

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



11 June 2020

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

### **Network licence Condition 17 (land disposal): Castle Hill, Dudley**

#### **Decision**

1. On 14 April 2020, Network Rail gave notice of its intention to dispose of land at Castle Hill, Dudley, DY1 4QF ("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 this case, we note that the land proposed for disposal is in two parts: a thin strip for freehold sale with the remainder being for a 15-year leasehold sale. Dudley Metropolitan Borough Council would take both parts for the development of a "Very Light Rail Innovation Centre" and test track.
4. In considering the proposed disposal, we note that:
  - Network Rail has consulted relevant stakeholders with current information and no objections were raised;
  - the land does not form part of the operational network and is not connected to it - there is no evidence that current railway operations would be affected adversely;
  - Network Rail has confirmed to us that the land is not required for the Wednesbury to Brierley Hill Metro Extension Project; and
  - the part of the land being disposed of via a 15-year leasehold tenure means that Network Rail has retained the potential to use the land for rail services, if that requirement materialises.
5. 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.



6. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,<sup>1</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. 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**

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<sup>1</sup> Available from [https://orr.gov.uk/\\_data/assets/pdf\\_file/0007/1996/land-disposal-regulatory-arrangements.pdf](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                     | <ol style="list-style-type: none"> <li>1. Freehold disposal</li> <li>2. Leasehold disposal for a term certain of 15 years</li> </ol>  |           |                            |
| Rationale for disposal               | <ol style="list-style-type: none"> <li>1. The freehold area is a thin strip of land adjacent the disused Round Oak to Bescot line. The line has strategic importance for the possible reintroduction of freight services beyond 2035, however disposal of the land, and its development will not hinder a future twin freight track alignment should demand materialise</li> <li>2. The leasehold land is also disused. The System Operator has confirmed it is considered surplus to current requirements but may be required post 2035</li> <li>3. Disposal of both areas will reduce the maintenance responsibilities, cost to Network Rail and risk of fly tipping</li> <li>4. Disposal of both areas will enable the development of a World class very light rail innovation centre (VLRIC)</li> </ol> |           |                            |
| 2. Clearance                         | Type  | Reference | Date                       |
| Clearance Details                    | Business (freehold disposal)  | CR/40542  | 17 <sup>th</sup> May 2019  |
|                                      | Technical (freehold disposal)   | CR/40542  | 18 <sup>th</sup> June 2019 |
|                                      | Business (leasehold disposal)   | CR/40544  | 17 <sup>th</sup> May 2019  |
|                                      | Technical (leasehold disposal)  | CR/40544  | 18 <sup>th</sup> June 2019 |
| 3. Site                              |   |           |                            |
| Description of property for disposal | <ol style="list-style-type: none"> <li>1. The freehold land is a thin strip of scrubland extending to 1,414m<sup>2</sup> (0.35 acres)</li> <li>2. The leasehold land is a thin strip of land with ballast and sleepers in situ and extends to 5,014m<sup>2</sup> (1.24 acres)</li> </ol>  |           |                            |
| Attached plans and                   | <ol style="list-style-type: none"> <li>1. The freehold land is shaded blue on plan 6927333-1-B and can be seen at image 0603 (Appendix 1). The retained land of</li> </ol>  |           |                            |

|   |  |
|---|--|
| <p>photographs:<br/>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p> | <p>Network Rail land is shown shaded green. A right of access over the Purchasers land and reserved in the area for disposal is shown edged brown</p> <ol style="list-style-type: none"> <li>2. The leasehold land is edged blue on plan 6831277-1 and can be seen at image 0613 (Appendix 1)</li> <li>3. The footprint of the proposed VLRIC and distances to realigned track should freight services be reintroduced are 4.5 and 5.4 metres. This can be seen by viewing Plan VLR-WSP-X-XX-DR-AR-G (90)-01</li> </ol>  |
| <p>Ordnance survey coordinates</p>  | <p>E: 395035 N 290795</p>  |
| <p><b>4. Proposal</b></p>   |  |
| <p>Proposed party taking disposal</p>   | <p>Dudley Metropolitan Borough Council (DMBC)</p>  |
| <p>Proposed use / scheme</p>  | <p>DMBC has secured £28m of grant funding from The European Regional Development Fund, Black Country Local Enterprise Partnership and The West Midlands Combined Authority (WMCA) to construct a World class VLRIC. A thin strip of land forming part of the disused Round Oak to Bescot line is required to construct the facility, the remaining land is already owned by DMBC. The Centre will comprise research and development laboratories, engine hall, space for small/medium enterprises, education and training facilities, conference and exhibition space and is expected to extend to 5,780m<sup>2</sup> over three floors (see Appendix 2)</p> <p>To deliver the VLRIC project DMBC has formed a partnership with Warwick Manufacturing Group (WMG), an academic department at The University of Warwick which provides research in engineering, manufacturing and technology. DMBC and WMG have successfully obtained funding for a Very Light Rail concept which is a lightweight diesel-battery railcar. The diesel engine is paired with an advanced lithium battery pack to support regenerative braking and provide zero emission departures from stations. This vehicle, along with other light rail vehicles will be tested on a 2.2km test track facility on the former railway corridor between the Castle Hill and Cinder Bank areas of Dudley</p> <p>A test track loop will be constructed within the area that Network Rail are proposing to lease to DMBC. This will be used to test the cornering abilities of Very Rail vehicles</p> |

|   |   |
|---|---|
| Access arrangements to / from the disposal land | Both the freehold and leasehold land is accessed off Zoological Way. The road is partly adopted, with the remainder owned by DMBC. The whole of Zoological Way will be adopted on completion of the Project   |
| Replacement rail facilities (if appropriate)    | Not applicable  |
| Anticipated rail benefits                       | <ol style="list-style-type: none"> <li>1. Provides a hub for the industry offering, world class research, development, education and testing of energy efficient, lower cost rail technologies</li> <li>2. Delivers against the Government's 25-year commitment July 2018 of having an infrastructure that has Environmental and Sustainable Development principles at its heart</li> <li>3. Uses part of an unused rail corridor preventing its further deterioration</li> <li>4. Preserves space for potential future twin track and the reintroduction of freight services. The nearest point of the building to the realigned twin track should freight services be reintroduced is 4.5 metres. This is consistent with Network Rail standards</li> <li>5. Integration with the Wednesbury to Brierley Hill Midland Metro Extension Project lead by the WMCA</li> <li>6. Supports development of a third Network Rail testing facility</li> </ol> |
| Anticipated non-rail benefits                   | <ol style="list-style-type: none"> <li>1. Supports local economic regeneration and the creation of 225 jobs, 331 apprenticeships and 33 new businesses by 2021/22</li> </ol>  |
| <b>5. Timescales</b>                            |   |
| Comments on timescales                          | <p>Completion of freehold and leasehold disposals – February 2020</p> <p>Construction of VLRIC &amp; test track loop – March 2020</p> <p>Complete construction of VLRIC &amp; test track loop – March 2021</p>  |
| <b>6. Railway Related Issues</b>                |   |
| History of railway related use                  | The strip of freehold land formed part of the Stourbridge to Walsall Route. The land does not feature as operational network in the Sectional Appendix, and does not connect to any parts of the Network. The leasehold land formed part of Dudley Town Station   |

|   |  |
|---|--|
| When last used for railway related purposes   | Both parcels of land sit within the site of the former Dudley Town Station. This closed and replaced in 1967 by Dudley Freightliner Terminal until 1989. The Round Oak to Bescot line closed to all traffic in 1993 and has remained unused since  |
| Any railway proposals affecting the site since that last relative use   | No proposals received. Both the freehold and leasehold areas are landlocked and accessed controlled by DMBC. This effectively limits their potential use. The land requirements for construction of the VLRNIC and use of the leasehold land have been coordinated with the Midland Metro Wednesbury to Brierley Hill Extension Project of the WMCA  |
| Impact on current railway related proposals   | There are no current railway related proposals. Space for potential future twin track and the reintroduction of freight is safeguarded   |
| Potential for future railway related use  | Whilst there are no current plans to re-commence freight services on the Round Oak to Bescot section of route, it does have a strategic significance for which the rail industry wishes to protect. This is because the rail industry wishes to preserve the ability in future to use the line to for potential freight services that would normally operate on the Bromsgrove to Birmingham corridor. It is recognised that diverting freight services on the Round Oak to Bescot route could relieve congestion in the central Birmingham area for passenger trains travelling between Bromsgrove and Birmingham, as it would allow freight services to avoid Birmingham entirely. The agreement for the leasehold land would terminate in 2035 and be available for use once more, if so required |
| Any closure or station change or network change related issues  | No. This project will have no material effect upon the operation of the network or of trains on the network. The lands in question are out of use and do not feature as operational network in the Sectional Appendix  |
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | An informal, undocumented access exists off Castle Hill. Construction of the VLRIC will render this unusable. This will be replaced by a documented new access off Zoological Way – shown brown on the attached plan 6927333-1   |

|  |   |
|--|---|
| <p>Position as regards safety / operational issues on severance of land from railway</p> | <p>The disposal includes arrangements under which DMBC will install new boundary fencing along parts of 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> |
|--|---|

## 7. Planning History and Land Contamination

|   |   |
|---|---|
| <p>Planning permissions / Local Plan allocation (if applicable)</p> | <p>Full Planning Approval under P17/1729 obtained 31<sup>st</sup> January 2018. The freehold and leasehold areas are identified in the Dudley Area Action Plan (adopted March 2017) as being reserved for the potential creation of a new VLRIC</p> |
| <p>Contamination / Environmental Issues (if applicable)</p>         | <p>A Ground Investigation Report was undertaken by WSP on behalf of DMBC in August 2017. This concluded there are no significant and widespread issues concerning contamination of soils and groundwater beneath the site</p>                       |

## 8. Internal Consultation

|                              |   |
|------------------------------|---|
| <p>Internal consultation</p> | <p>Site specific requirements have been added to the Technical Clearance CR/40542 (freehold land) via the internal Clearance process. Reserved rights of access, minimum 5m stand-off between the boundary and running rail, minimum 3m stand-off between the building and boundary, requirement to fence and enter into a Basic Asset Protection Agreement for construction of the VLRIC will be absorbed into the Transfer document. Site specific requirements have been added to the Technical Clearance CR/40544 (leasehold land) requiring reserved rights of access, and erection of fencing. This will be provided for in the lease. A No Material Effect consultation rail industry workshop setting out the proposals of the VLRIC Project was held 11<sup>th</sup> July 2018 and a follow up letter distributed to all internal, as well as external stakeholders 24<sup>th</sup> July 2018. A query was received regarding maintenance of nearby structures and Engineers advised these would remain the responsibility of Network Rail as they were not included within either area for disposal</p> |
|------------------------------|---|

## 9. Local Authorities

|                                   |   |
|-----------------------------------|---|
| Names & Email Addresses:          | DMBC Project Manager<br>VLRNIC<br>Dudley Metropolitan Borough Council<br>The Council House<br>Priory Road<br>Dudley DY1 1HF |
| Local Transport Authorities:      | Transport for West Midlands   |
| Other Relevant Local Authorities: | West Midlands Combined Authority  |

## 10. Internal approval to consult

|                 |  |
|-----------------|--|
| Recommendation: | By proceeding to consult I am: <ul style="list-style-type: none"><li>• recommending that Network Rail consults on the terms of disposal</li><li>• confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</li><li>• confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</li></ul> |
|-----------------|--|

## 11. External Consultation

|   |   |
|---|---|
| Summary of position as regards external consultations   | Details given in accompanying consultation report |
| Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward | Not applicable                                    |



## 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:<br>INTERIM PROPERTY SERVICES MANAGER  |  |
|                       | Date.....10/3/20.....   |  |
| Authorised by (name): | Authoriser's job title:<br>Interim Regional Property Director   |  |
| Signed.....           | Date.....17/3/20.....   |  |

Appendix 1 – Image 0603 – Freehold land



Appendix 1 Image 0613 – leasehold land



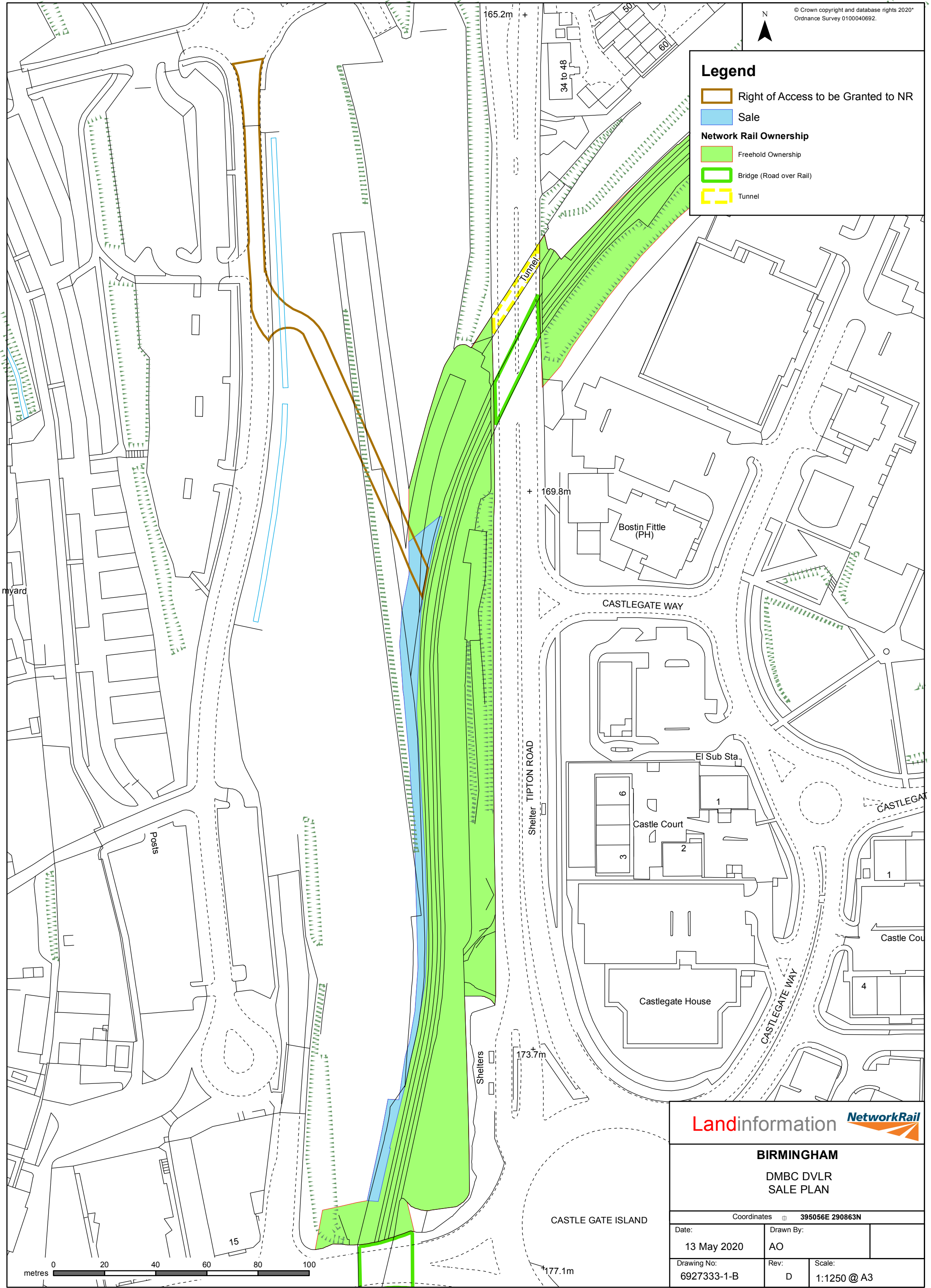
Appendix 2 – Proposed DVRLNIC building





**Legend**

- Right of Access to be Granted to NR
- Sale
- Network Rail Ownership**
- Freehold Ownership
- Bridge (Road over Rail)
- Tunnel



myard

Posts

Shelter TIPTON ROAD

Shelters

CASTLE GATE ISLAND

**Landinformation**

**BIRMINGHAM**  
DMBC DVLR  
SALE PLAN

Coordinates  $\square$  395056E 290863N

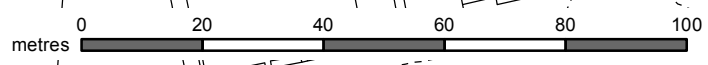
Date:  
13 May 2020

Drawn By:  
AO

Drawing No:  
6927333-1-B


Rev:  
D

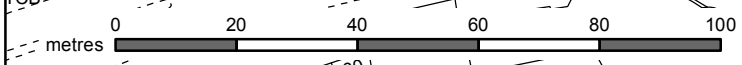
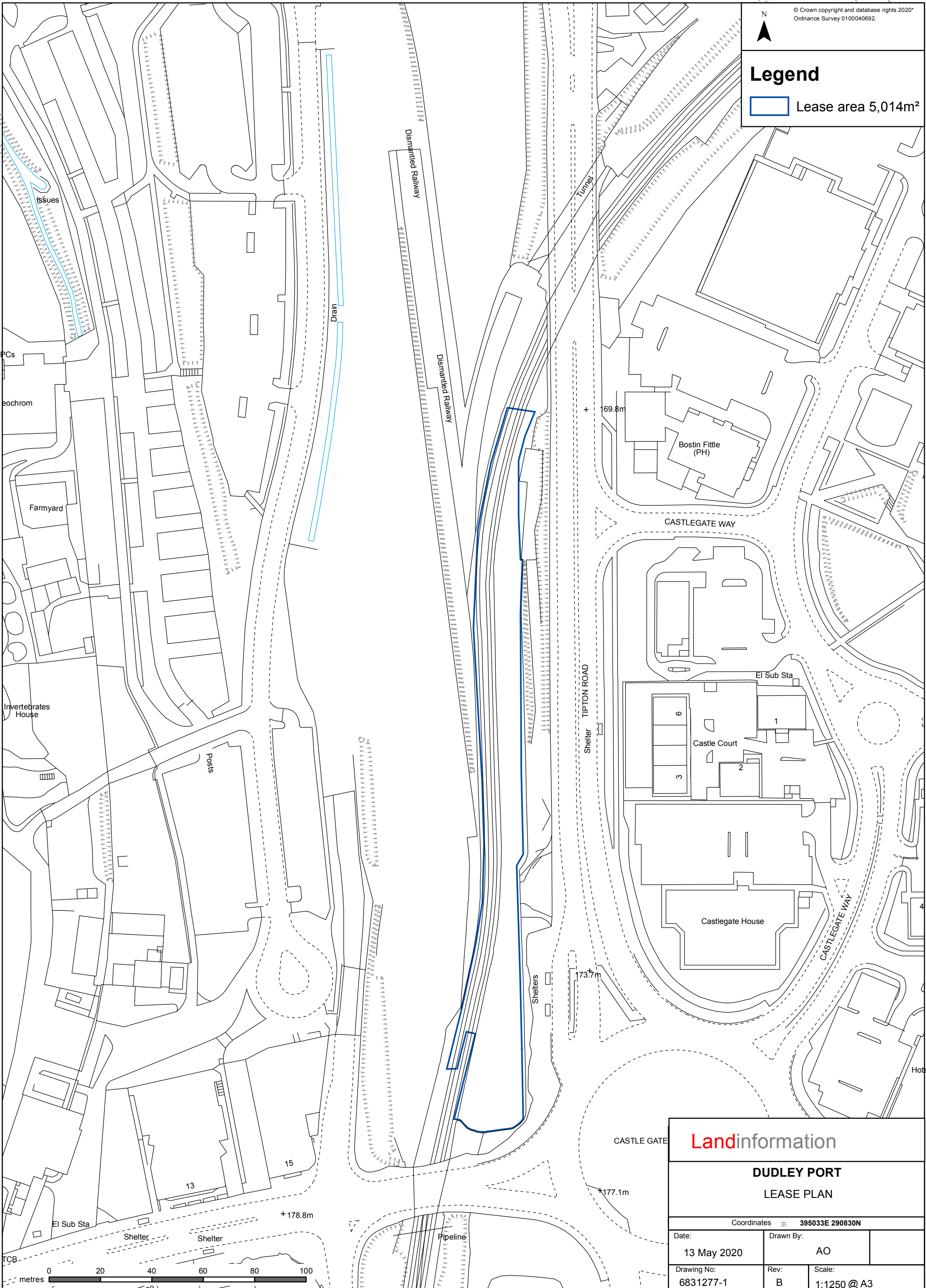
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1:1250 @ A3



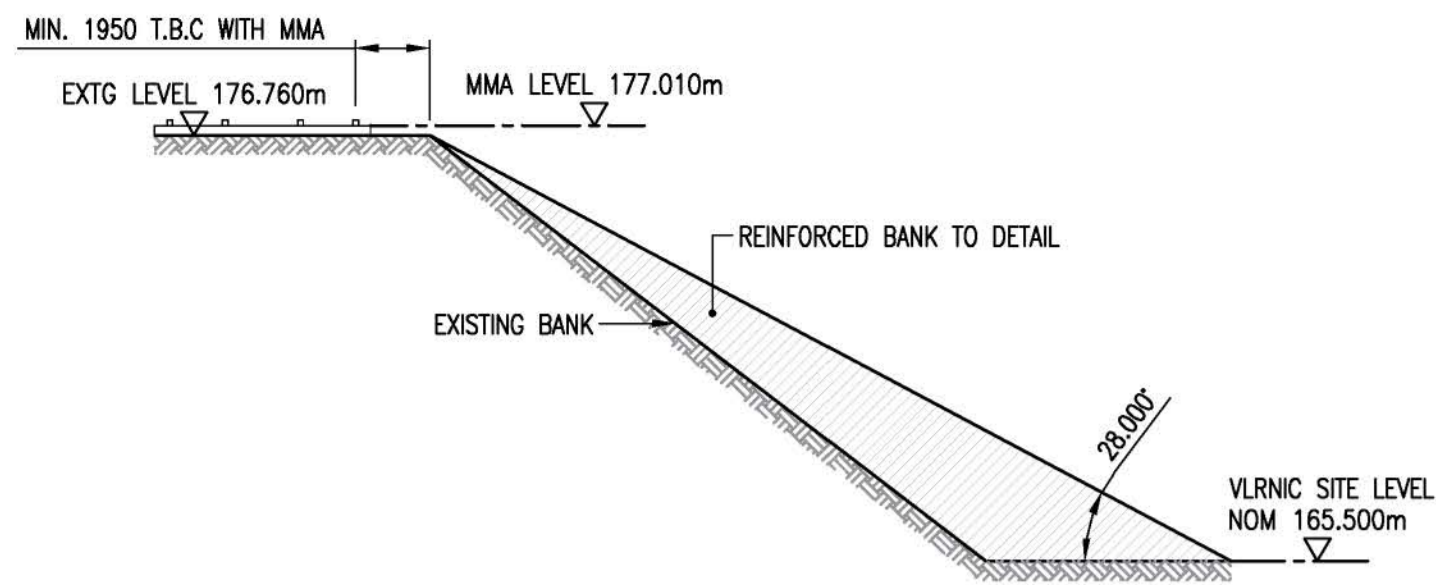


### Legend

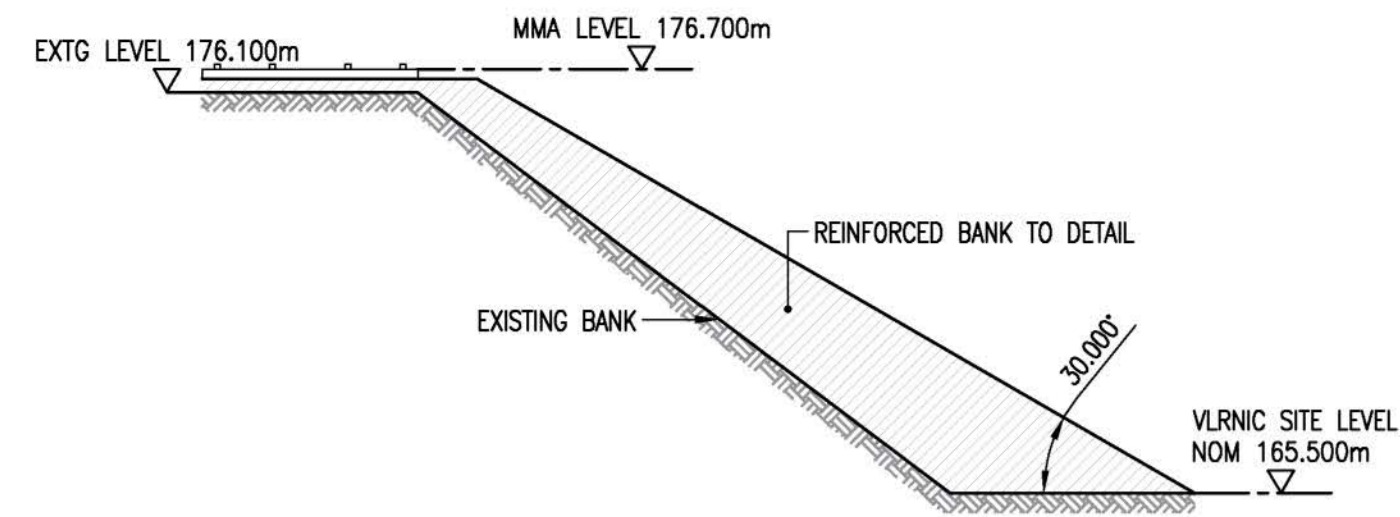
 Lease area 5,014m<sup>2</sup>



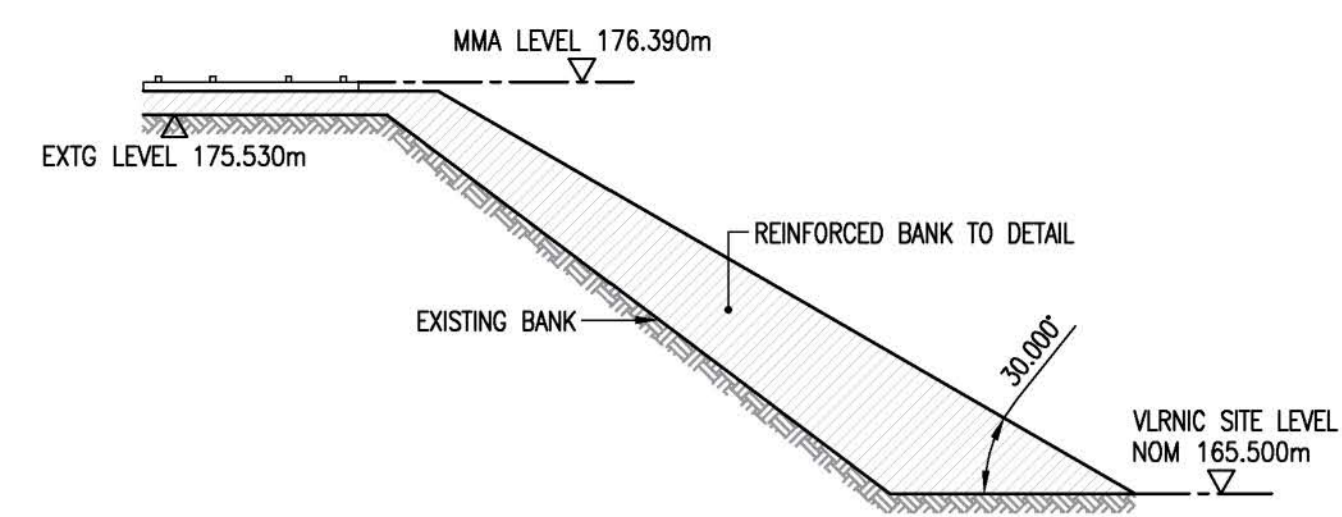
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|---------------------------------------|-----------|-------------|
| <b>Landinformation</b>                |           |             |
| <b>DUDLEY PORT</b>                    |           |             |
| <b>LEASE PLAN</b>                     |           |             |
| Coordinates $\square$ 395033E 290830N |           |             |
| Date:                                 | Drawn By: |             |
| 13 May 2020                           | AO        |             |
| Drawing No:                           | Rev:      | Scale:      |
| 6831277-1                             | B         | 1:1250 @ A3 |



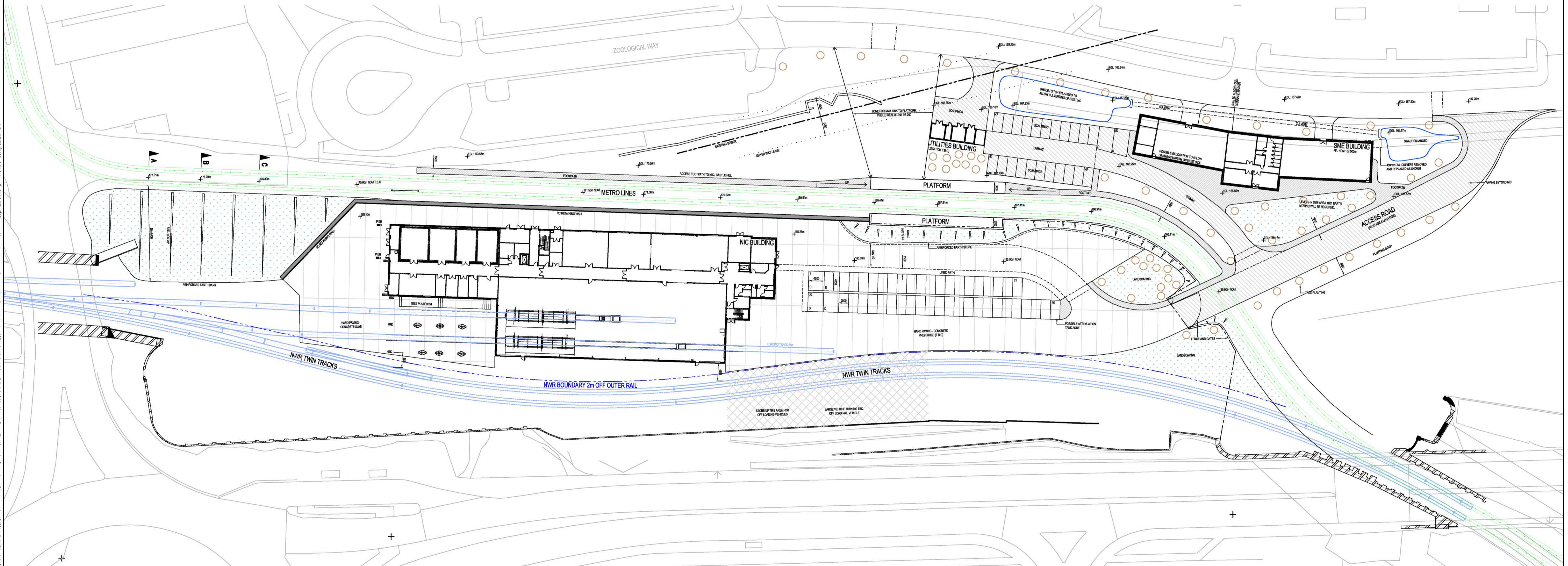
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1:200



SECTION B-B  
1:200



SECTION C-C  
1:200



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|                                       |      |    |             |     |
|---------------------------------------|------|----|-------------|-----|
| P1                                    | TC   |    | GJ          | GJ  |
| REV                                   | DATE | BY | DESCRIPTION | CHK |
| DRAWING STATUS: S0 - WORK IN PROGRESS |      |    |             |     |



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wsp.com

CLIENT:  THE UNIVERSITY OF WARWICK  
ARCHITECT: WSP

PROJECT: DUDLEY VLRNIC  
TITLE: VLR MASTER PLAN - ZONE 1

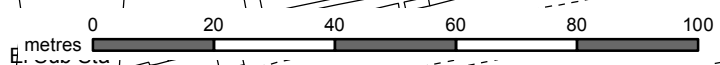
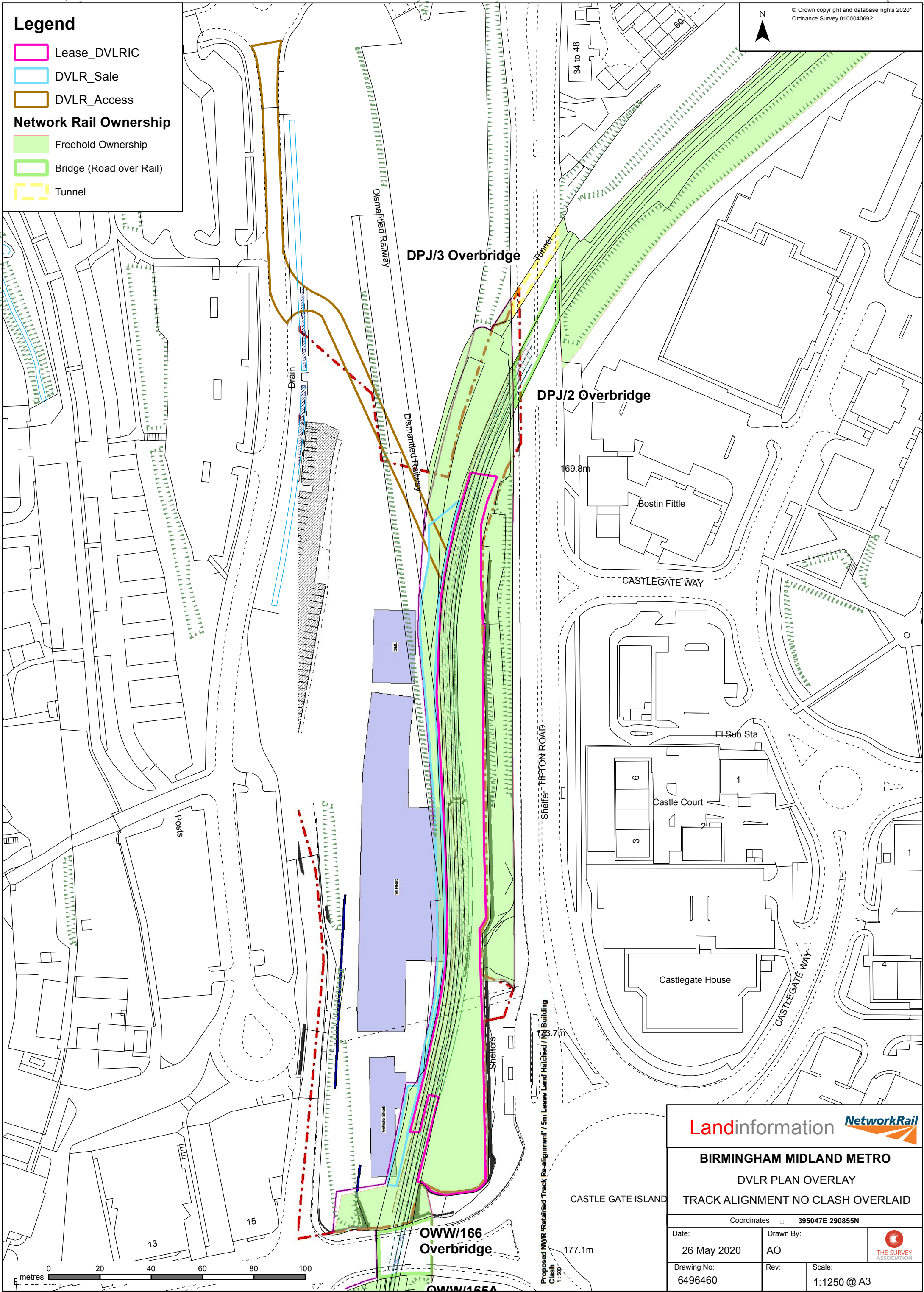
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| SCALE @ A1: 1:500                       | CHECKED: GJ  | APPROVED: GJ |
| PROJECT NO: 62103803                    | DESIGNED: GJ | DRAWN: TC    |
| DATE: MARCH 2019                        |              | REV: P1      |
| DRAWING NO: VLR-WSP-X-XX-DR-AR-G(90)-01 |              |              |
| © WSP UK Ltd                            |              |              |

**Legend**

- Lease\_DVLRIC
- DVLR\_Sale
- DVLR\_Access

**Network Rail Ownership**

- Freehold Ownership
- Bridge (Road over Rail)
- Tunnel



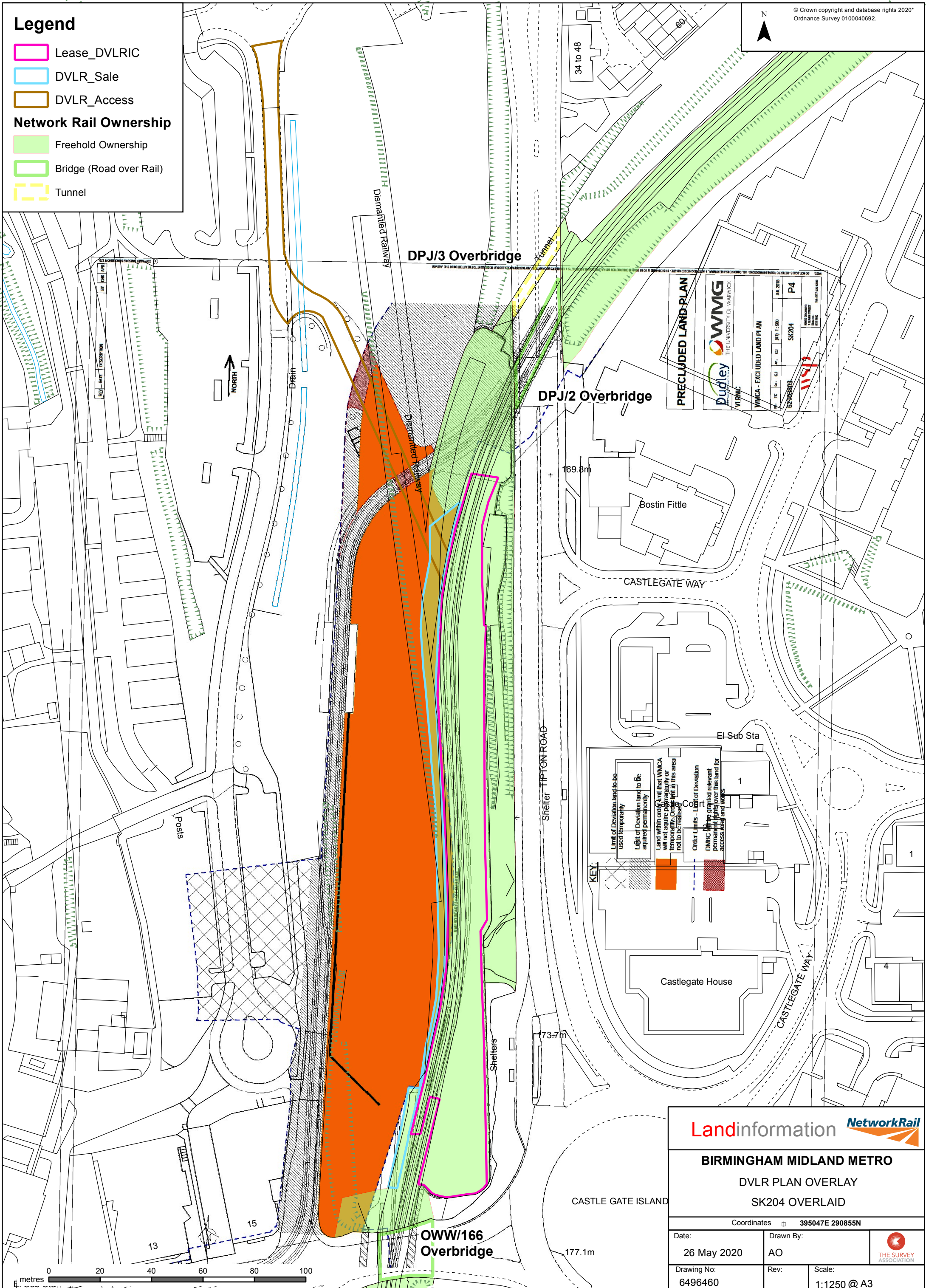
|                                       |             |
|---------------------------------------|-------------|
| <b>Landinformation</b>                |             |
| <b>BIRMINGHAM MIDLAND METRO</b>       |             |
| DVLR PLAN OVERLAY                     |             |
| TRACK ALIGNMENT NO CLASH OVERLAID     |             |
| Coordinates $\square$ 395047E 290855N |             |
| Date:                                 | Drawn By:   |
| 26 May 2020                           | AO          |
| Drawing No:                           | Rev:        |
| 6496460                               | Scale:      |
|                                       | 1:1250 @ A3 |

**Legend**

- Lease\_DVLRIC
- DVLR\_Sale
- DVLR\_Access

**Network Rail Ownership**

- Freehold Ownership
- Bridge (Road over Rail)
- Tunnel



**PRECLUDED LAND PLAN**

**WMG**  
THE UNIVERSITY OF WARWICK

**Dudley**  
VLS/ENC

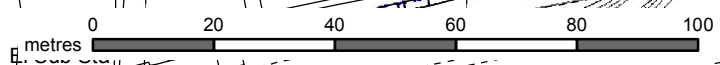
WMCA - EXCLUDED LAND PLAN

|          |     |      |    |       |      |
|----------|-----|------|----|-------|------|
| DATE     | NO. | REV. | BY | CHKD. | DATE |
| JUN 2018 | P4  |      |    |       |      |
| SK204    |     |      |    |       |      |

62483808

**KEY**

- Limit of Deviation land to be used temporarily
- Limit of Deviation land to be acquired permanently
- Land within order limit that WMCA will not acquire permanently or temporarily. Consider if this area not to be released
- Order Limits - Limit of Deviation
- DMBC (to be used relevant permanent lands over this land for access, utility and works)



**Landinformation**

**BIRMINGHAM MIDLAND METRO**

**DVLR PLAN OVERLAY**

**SK204 OVERLAID**

Coordinates  $\square$  395047E 290855N

|             |             |           |             |
|-------------|-------------|-----------|-------------|
| Date:       | 26 May 2020 | Drawn By: | AO          |
| Drawing No: | 6496460     | Rev:      |             |
|             |             | Scale:    | 1:1250 @ A3 |



# CONSULTATION REPORT

relating to

## PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposals of land at:

**Castle Hill, Dudley, DY1 4QF**

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

Summary of position regarding responses: Of the 26 stakeholders consulted, responses were received from 25. It has not been possible to obtain a response from Grand Central Railway Company. The West Midlands Rail Executive (WMRE) queried whether the proposed disposals would impact the extension of West Midlands Metro along the former South Staffordshire Line from Wednesbury to Brierley Hill, but after making enquiries of The West Midlands Combined Authority were satisfied that it would not be impacted. In providing their support both Avanti West Coast and Transport Focus noted that the proposed disposals will not prejudice the reintroduction of freight and passenger service on the disused line should demand materialise

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                               | 24.01.20         | No comment<br>See Annex 1   |   |
| 2   | Transport for West Midlands      |   | Y                               | 18.02.2020       | No comment<br>See Annex 1   |   |
| 3   | Arriva Trains Cross Country      |   | Y                               | 19.12.19         | No comment<br>See Annex 1   |   |
| 4   | C2c Rail Limited                 |   | Y                               | 13.12.19         | No comment<br>See Annex 1   |   |
| 5   | Chiltern Railway Company Limited |   | Y                               | 16.12.19         | No comment<br>See Annex 1   |   |

|    |   |  |   |          |                           |  |
|----|---|--|---|----------|---------------------------|--|
| 6  | Eurostar International Limited                        |  | Y | 16.12.19 | No comment<br>See Annex 1 |  |
| 7  | Great Western Railway                                 |  | Y | 16.12.19 | No comment<br>See Annex 1 |  |
| 8  | Grand Central Railway Company Limited                 |  | N | N/A      | N/A                       | Stage 1 chasing email issued 14/01/20<br><br>Stage 2 chasing email issued 24/01/20<br><br>Stage 3 chasing email issued and phone call made 31/01/20<br><br>Stage 4 notification email issued on 21/02/2020 |
| 9  | London & South Eastern Railway Limited (Southeastern) |  | Y | 16.12.19 | No comment<br>See Annex 1 |  |
| 10 | Merseyrail Electrics 2002 Limited                     |  | Y | 16.12.19 | No comment<br>See Annex 1 |  |

|    |   |  |   |            |                           |  |
|----|---|--|---|------------|---------------------------|--|
| 11 | Northern Rail Limited   |  | Y | 14.01.20   | No comment<br>See Annex 1 |  |
| 12 | Virgin Trains (now Avanti Westcoast)  |  | Y | 08.01.20   | No comment<br>See Annex 1 |  |
| 13 | West Midlands Trains Limited (formerly London Midland Limited) London North Western Railway |  | Y | 17.01.20   | No comment<br>See Annex 1 |  |
| 14 | COLAS Rail Limited  |  | Y | 15.01.20   | No comment<br>See Annex 1 |  |
| 15 | Direct Rail Services Limited  |  | Y | 10.01.20   | No comment<br>See Annex 1 |  |
| 16 | DB Cargo UK Ltd (formerly DB Schenker)  |  | Y | 31.01.2020 | No comment<br>See Annex 1 |  |
| 17 | Freight Transport Association   |  | N | N/A        | See Annex 1               |  |
| 18 | Freightliner Limited (now GWRR ?)   |  | Y | 31.01.2020 | No comment<br>See Annex 1 |  |
| 19 | GB Railfreight Limited  |  | Y | 24.12.19   | No comment<br>See Annex 1 |  |

|    |  |  |   |            |                           |  |
|----|--|--|---|------------|---------------------------|--|
| 20 | Rail Freight Group                         |  | Y | 15.12.19   | No comment<br>See Annex 1 |  |
| 21 | West Coast Railway Company                 |  | Y | 31.01.2020 | No comment<br>See Annex 1 |  |
| 22 | W.H. Malcolm                               |  | Y | 16.12.19   | No comment<br>See Annex 1 |  |
| 23 | Association of Community Rail Partnerships |  | Y | 16.12.19   | No comment<br>See Annex 1 |  |
| 24 | British Transport Police                   |  | Y | 07.04.20   | No comment<br>See Annex 1 |  |
| 25 | Transport Focus (formerly Passenger Focus) |  | Y | 24.12.19   | No comment<br>See Annex 1 |  |
| 26 | Dudley Council                             |  | Y | 30.01.2020 | No comment<br>See Annex 1 |  |

Copies of responses referred to in the above report are given in Annex 1 to this report.

Copies of consultation requests (before customisation for any individuals at Stage 3) are given in Annex 2 of this report.

## Annex 1

### 1

**From:**  
**Sent:** 24 January 2020 14:07  
**To:**  
**Subject:** RE: Advice Please: STAGE ONE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Thanks

No objection from us,

**Project and Investment Manager, Intercity Team, Department for Transport**  
**4/21**

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### 2

**From:**  
**Sent:** 18 February 2020 10:17  
**To:**  
**Cc:**  
**Subject:** RE: FINAL REMINDER - Proposed Disposal of land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Hi

[Sorry for the delay.](#)

[I've now spoken with the Wednesbury Brierley Hill Metro Extension Project Manager and she confirms that that we are happy with the land disposal to Dudley MBC as proposed.](#)

[Best regards,](#)

**Strategic Lead, Rail Policy**

Direct Dial:  
Mobile:  
Email:  
Website: [wmrexcutive.org.uk](http://wmrexcutive.org.uk)

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**3**

**From:**  
**Sent:** 19 December 2019 11:05  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Hi

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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**4**

**From:**  
**Sent:** 13 December 2019 14:37  
**To:**  
**Subject:** Re: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Good afternoon

No objection from c2c for this proposal.

**Regards**

**Reactive Works Manager**  
2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR

The logo for c2c, consisting of the letters 'c2c' in a stylized, rounded font. The 'c' is purple, the '2' is pink, and the second 'c' is purple.

W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)

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**5**

**From:**

**Sent:** 16 December 2019 15:21

**To:**

**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

HI

No comment.

Kind Regards,

Regulatory Contracts Manager

Chiltern Railways Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

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**6**

**From:**

**Sent:** 16 December 2019 09:52

**To:**

**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No comment from EIL,

Thanks

**PA to Chairman and to Company Secretary**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW



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7

**From:**  
**Sent:** 16 December 2019 09:59  
**To:**  
**Subject:** Re: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Hello again

We have no objection thank you.

Network Access Manager

First Greater Western Limited

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**8 – XXX XXX Grand Central Railway Company**

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9

**From:**  
**Sent:** 16 December 2019 10:23  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager

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**10**

**From:**  
**Sent:** 16 December 2019 10:02  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

We have no objections thanks



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**11**

**From:**  
**Sent:** 14 January 2020 11:41  
**To:**  
**Subject:** RE: STAGE ONE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Northern have no objections to the below proposal.

Thanks

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**12****From:****Sent:** 08 January 2020 13:03**To:****Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Please see comments below from Jason Nash, our Head of Performance.

Regards

"I'm comfortable with this as the lease is time constrained (expire 2035) along the border of the route and continues to protect the discussed rail route between Stourbridge, Dudley and Walsall. Although tram operation is proposed (and progressing) between Wednesbury, Dudley and Merry Hill, I continue to support the position that the disused parts should be protected for future freight/passenger use (road congestion in the area is now at critical levels), including shared operation along any proposed Midland Metro route. Thanks."



AVANTI  
WEST COAST

Track Access Manager | Avanti West Coast

Victoria Square House, Victoria Square, Birmingham, B2 4DN

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**13**

**From:**

**Sent:** 17 January 2020 14:24

**To:**

**Subject:** RE: STAGE ONE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No problem with this.

Regards,

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**14**

**From:**

**Sent:** 15 January 2020 10:29

**To:**

**Subject:** RE: STAGE ONE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

– no comments from us.

KR,



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**COLAS RAIL LTD**

3<sup>rd</sup> Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

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

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**15**

**From:**  
**Sent:** 10 January 2020 09:18  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Hi

DRS have no comments.

Best Regards,

Procurement Assistant

Direct Rail Services Ltd

Regents Court

Baron Way

Carlisle CA6 4SJ

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**16**

**From:**  
**Sent:** 31 January 2020 16:13  
**To:** Johnson Lynn <Lynn.JOHNSON@networkrail.co.uk>  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

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

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**17****From:****Sent:** 18 February 2020 15:10**To:****Subject:** RE: STAGE ONE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Dear

Many thanks for your email and phone call this morning. I'm sorry for the delay in coming back to you on this one.

While the FTA has no objection to the Proposed Land Disposal, we are keen to ensure that it does not affect any future possibilities for freight and potential twin track alignment and would ask that this continues to be part of any considerations.

Best wishes,

**Policy Manager****Freight Transport Association**

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**18****From:****Sent:** 31 January 2020 14:53**To:****Subject:** Re: STAGE THREE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No comment

Thanks

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**19**

**From:**  
**Sent:** 24 December 2019 09:37  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No issues from GBRf.

Regards,

Head of Capacity Planning,  
GB Railfreight Ltd.,

3<sup>rd</sup> Floor,

55 Old Broad Street,

London, EC2M 1RX.

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

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**20**

**From:**  
**Sent:** 15 December 2019 18:47  
**To:**  
**Subject:** Re: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Ok with RFG

Director General

Rail Freight Group

*Rail Freight Group*

[7 Bury Place](#)

[London](#)

[WC1A 2LA](#)

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

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**21**

**From:**

**Sent:** 31 January 2020 11:11

**To:**

**Subject:** Re: STAGE THREE REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

no comments

WCR

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**22**

**From:**

**Sent:** 16 December 2019 07:19

**To:**

**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No objections.

Regards



Business & Estate Manager | W H Malcolm Ltd

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

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**23**

**From:**  
**Sent:** 16 December 2019 09:20  
**To:**  
**Subject:** RE: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

No Comment

Senior Operations Manager

**Web:** [acorp.uk.com](http://acorp.uk.com) The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1J

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**24 – BT**

**From:**  
**Sent:** 07 April 2020 16:14  
**To:**  
**Subject:** FW: Consultation on proposed land disposal: land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Good afternoon

After reviewing the attached in relation to the consultation document, there are no objections or comments from British Transport Police.

Thanks

British Transport Police

Rail House, Lord Nelson Street  
Liverpool, L1 1JF

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**25**

**From:**

**Sent:** 24 December 2019 21:26

**To:**

**Subject:** Re: Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF 1912a20

Thank you for sending Transport Focus details of the proposed disposal of land in Dudley. They note that two areas are to be disposed of;

one, of 0.35 acre, freehold, the other, of 1.24 acres, on a lease until 2035;

the land forms part of the disused railway between Round Oak and Pleck Junction;

the land to be disposed of leasehold was part of the site of Dudley station, and could be required as part of a freight route to avoid such trains having to use the route through Bromsgrove and Camp Hill;

the leasehold land would be returned should that proposed route be developed;

the intended use of the disposal land is as part of the site of a Very Light Rail Innovation Centre and test track;

the land is to be disposed of to Dudley Metropolitan Borough Council;

the council is in partnership with part of Warwick University, and Network Rail's Rail and Innovation team will operate the test track;

disposal is expected in February, 2020, and the completion of the centre and test track is planned for March, 2021;

the proposed Brierly Hill light rail line can also be accommodated.

Transport Focus notes the safeguards for the proposed tram extension and the freight “by-pass”. The new Centre will be an interesting addition to the railway’s development facilities.

Transport Focus have no objection to the proposed disposal.

Regards,

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**26**

**From:**

**Sent:** 30 January 2020 14:32

**To:**

**Cc:**

**Subject:** RE: [EXTERNAL EMAIL] FW: STAGE TWO - EMAIL REMINDER - Proposed Land Disposal - land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF

Hi

As discussed with earlier today we would confirm that as the beneficiary of the proposed sale and lease referred to below, which will enable DMBC to complete the land assembly required for the delivery of the VLRNIC scheme, we are fully supportive of the proposal as described.

Please feel free to contact me if you require any further information in this relation to the same.

Regards

Project Manager

Dudley Council

2<sup>nd</sup> Floor, The Crown, 201 Wolverhampton Street, Dudley DY1 1ED

[www.dudley.gov.uk](http://www.dudley.gov.uk)

**Annex 2 - Copies of consultation requests (before customisation for any individuals at Stage 3)****Stage 1 reminder issued 13<sup>th</sup> December 2019****SUBJECT: Consultation on proposed land disposal: land adjacent to the disused Round Oak to Bescot Line, Castle Hill, Dudley, West Midlands, DY1 4QF**

Dear Consultee

We are currently seeking views of relevant parties on our proposed freehold and leasehold land disposals at Castle Hill, Dudley, West Midlands, DY1 4QF.

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

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

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **31<sup>st</sup> January 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 sincerely

Senior Surveyor  
Property Services (North West & Central)

**Stage 2 reminder issued 14<sup>th</sup> January 2020**

Good morning,

See below and attached.

Please can you respond on or before 31<sup>st</sup> January 2020.

Kind regards,