

Les Waters

Senior Manager, Licensing
Railway Markets and Economics
Email les.waters@orr.gov.uk

4 July 2019

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

Network licence Condition 17 (land disposal): Cornwall Farmers depot, Truro, Cornwall**Decision**

1. On 13 May 2019, Network Rail gave notice of its intention to dispose of land known as the Cornwall Farmers depot, adjacent to Truro station, Cornwall (the land), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information. In considering the proposed disposal we note that:
 - there is no evidence that current or future railway operations would be affected adversely;
 - notwithstanding Truro City Council (TCC) wishing to safeguard the land in the Truro and Kenwyn neighbourhood plan, there was no evidence to show the land had a reasonably foreseeable railway requirement;
 - Network Rail's study into rail freight facilities in Cornwall states that its land to the east of the land proposed for disposal has the potential to provide some rail freight access, as well as car parking, with sites at Parkandillack and Burngullow having significant potential as rail freight interchanges; and
 - Network Rail completed the Network Change procedure¹ in March 2018, which removed formally from its network the sidings sited on the land.

¹ Required under Part G of the Network Code, which is incorporated into track access agreements.

4. TCC objected to Network Rail's consultation based on its view that residential development was not a good use for the land. Instead, TCC preferred a more sustainable option. TCC suggested that commercial office development would be preferable, as would alternatives of sport and recreation facilities or other public amenities.
5. We note TCC's views on its preference for another land use, such as converting the land to be used for sport and recreation facilities, however such matters are outside our locus. Instead they can be addressed directly by the local authorities themselves in their planning processes. TCC provided no evidence that it had any plans for the land involving a railway related use. We also received a representation from a third party that voiced dissatisfaction with the proposed disposal but did not provide any evidence that the land was required for a reasonably foreseeable railway use.
6. 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.
7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,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".
8. 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

² Available from www.rail-reg.gov.uk/server/show/nav.150. In that publication, references to the Condition 7 licence requirements should be read as if they were references to the equivalent Condition 17 licence requirements.

Proposed Property Disposal

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

1. Site	
Site location and description	<p>Land and property known as the Cornwall Farmers Depot, situated immediately adjacent to & North West of Truro Station TR1 3HH. The site comprises approximately 1.6ha (4 Acres) and is leased to Cornwall Farmers until December 2038. Cornwall Farmers have not used the property themselves for many years & over 3 years ago sublet it for standard warehouse use. The siding serving the property is in disrepair, has not been used for over 12 years, has been clipped out of use, & network change has been approved removing it from the Sectional Appendix.</p> <p>The other sidings around the station, the MDU and other station & rail operations are unaffected.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> 1. Aerial Photograph locating the site. 2. Sale plan No 6279366. The disposal site is labelled & shaded blue. Also shown on the plan are the adjacent MDU office, maintenance storage area, sidings, station & carpark and level crossing.
Clearance Ref:	<p>CR/32756 Business Clearance dated 10-11-2017 (Certificate No 42575) Technical Clearance dated 15-12-2017 (Certificate No 42931)</p>
Project No.	153675
Ordnance survey coordinates	<p>X : 181419 Y : 44928 Map ref: SW 814449 Post Code: TR1 3HH</p>
Details of attached photographs (as required)	There are 4 photographs attached in Appendix 2;-
2. Proposal	
Type of disposal	Freehold sale or long leasehold sale
Proposed party taking disposal	Subject to receiving LC7 consent, marketing agents will be instructed, and a purchaser selected.

Proposed use / scheme	Residential led development for 100 new homes. A new dedicated access will serve the site & reduce the use of the level crossing.
Access arrangements to / from the disposal land	The site is presently accessed over the existing level crossing. To reduce the use of the level crossing and provide a suitable route in to the proposed development, a new access and road will be created off Dobbs Lane, which forms the western boundary of the site. Dobbs Lane is approximately 12 meters higher than the main plateau level of the site. The Council have been consulted and are supportive of the new access solution, on condition that it only serves the residential traffic & there is no vehicular connection to the station. The new route will however provide new pedestrian & cycle links to the station, and beyond.
Replacement rail facilities (if appropriate)	N/A
Anticipated rail benefits	The new access will reduce the use of the existing level crossing, by removing all of the Cornwall Farmers related HGV & light traffic. The new access will also provide a new pedestrian & cycle link to the station from the west. There will still remain sufficient land for rail uses including passenger car parking and potential new freight use.
Anticipated non-rail benefits	A capital receipt for Network Rail for reinvestment in the railway and providing a significant contribution to the DfT housing target. Improved connectivity to the station, and the town centre from the west. The improvement and uplift to the Highertown area of Truro.
3. Timescales	
Comments on timescales	Business & technical clearances have been granted. Network Change has been achieved, and initial designs and highways impact analysis of the new access have Council support. The Cornwall Council have confirmed positive advice on the Pre-application submission including the proposed Highway & access solution. Following LC7 consent the site will be marketed, & a sale is anticipated to be secured during 2020.

4. Railway Related Issues

History of railway related use	Historically the site accommodated principally engine sheds & stabling, but since the mid 1970s has been let to Cornwall Farmers who operated an animal feed, fertilizer and farmers supplies business. The premises are presently used for general warehousing relying entirely on road transport. The siding has not been used for over 12 years and has been clipped out of use. Network Change was completed in early March 2018.
When last used for railway related purposes	Cornwall Farmers have leased the property since 1975 & stopped using the siding over 12 years ago.
Any railway proposals affecting the site since that last relative use	There are no known rail related proposals for the site. Both the Western and Freight & National Passenger Operator (FNPO) route businesses are fully aware of our proposals.
Impact on current railway related proposals	None.
Potential for future railway related use	This project has been discussed at Western Route Strategy & Planning Group (RSPG) and directly with NR's Freight Property & NR's Freight Operations/FNPO and no future rail related uses have been identified for the land. In support of this a Study has been completed identifying how potential future expansion of carparking & local freight use, can be accommodated without this site. Adjacent NR ownerships and land uses will be unaffected by this disposal.
Any closure or station change or network change related issues	No. The site already has already received Network Change approval on 6 March 2018. The proposed new pedestrian & cycle links from the west will not require Station Change.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	There will be a beneficial effect on rail related access as the new Dobbs Lane access will remove the traffic serving the site from the level crossing.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the purchaser will install new boundary fencing along the railway, and between other NR retained land. All works relating to this will be approved by Network Rail and will be undertaken with the appropriate engineering / asset protection measures in place.</p> <p>Traffic using the existing level crossing will be reduced by this proposal.</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>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>There are no current, active or pending planning permissions for the site. Recent pre-application advice from Cornwall Council is supportive of residential development on the site.</p> <p>The Pre-application advice also confirms support for removing the general allocation of "rail use" on the site within the Neighbourhood Plan for the site. The purchaser will be responsible for removing this "rail use" allocation as part of their planning process.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>A desktop geotechnical & contamination study has been undertaken which given the past railway & other uses of the site advises intrusive site investigation works will be necessary to identify remediation measures that will need to be put in place.</p> <p>It also considers that it is unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990.</p> <p>Prior to any future development an intrusive ground and ecology survey will be required as part of any planning submission. The purchaser/developer will undertake any required remediation work.</p>

6. Local Authorities	
Names & Email Addresses:	Property Strategy Manager, Commercial Services, Customer and Support Services, Cornwall Council. @cornwall.gov.uk
Local Transport Authorities:	Principal Development Officer (Highways), Cornwall Council, Planning and Sustainable Development.
Other Relevant Local Authorities:	Truro City Council, Municipal Buildings, Boscawen Street, Truro, TR1 2NE: Town Clerk's Department
7. 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 <p>confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</p>
8. Consultations	
Internal consultation	<p>Business Clearance, Technical Clearance & Network Change have been obtained. No future railway related proposals have been identified.</p> <p>A strategic & specific freight study for Cornwall & Truro has been undertaken and is supported by both Freight Operations/FNPO and Cornwall Council.</p>
Summary of position as regards external consultations	<p>Consultation was undertaken with 25 parties all of whom have responded.</p> <p>There were no objections on the basis of foreseeable railway related use, however 4 of the respondents made general comments primarily related to town planning concerns which will be addressed under the normal planning process. The email exchanges are attached to this document in the Consultation Report.</p> <p>The comments were as follows:</p>

	<ol style="list-style-type: none"> 1. Great Western Railway have no objection but requested additional information regarding the rail study which was provided. See consultation document, Annex 1, Section 6. 2. BTP had no objection but commented on the recently improved car parking. See consultation document, Annex 1, Section 21. 3. Cornwall Council had no objection, & confirmed they had nothing to add to their planning pre-application advice, summarised above & in the consultation document. See Annex 1, Section 24. 4. Truro City Council (TCC) raised numerous planning related concerns regarding the potential development of the site, however they acknowledge that future use of the Cornwall Farmers site for rail related development is not likely. See consultation document, Annex 1, Section 25.
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Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	<p>No objections on the basis of foreseeable railway related use were received.</p> <p>Truro City Council: Early in the consultation period we met with & presented to the TCC Neighbourhood Plan Panel the pre-application, as supported by the County Council. Discussion included the development concept, highway/access and the rail study. As can be seen from the Consultation Report (No 25) a number of planning & highway/access concerns were expressed together with TCC's belief the land should be preserved for rail use indefinitely, regardless of there being no anticipated rail use for the site. We have assured TCC that any development proposals will be subject the usual planning procedures.</p>
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9. Internal approval to dispose

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal
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Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
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Proposer's name:	Proposer's job title: Senior Development Surveyor
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Signed...	Date.....17-4-19.....
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Authorised by (name):	Authoriser's job title: Head of Residential Development
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Signed...	Date...17/04/2019.....
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APPENDIX 1 – LOCATION

Aerial Photograph showing Cornwall Farmers existing property





APPENDIX 2 – PHOTOGRAPHS

General view of the Cornwall Farmers premises from the footbridge near the western end of the Platforms



View of the adjacent MDU offices from footbridge near the western end of the Platforms



View from the footbridge looking East towards the station showing the newly improved passenger parking, sidings & NR informal storage.



Level crossing access to the passenger car park, NR MDU/storage and existing Cornwall Farmers premises. A new access from the West will be provided to the new development on the Cornwall Farmers site.



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 of Transport		Y	22/02/2019	No Comment See Annex 1	
2	Arriva Trains Cross Country		Y	14/02/2019	No Comment See Annex 1	
3	c2c Rail Ltd		Y	30/01/2019	No Objection See Annex 1	
4	Chiltern Railway Company Ltd		Y	30/01/2019	No Comment See Annex 1	
5	Eurostar International Ltd		Y	30/01/2019	No Comment See Annex 1	
6	Great Western Railway		Y	27/02/2019	See comments in Annex 1	
7	Grand Central Railway Company		Y	03/03/2019	No Comment	

CONSULTATION REPORT

V 1.1

	Ltd				See Annex 1	
8	London & South Eastern Railway Limited (southeastern)		Y	31/01/2019	No Comment See Annex 1	
9	Merseyrail Electrics 2002 Ltd		Y	30/01/2019	No Objection See Annex 1	
10	Northern Rail Ltd		Y	31/01/2019	No Objection See Annex 1	
11	COLAS Rail Limited		Y	30/01/2019	No Comment See Annex 1	
12	Direct Rail Services Limited		Y	11/02/2019	No Comment See Annex 1	
13	DB Cargo UK Ltd		Y	04/03/2019	No Objection See Annex 1	
14	Freight Transport Association		Y	02/03/2019	No Comment See Annex 1	
15	Freightliner Limited		Y	14/02/2019	No Comment See Annex 1	
16	GB Railfreight Limited		Y	14/02/2019	No Issues See Annex 1	
17	Rail Freight Group		Y	30/01/2019	Ok with RFG See Annex 1	
18	West Coast Railway Company		Y	27/02/2019	No Comment See Annex 1	

CONSULTATION REPORT

V 1.1

19	W.H. Malcolm		Y	30/01/2019	No Objection See Annex 1	
20	Association of Community Rail Partnerships		Y	05/02/2019	No Comment See Annex 1	
21	British Transport Police		Y	15/02/2019	See Comments in Annex 1	
22	Transport Focus (formerly Passenger Focus)		Y	04/02/2019	No Objection See Annex 1	
23	Network Rail		Y	21/02/2019	No Comment See Annex 1	
24	Cornwall Council		Y	10/04/2019	No Comment See Annex 1	
25	Truro City Council		Y	25/02/2019	See comments in Annex 1	

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

Copies of the full consultee responses are given in Annex 1.

A copy of the consultation request is given in Annex 2.

Annex 1

1 Department of Transport

From: @dft.gov.uk

Sent: 22 February 2019 11:48

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Department for Transport (Rail Infrastructure South) wishes to make no comment in respect of this land disposal.

Regards,

**Briefing and Correspondence Manager, Great Western and Wessex, Rail Infrastructure South,
Department for Transport
4/27**

2 Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 14 February 2019 10:40

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



3 c2c Rail Ltd

From: @c2crail.net

Sent: 30 January 2019 17:26

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Good afternoon

No objection from c2c on 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: @chilternrailways.co.uk

Sent: 30 January 2019 12:57

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Chiltern have no comments

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: @eurostar.com

Sent: 30 January 2019 13:41

To: networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

No comment from EIL

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



6 Great Western Railway

From: @gwr.com

Sent: 25 March 2019 16:47

To: @networkrail.co.uk; @networkrail.co.uk

Cc: @gwr.com

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Hello

GWR has no objection to this proposal 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.

From:

Sent: 25 March 2019 11:24

To: @gwr.com

Cc: @networkrail.co.uk; @gwr.com

Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - TODAY 27th February 2019

Hi

Just following up our conversation on the 14th last I appreciate you said you had no comment on this LC7 consultation but I'd be grateful if you or Rob could please confirm by email you have "no comment" on the present LC7 consultation.

Many thanks

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:
Sent: 14 March 2019 16:04
To: networkrail.co.uk
Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - TODAY 27th February 2019

Hi
A quick update on GWR
I've swapped emails & telephone calls with & (see the attached email thread for detail & dates)
And I've just spoken to and discussed the proposals & the content of the study. He has no issue with the LC7 it was just for interest sake & he was happy with that.
He said he would now go back to xxx and they will confirm they have no concerns. In fact, he recalled seeing the Network change which GWR confirmed they had on problem with.

Regards



Development Surveyor
Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:
Sent: 14 March 2019 07:34
To: @gwr.com

Cc: @networkrail.co.uk; @gwr.com

Subject: Re: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing

Date - TODAY 27th February 2019

Yes that's fine, look forward to hearing firm you.

Sent from my iPhone

On 13 Mar 2019, at 18:31, wrote:

Hi

Yes sorry we missed each other yesterday and apologies I have been otherwise engaged today.
Maybe we can talk it through on the phone tomorrow afternoon?

Many thanks

From:

Sent: 13 March 2019 12:20

To: @gwr.com

Cc: @networkrail.co.uk; @gwr.com

Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing

Date - TODAY 27th February 2019

Hi

I left a VM for you yesterday regarding this matter and wondered if you wanted to discuss the study in first instance. There are some sensitivities within it but it shows the Cornwall Farmers land is not required for freight use.

The siding has already been through Network Change

I look forward to hearing.

Regards



Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From: @gwr.com

Sent: 12 March 2019 12:50

To: @networkrail.co.uk

Cc: @networkrail.co.uk; @gwr.com

Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing

Date - TODAY 27th February 2019

Thanks

is @gwr.com on.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

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

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

From: @networkrail.co.uk
Sent: 12 March 2019 12:24
To: @gwr.com
Cc: @networkrail.co.uk
Subject: FW: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing
Date - TODAY 27th February 2019

Hi

Just to confirm our conversation yesterday I look forward to hearing from direct if he want further information on the scoping study.

Please pass on my contact details to him, or alternatively if you let me have I'm happy to contact him.

Many thanks for your help

Regards



Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From: @gwr.com
Sent: 28 February 2019 11:49
To: @networkrail.co.uk
Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing
Date - TODAY 27th February 2019

Hello again,

I have been asked if we can see the study you mention re freight and car parking please.

If it's available I should be very grateful for sight.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

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

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

From: @gwr.com

Sent: 27 February 2019 16:43

To: @networkrail.co.uk

Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing

Date - TODAY 27th February 2019

Hello,

I missed this one sorry.

Thank you for the reminder.

I have just sent to the local team.

If you do not hear back tomorrow then GWR is content so long as Network Rail System Operator does not see a future for it for operational Network (say an overtaking loop).

GWR was happy to support removal of the sidings from the Network.

Yours,

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](mailto:GWR.com)

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: @grandcentralrail.com

Sent: 03 March 2019 09:57

To: @networkrail.co.uk

Subject: RE: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing

Date - 27th February 2019

Dear ,

Sincere apologies for the delay in responding. GC has no comment.

Regards

Chief Operating Officer | **Grand Central Rail**

M: | E: @grandcentralrail.com

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



8 London & South Eastern Railway Limited (southeastern)

From: @southeasternrailway.co.uk

Sent: 31 January 2019 15:02

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Good afternoon

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

[Commercial Manager](#)

southeasternrailway.co.uk

southeastern

Friars Bridge Court
41-45 Blackfriars Road
London, SE1 8NZ

9 Merseyrail Electrics 2002 Ltd

From: @merseyrail.org

Sent: 30 January 2019 12:50

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

We have no objections, thanks

**Legal & Contract Assistant
Merseyrail**

Tel	
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org



10 Northern Rail Ltd

From: @northernrailway.co.uk

Sent: 31 January 2019 14:55

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Northern have no objection to the below proposal.

Thanks,

11 COLAS Rail Limited

From: colasrail.com

Sent: 30 January 2019 12:58

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Jayne – no comment.

KR,



Property Manager

@colasrail.com

COLAS RAIL LTD

Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

www.colasrail.co.uk

12 Direct Rail Services Limited

From: @drsl.co.uk

Sent: 11 February 2019 12:43

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way
Carlisle
CA6 4SJ

E: @drsl.co.uk

DRS is the multi-award winning rail logistics solution...



WINNER OF FIVE
CONSECUTIVE
GOLDEN WHISTLES
2013-2018

NATIONAL
RAIL
AWARDS

WINNER
Train of the
Year 2018
for Class 88

RFG
Rail Freight Group

WINNER Business of the Year Award 2018

WINNER Customer Care Award

RUNNER UP Community & Environmental Responsibility

Protect our environment - print only when you need to.

13 DB Cargo UK Ltd

From: @deutschebahn.com

Sent: 04 March 2019 16:04

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

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 @deutschebahn.com and all previous addresses will cease to function.

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

14 Freight Transport Association

From: @fta.co.uk
Sent: 02 March 2019 07:30
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Dear
FTA do not have a comment on this proposal
With regards

Director of UK Policy
Freight Transport Association

Mobile :

www.fta.co.uk

15 Freightliner Limited

From: @freightliner.co.uk

Sent: 14 February 2019 10:25

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

No comment.

16 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 14 February 2019 11:41

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

No issues from GBRf.

Regards,

Head of Capacity Planning,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel:

Mobile:

GB Railfreight Ltd. Registered in England & Wales No. 03707889.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

17 Rail Freight Group

From: @rfg.org.uk

Sent: 30 January 2019 12:51

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Ok with RFG

Director General

Mobile



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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

18 West Coast Railway Company

From: @aol.com
Sent: 27 February 2019 16:29
To: @networkrail.co.uk
Subject: Re: URGENT - Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - TODAY 27th February 2019

no comments

WCR

E

19 W.H. Malcolm

From: @whm.co.uk
Sent: 30 January 2019 18:07
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

I'm not going to object. No plans attached.

20 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 05 February 2019 17:43

To: networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

No comment

Senior Operations Manager



Mobile

Web: acorp.uk.com

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



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21 British Transport Police

From: @btp.pnn.police.uk

Sent: 15 February 2019 07:56

To: @networkrail.co.uk

Subject: Truro.

Good Morning I have made a site visit 6th Feb to access the new car park arrangements adjacent the proposed land sale. I have no further comment to make regards this. My only query would have been on access via the crossing and appropriate fence line put in place. This has been addressed by yourselves.

Kind Regards

**Ymgynghorwr Lleihau Troseddau
Crime Reduction Advisor**

*Heddlu Trafnidiaeth Prydeinig, Adran 'C', Is-adran Cymru, 3 Sgŵar Callaghan, Caerdydd
CF10 5BT*

British Transport Police, 'C' Division, Wales Sub-Division, 3 Callaghan Square, Cardiff
CF10 5BT

ffôn swyddfa/office

ffôn mewnol/internal

ffôn/phone

email

www.btp.police.uk

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587,
registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

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For more information please visit <http://www.symanteccloud.com>

22 Transport Focus (formerly Passenger Focus)

From: @transportfocus.org.uk
Sent: 04 February 2019 20:31
To: @networkrail.co.uk
Subject: Re: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019 3101a19

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

the land covers about four acres currently occupied by the Cornwall Farmers depot,
formerly the loco shed and some sidings;
it is leased to Cornwall Farmers until December 2038, but sub-let for use as warehousing;
the siding to the property is out of use, and has been subject to Network Change, removing
it from the Sectional Appendix in March 2018;
the land is to be sold freehold or long leasehold for housing;
a new access will be made to Dobbs Lane on the site's west side, avoiding the need for the
development to use the level crossing at the up end of the station;

the local council support the new access providing it does not provide access to the station for vehicles;
pedestrian and cycle access to the station via the new access will be permitted;
sufficient land will remain on the up side of the railway for car parking and freight use;
a sale is expected in 2020.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

23 Network Rail

From: Sent: 21 February 2019 14:45

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

No comment



Senior Media Relations Manager
1 Eversholt Street, London, NW1 2DN
Mobile: | Press office:

24 Cornwall Council

From: @cornwall.gov.uk
Sent: 10 April 2019 11:30
To: @networkrail.co.uk; @networkrail.co.uk
Cc: @cornwall.gov.uk; @cornwall.gov.uk; @cornwall.gov.uk; @cornwall.gov.uk; @cornwall.gov.uk
Subject: FW: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Dear

I am writing regarding the consultation on the disposal of the Cornwall Farmers Property at Truro station. I apologise for the significant delay in this response.

I can confirm that we have no comments to add to those given as pre-application advice, which are summarised in your consultation documentation.

Kind Regards

Transport Principal Officer

Cornwall Council | Transport and Infrastructure

@cornwall.gov.uk | Tel: | Internal:

www.cornwall.gov.uk | 'Onen hag oll'

Floor 4B, Pydar House, Pydar Street, Truro, TR1 1XU

Please note that I work part-time, usually on Tuesdays and Wednesdays.

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at @cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information

Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

From:

Sent: 14 March 2019 16:16

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Truro - Cornwall Farmers Property

Hi

Quick update on Cornwall Council

Please see the email below.

I spoke with around 12:30 on Thursday 7th March last when he confirmed he had discussed internally & colleagues were meant to have responded with no comment, not lease because they are in support.

My last conversation with you prompted my email below & called me this morning (9:30ish) and amongst other things he confirmed they have no comment & agreed to chase up their response.

Please let me know as & when they respond.

Regards



Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From:

Sent: 11 March 2019 16:13

To: @cornwall.gov.uk' [@cornwall.gov.uk](https://twitter.com/cornwall.gov.uk)

Subject: Land Disposal Consultation - Truro - Cornwall Farmers Property

Hi

Following our conversation last week about the consultation on the possible disposal of this site, I've checked with my colleagues in Manchester who cannot trace any response from Cornwall County Council. I was pleased to note you didn't expect any objection to it, but would be grateful if you or your colleagues could confirm that please?

Many thanks for your help.

I'll come back to you tomorrow or Wednesday regarding the disposal

Regards



Development Surveyor

[@networkrail.co.uk](https://twitter.com/networkrail.co.uk)

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

25 Truro City Council

From:

Sent: 10 April 2019 12:48

To: @gmail.com

Cc: @truro.gov.uk; Steven @gmail.com; @networkrail.co.uk; @networkrail.co.uk

Subject: RE: FW: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Dear

Thank you for your email of 5th April explaining your concerns regarding the future use of the site for residential development. These are noted and will be considered & discussed in the usual way under the Town Planning process, should a planning application be submitted in due course.

With regards the issue of foreseeable railway related use, we note you acknowledge the Rail Study indicates that future use of the Cornwall Farmers site for rail related development is not likely. Given no objections have been received from any other consultee, we believe we have demonstrated the Cornwall Farmers site has no foreseeable railway related use and, we will now submit our application to the ORR for the release of this land.

Regards



Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From: @gmail.com

Sent: 05 April 2019 11:52

To: @networkrail.co.uk

Cc: @truro.gov.uk; @gmail.com

Subject: Fwd: FW: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Dear

Land Disposal Consultation – Truro Station

Thank you for your email of 29 March in response to my letter of 225 February. Unfortunately you have not addressed many of the issues that were raised by members at the presentation you made to the City Council on 7 February.

At a meeting of the Planning Committee held last night, 4 April, I was asked to respond to your email as follows:

1. We acknowledge that the Rail Study indicates that future use of the Cornwall Farmers site for rail related development is not likely. However, in our opinion, Policy T2 of the TKNP does require proof that the land will not be needed at any time in the future and that developing the land for housing would not satisfy that part of the policy.
2. We are of the opinion that the land can be developed sustainably.
3. Sustainable development means developing in such a way that the land can be used for rail use by a future generation without unacceptable cost in re-acquiring the land.
4. You have not addressed the points raised in my letter which I repeat here:

In our opinion, residential development is not a good use for this land for *inter alia*, these reasons:

- a. Residential use would be contrary to Policy T2 as it would prevent any future use for rail infrastructure because of the permanent nature of housing and the financial and logistical difficulties of re-acquiring the land when it may be needed again. As an example, development of many branch lines, and stations like that at Budleigh Salterton in East Devon, makes it virtually impossible to reopen the lines and take traffic off roads.
 - b. Access off Dobbs Lane, a narrow, steep, winding residential street would be unacceptable to residents in the surrounding area because of the nuisance caused by additional traffic, potentially blocking access to their homes and side streets.
-

- c. The proposed access road would have a number of serious disadvantages, both for development and for future residents. The length and steepness would not be attractive, in winter, ice on the surface could leave residents isolated for many days as happened, during a recent winter, on Treffry Road, the steep single access road to a housing estate on the eastern side of Truro at Nancemere.
- d. Due to the scale of the proposed access road and the nature of recent and former uses of the land, the cost of development, relative to the number of dwellings that the site could accommodate, would make financial viability difficult to achieve, which would lead, inevitably, to a request by any developer to reduce or omit the provision of affordable homes. Because of the very high cost of property relative to local incomes, Truro needs a large number of affordable homes for local people, it does not need more second homes or buy to lets or HMO's.
- e. The cutting required to accommodate the access road would have a serious environmental impact on the steep narrow bank, which is well wooded providing essential habitat for many species of bird, animal; and insect. Policy H1 of the TKNP requires, in part, that housing development should...*Retain and enhance existing habitat and important green space within the site...*The proposed access road would conflict with this part of the policy.
- f. The site is close to the A390, one of the pollution hotspots within the Truro Declared Air Quality Management Area. There are other sites, identified in the Local Plan, more suitable for housing development.
- g. It would be difficult to mitigate noise from the operation of the railway which could adversely affect the wellbeing of residents.

There are other, more benign, reversible ways to develop this underused land that would not need so damaging an element as a long steep road cutting through valuable wildlife habitat and which would not sterilise the land, preventing its use for rail or other transport use by a future generation:

- i. The location of the site is suited to commercial office development. The station is on the doorstep, the Park and Ride bus stops at the station, movements to and from offices would be minimal compared with residential use as there would not be a need for other than deliveries, disabled parking and sufficient parking for essential users. Office buildings are usually designed for a medium life span.
- ii. Truro lacks facilities for sport and recreation. The site is flat and well suited to public use for this purpose.
- iii. The land could be used in the short to medium term as a public amenity area with allotments for food production, gardens and other, much needed uses.

We should be grateful if, as we asked in the letter of 25 February, you would consider these matters before submitting any planning application. It is unlikely that an application for the type of development indicated in your presentation would gain support from the City Council.

With best wishes
Chairman of Planning Truro City Council

----- Forwarded message -----

From: @truro.gov.uk

Date: Fri, 29 Mar 2019 at 14:51

Subject: FW: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

To: @gmail.com, @gmail.com, @gmail.com

Hi both

Please see below. I will print a copy for correspondence at the meeting next week.

Did you wish to respond before then, since it says BY the 5th?

Thanks

Planning Clerk & Mayor's Secretary
Truro City Council
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Direct line:
@truro.gov.uk
Planning Inbox: @truro.gov.uk

From:
Sent: 29 March 2019 14:26
To: @truro.gov.uk
Cc: @truro.gov.uk; @networkrail.co.uk; @networkrail.co.uk
Subject: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Hi
Many thanks for forwarding the letter from Councillor, and I would be grateful if you could forward the reply below.
Many thanks for your help

Dear
Thank you for the opportunity on the 7th February to present our pre-application to the members of the City Council, and also for your letter of the 25th February commenting on the Land Disposal Consultation.

This Land Disposal Consultation deals with rail related concerns regarding the possible disposal of the site and is undertaken with the rail industry & relevant stakeholders.

There are a number of planning comments raised within your letter, particularly policy T2 of the Neighbourhood Plan which, if the site proceeds towards development, will be addressed in the usual way under the planning legislation. This will afford the City Council the opportunity to raise objections on any Planning matters and associated highway and detail design concerns.

We have received internal clearance meaning it is the view of Network Rail that there is no foreseeable rail use for the land therefore we have progressed a consultation ahead of seeking ORR approval to dispose of the site.

The Cornwall Farmers siding has not been used for over 12 years. We undertook a Network Change consultation with the rail industry, during which no objections were raised and the site has received Network Change approval, to remove the siding from the Network.

The Rail Study produced by Intermodality, as part of the pre-application and presented at the meeting on 7 February, demonstrates that even with the disposal of the Cornwall Farmers site there is still sufficient land at Truro Station for further potential rail use.

No objections have been received from any other consultee, which supports our view that there is no foreseeable rail use for the site proposed for disposal.

We therefore believe we have demonstrated the Cornwall Farmers site is not required for rail use and, in the absence of rail-related concerns, would ask that the Council withdraws its objection.

We would be grateful to hear from you by 5 April. If you would like to discuss please don't hesitate to call me.

Regards

Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN



Development Surveyor

@networkrail.co.uk

Network Rail, Property, 5th Floor, 1 Eversholt Street, London, NW1 2DN

From: @truro.gov.uk

Sent: 25 February 2019 10:31

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date - 27th February 2019

Dear

Further to the consultation below, please find attached the response from Truro City Council.

If you have any further questions please do not hesitate to get in touch.

Please could you acknowledge receipt of this email?

Kind regards

Planning Clerk & Mayor's Secretary

Truro City Council

Municipal Buildings

Boscawen Street

Truro TR1 2NE

Direct line:

[@truro.gov.uk](https://twitter.com/truro.gov.uk)

Planning Inbox: @truro.gov.uk

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerk

Town Clerk's Department

Municipal Buildings

Boscawen Street

Truro TR1 2NE

Tel.

Fax.

www.truro.gov.uk

email: @truro.gov.uk

MV/RG/RD

25 February 2019

(Letter via email)

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

Dear

**Re. Application by Network Rail Infrastructure Limited to dispose of land.
Land Disposal Consultation - Truro - Cornwall Farmers Property**

We have considered the application to dispose of railway land currently occupied by buildings formerly occupied by Cornwall Farmers and currently let to a furniture distributor and wish to make the following comments:

1. Site
We make no comment on this paragraph.
2. Proposal
Proposed use / scheme – The proposed use is contrary to Policy T2 of the Truro and Kenwyn Neighbourhood Plan (TKNP) which forms a part of the Cornwall Local Plan. Policy T2: Safeguarding railway land states:-

Land at Truro railway station and the former Cattle Dock...in Claremont Terrace will be safeguarded for future rail related usage. Non-rail related development will not be permitted on these sites unless it can be proven that the land will not be required for future rail usage.

Recently, reports presented to the council by Network Rail have indicated that the land to the North of Truro Railway Station is not required for rail related uses in the

short to medium term and that there are other sites in Cornwall more suitable, at present, for rail freight and other uses. However, close proximity to the rail network makes it likely that there will be a need for this land, for rail infrastructure, in the future. We do not believe that the land should be left unused but that any use should not preclude railway use by future generations. The nature of any development should therefore be carefully considered.

In our opinion, residential development is not a good use for this land for *inter alia*, these reasons:

- a. Residential use would be contrary to Policy T2 as it would prevent any future use for rail infrastructure because of the permanent nature of housing and the financial and logistical difficulties of re-acquiring the land when it may be needed again. As an example, development of many branch lines, and stations like that at Budleigh Salterton in East Devon, makes it virtually impossible to reopen the lines and take traffic off roads.
 - b. Access off Dobbs Lane, a narrow, steep, winding residential street would be unacceptable to residents in the surrounding area because of the nuisance caused by additional traffic, potentially blocking access to their homes and side streets.
 - c. The proposed access road would have a number of serious disadvantages, both for development and for future residents. The length and steepness would not be attractive, in winter, ice on the surface could leave residents isolated for many days as happened, during a recent winter, on Treffry Road, the steep single access road to a housing estate on the eastern side of Truro at Nancemere.
 - d. Due to the scale of the proposed access road and the nature of recent and former uses of the land, the cost of development, relative to the number of dwellings that the site could accommodate, would make financial viability difficult to achieve, which would lead, inevitably, to a request by any developer to reduce or omit the provision of affordable homes. Because of the very high cost of property relative to local incomes, Truro needs a large
-

number of affordable homes for local people, it does not need more second homes or buy to lets or HMO's.

- e. The cutting required to accommodate the access road would have a serious environmental impact on the steep narrow bank, which is well wooded providing essential habitat for many species of bird, animal; and insect. Policy H1 of the TKNP requires, in part, that housing development should...*Retain and enhance existing habitat and important green space within the site...*The proposed access road would conflict with this part of the policy.
 - f. The site is close to the A390, one of the pollution hotspots within the Truro Declared Air Quality Management Area. There are other sites, identified in the Local Plan, more suitable for housing development.
 - g. It would be difficult to mitigate noise from the operation of the railway which could adversely affect the wellbeing of residents.
There are other, more benign, reversible ways to develop this underused land that would not need so damaging an element as a long steep road cutting through valuable wildlife habitat and which would not sterilise the land, preventing its use for rail or other transport use by a future generation:
 - i. The location of the site is suited to commercial office development. The station is on the doorstep, the Park and Ride bus stops at the station, movements to and from offices would be minimal compared with residential use as there would not be a need for other than deliveries, disabled parking and sufficient parking for essential users. Office buildings are usually designed for a medium life span.
 - ii. Truro lacks facilities for sport and recreation. The site is flat and well suited to public use for this purpose.
-

- iii. The land could be used in the short to medium term as a public amenity area with allotments for food production, gardens and other, much needed uses.

3. Timescales

We consider that more time is needed to fully assess other potential uses that would not be in conflict with the aims and policies of the TKNP, that would not have an adverse environmental impact and that would not have an unacceptable adverse impact upon the amenity of the residential areas around Dobbs Lane.

4. Railway related issues

Comments noted under section 2 above apply to this section, in particular those related to future use and the undesireability of access from Dobbs Lane.

5. Planning history and land contamination

We make no comment on this paragraph.

6. Local Authorities

We make no comment on this paragraph.

7. Internal approval to consult

We make no comment on this paragraph.

8. Consultations

We ask that you re-consult after assessing the full potential for uses and future use of the site.

9. Approval to dispose

We ask that you defer disposal for residential use until the full potential for uses and future use of the site has been assessed.

We ask that, before you proceed with the application to dispose of this land, you make a full assessment of its potential for developments that would not sterilise the land,

preventing future use for rail or other transport related infrastructure and that would satisfy the requirements of the Truro and Kenwyn Neighbourhood Plan.

Kind regards

Councillor Maurice Vella Dip Arch ATP RIBA

Chartered Architect

Chairman of Planning

Truro City Council

Annex 2

From:

Sent: 30 January 2019 12:32

To: @dft.gsi.gov.uk; @crosscountrytrains.co.uk; @c2crail.net; @chilternrailways.co.uk;
@eurostar.com; @gwr.com; @grandcentralrail.com; @grandcentralrail.com;
@southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @colasrail.co.uk;
@colasrail.co.uk; @drsl.co.uk; @deutschebahn.com; @fta.co.uk; @fta.co.uk;
@freightliner.co.uk; @gbrailfreight.com; @rfg.org.uk; @aol.com; @whm.co.uk;
@acorp.uk.com; @btp.pnn.police.uk; @transportfocus.org.uk; @networkrail.co.uk;
@cornwall.gov.uk; @truro.gov.uk

Cc: @networkrail.co.uk

Subject: Land Disposal Consultation - Truro - Cornwall Farmers Property - Closing Date -
27th February 2019

Dear Consultee,

Property: Truro – Property known as Cornwall Farmers behind Truro Station

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale.

We attach a draft application form to the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments, please, by close of business on **27th February 2019** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **27th February 2019** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to Jayne Dyson (contact details set out below). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

Property



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

T

E @networkrail.co.uk

www.networkrail.co.uk/property
