you have no objection to us proceeding, please confirm before Monday (August 10th 2020) after which we will be concluding the consultation.

Kind regards,

Surveyor | Development| Network Rail
1 Eversholt Street | London | NW1 2DN

Mobile:

www.networkrail.co.uk



From:

Sent: 23 July 2020 12:49

To:

Cc:

Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Hi

Thank you very much for your comments. We have considered the forecast growth in the east of Colchester and the demand for Hythe Railway Station. Although the pre Covid-19 station usage was increasing marginally every year, it remained low. Additionally, the station is largely pedestrianised, and users mostly walk or cycle to the station to use the train, there is therefore no anticipated increased demand for parking. We have also had no comment from Greater Anglia and they have not raised this as an issue during the consultation.

We are aware of the potential future rapid transit system and are considering how it may integrate with rail services. If it proves likely the rapid transport system will be delivered in the near future & be able to integrate with the railway around the station we will endeavour to reserve rights to enable integration to be accommodated.

Kind regards,

Surveyor | Development | Network Rail
1 Eversholt Street | London | NW1 2DN
Mobile:
www.networkrail.co.uk



From:
Sent: 03 July 2020 10:23
To:
Cc:
Subject: RE: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station XX XX- Closing Date - 3rd July 2020

Dear

Thank you for your consultation dated 4th June 2020.

As Highway Authority, Essex County Council doesn't have any immediate concerns were this site to be disposed of.

However, you may wish to consider the level of development either planned or currently being built out in this part of Colchester (and growth to the east of Colchester including the University) in terms of whether there could be a growing demand for use of Hythe Railway Station, which in turn could lead to an increase in demand for station facilities, e.g. car parking. It is also worth you noting and considering the future role of rapid transit in delivering integrated transport links with rail.

Also, were a planning application to be submitted it should be accompanied by a Transport Assessment, the scope of which should be agreed with me as soon as possible.

Thanks again.

Strategic Development Engineer
Transportation and Smarter Travel
Essex County Council | telephone: | mobile: | email:

28 Transport Focus

From:

Sent: 04 August 2021 12:23

To:

Subject: Re: Land Disposal Consultation - Colchester Hythe - Land located to the southern side of Hythe Station CO2 8JR - Closing Date - 20th August 2021 0308d22

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

the land covers 11,089 square metres south of Hythe station; it is to be disposed of, freehold or on a long lease; it has had no regular use for the last 30 years or so, after its last railway use ended; it has been proposed that it could be used for housing; Network Rail will retain access rights to maintain the railway; likely demand for car parking at the station will remain low, given Hythe station's location close to Colchester.

Transport Focus also notes that there have been proposals for a North East Essex rapid transit system. Some have suggested that the land to be disposed of could be used, in part, for such a system. Transport Focus suggests that a more efficient way to provide a right of way for a rapid transit system could be joint use of the existing heavy rail right-of-way, as with Nexus's route to Sunderland, or the Sheffield Supertram extension to Rotherham.

Transport Focus has no objection to the proposed disposal.

Regards,

.

Annex 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Colchester Hythe by way of Freehold sale or long lease.

We attach a draft application form which together with the related plans & photograph, 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 **Friday 3rd July 2020**.

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