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3 August 2017

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

Network licence condition 7 (land disposal): St Helens Central station, Merseyside

Decision

1. On 29 June 2017, Network Rail gave notice of its intention to dispose of land at St Helens Central station, Merseyside (the land), in accordance with paragraph 7.2 of condition 7 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 you have consulted. For the purposes of condition 7 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 note that Network Rail had originally submitted the details of its proposals to us on 12 April 2017, but subsequently withdrew the application on 9 June 2017¹. In re-submitting the application for consent on 29 June 2017, Network Rail's original consultation evidence had fallen outside the six month period referred to in our land disposal guidance². However, we consider that for the submission of 29 June 2017, Network Rail was only required to consult the three stakeholders who had responded previously with objections. We are therefore satisfied that Network Rail has consulted all relevant stakeholders with current information.
4. Network Rail's submission of 29 June 2017 was not materially different to the submission dated 12 April 2017, but clarified station car parking capacity and indicated alternative locations for potential additional car parking. The submission also included St Helens Council's updated local plan core strategy from 2012³.
5. Network Rail's consultation showed that objections were raised by Arriva Rail North, Merseytravel and St Helens Council relating to the land's potential ability to provide additional station car parking, a park and ride scheme and possible station expansion. We

¹ See [ORR web page for land disposals 2017](#).

² [Land disposal regulatory arrangements](#)

³ St Helens Council's 2012 local plan core strategy can be found on their [website](#)



note that Network Rail has discussed the details around those issues with these stakeholders but was unable to resolve them completely.

6. To accommodate any increases in car parking requirements, Network Rail has confirmed to us that it can potentially accommodate growth in station car parking either through its retained land or St Helens Council-owned available land (as shown on plan 5723242). Therefore, we consider that the local authority is able to secure the options it chooses, including that of a park and ride facility, through the planning consent process, if it wishes to do so.

7. We also note that St Helens Council has long aspired to reopen the disused rail link between St Helens Central and St Helens Junction. Network Rail's proposals show that it has retained two areas of land (hatched purple on plan 5254568-2) to provide options for this. Network Rail has also stated that St Helens Council is "supportive of the site being used for non-railway purposes as long as a car park and a hotel are provided as well as residential". Noting Network Rail's additional provision of retained land, we also consider that St Helens Council is able to secure its preferred outcome through the planning consent process and so we do not need to address this.

8. There were no concerns that current or future railway operations at St Helens Central station itself would be affected adversely.

9. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

10. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,⁴ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".

11. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

A handwritten signature in blue ink that reads "Les Waters".

Les Waters

Duly authorised by the Office of Rail and Road

⁴ Available from www.rail-reg.gov.uk/server/show/nav.150

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 to the East of St Helens Central station. Off Parr Street, St Helens, Merseyside. WA10 1DQ</p> <p>The site under consideration is located across the tracks opposite St Helens Central station and comprises the unused land behind Platform 2. It is physically separated by existing fencing.</p> <p>The site is shown in blue on the attached site plan (“the disposed property”).</p>
Plans and documents attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following plans/drawings and documents are attached:</p> <ol style="list-style-type: none"> 1. Location plan – “Land East of St Helens Central Station Location Plan”. 2. Aerial view – Appendix 2 3. Plan No. 5581631(1) St Helens Sale Plan FOR CONSULTATION – original sale plan used for consultation dated 26 October 2016. 4. Plan No. 5581631(2) St Helens REVISED Sale Plan FOLLOWING CONSULTATION - final sale plan following consultation dated 28 March 2017 5. Plan No.5254568-2– showing the sale plan with retained Network Rail ownership, existing station lease footprint to Merseyrail and changes made to the sale plan following consultation for illustration. Dated 28 March 2017. 6. Copy of “FCP Report – St Helens Central Track Options” provided by St Helens Council Transport Team. Referred to in the consultation report by St Helens Council. 7. Copy of Plan “Transport Planning Comments on rail and release v2” provided by St Helens Council Transport Team. Referred to in the consultation report by St Helens Council. 8. Plan No. 5723242 – ‘car parking options around station’ – shows existing and proposed land for car parking purposes around St Helens Central station. 9. St Helens Local Plan Core Strategy Document(2012)
Clearance Ref:	CR/29594 (certificate no. 38754)
Project No.	153365
Ordnance survey coordinates	Easting (x) – 351726 Northing (y) - 395489

Photographs (as required)	Appendix 1. Photos from 20 September 2016, taken of the boundary of the site.
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Proposed statutory transfer to intra-government department "HCA" (Homes and Communities Agency) with a view to marketing the site for residential development.
Proposed party taking disposal	HCA with a view to marketing the site out to developers/partners.
Proposed use / scheme	Network Rail proposes to transfer the freehold to HCA as part of the wider residential development scheme to contribute towards the company's residential targets. It is envisaged that it will likely to comprise high density apartments (alternatively family homes or a mix). All are subject to a full planning application.
Access arrangements to / from the disposal land	Access will be taken off the existing entrance on Parr Street with a secondary access likely to be required off Standish Street. It is also envisaged that the development will create pedestrian access to the station to promote sustainable travel.
Replacement rail facilities (if appropriate)	Not applicable. It should be noted that the tracks at the South that splits off to the East is not part of the disposal as there is a future scheme to link up St Helens Central to St Helens Junction.
Anticipated Rail benefits	There will be no direct rail benefits created.
Anticipated Non-rail benefits	<p>The development will be of benefit to the local environment, community and economy as well as local businesses and it will support sustainable travel with it being close to St Helens Central Station. Temporary construction jobs will be created during the building works and supply of housing.</p> <p>It is assumed that there will be some site contamination due to previous use and any necessary site clean-up will be undertaken by the HCA/developer. The site itself is currently overgrown so development of the site itself will visually improve the immediate local area around St Helens Central station.</p> <p>Network Rail currently has a target to bring unused and underutilised site for residential development and this disposal will count towards the company target.</p>

3. Timescales	
Comments on timescales	Disposal is expected to complete upon LC7 consent – predicted during the financial year 2017/18.
4. Railway Related Issues	
History of railway related use	<p>Historic deeds have been searched, which show the site was previously used to accommodate sidings, likely for coal.</p> <p>A photograph taken in 1975 shows the site partly used for stabling freight trains with the remainder open grassland. We are also aware that the site was also likely to have been part of the old St Helens station which was slightly North to where it is today (off Corporation Street) and larger than it is now so the site will have part of the old station footprint.</p>
When last used for railway related purposes	It is understood that the site was originally part of the old St Helens Station footprint which was larger than it is now. After that was reduced the site was then partly used for stabling freight trains, likely to be for coal transportation and ancillary uses, until it was fully closed down in the 1980's and fenced off. Since, it has self-seeded itself into a heavily vegetated site.
Any railway proposals affecting the site since that last relative use	None we are aware of. The station and car park has been refurbished recently and the site itself was not part of that.
Impact on current railway related proposals	<p>None. The proposal will not have an adverse impact on the station itself. The proposal does have regard to a future scheme to link up St Helens Central and St Helens Junction and existing track there is not part of the disposal.</p> <p>There may be some build-up of extra traffic temporarily during construction works but a highways assessment and discussions with the Local Authority will take place to ensure traffic disruption is minimised. It is not anticipated that there will be a material impact on traffic around the existing St Helens Central station. Access itself into the site is physically separated from the station as it is located on the other side of the tracks via an over bridge.</p> <p>Construction activity will be at a safe working distance from the operational railway in a planned and in a manner upon consultation with the Asset Protection team so it will not have an adverse effect on the day to day operations of the railway.</p>
Potential for future railway related use	We believe there is no reasonable foreseeable railway related use for the disposal site.

	<p>It is noted that the St Helens Local Plan states that there is a future scheme to link up St Helens Central and St Helens Junction so the existing tracks and infrastructure at the South where it splits off is not part of the disposal area.</p>
<p>Any closure or station change or network change related issues</p>	<p>No. It is physically separated from the station and the proposal does not affect any station facilities nor is it part of the current station lease footprint to Merseyrail. Network Change is required to disconnect the site from the operational track. Consultation will be undertaken in the usual manner. Following a stakeholder meeting with Network Strategy and Capacity Planning team, they had explained that Network Change is required to remove the old platforms off the sectional appendix. Before St Helens Central was refurbished, it contained four platforms instead of two.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>No. There will be no physical interface with the operational railway infrastructure and access routes as the works will all be done from the adjoining land owner's side.</p> <p>The Maintenance Protection Coordinator has provided a list of buried utilities/services and railway related infrastructure for the developer to be aware of and they will be passed on along with a regular dialogue with the Asset Protection team.</p> <p>It is anticipated that the proposed residential development will provide a walking/cycling route to and from the station thus promoting sustainable travel. This has yet to be confirmed.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>Whilst fencing already exists to the back of the platform, the disposal documentation will include arrangements under which the purchaser will be required (if necessary) to erect new boundary fencing to Network Rail's satisfaction. The purchaser will also be responsible for all other boundaries to the sale area. The fencing works will be done in accordance with the internal clearance conditions and recommendations from the LNW Asset Protection team. Network Rail will then maintain the railway boundary fence only thereon.</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>

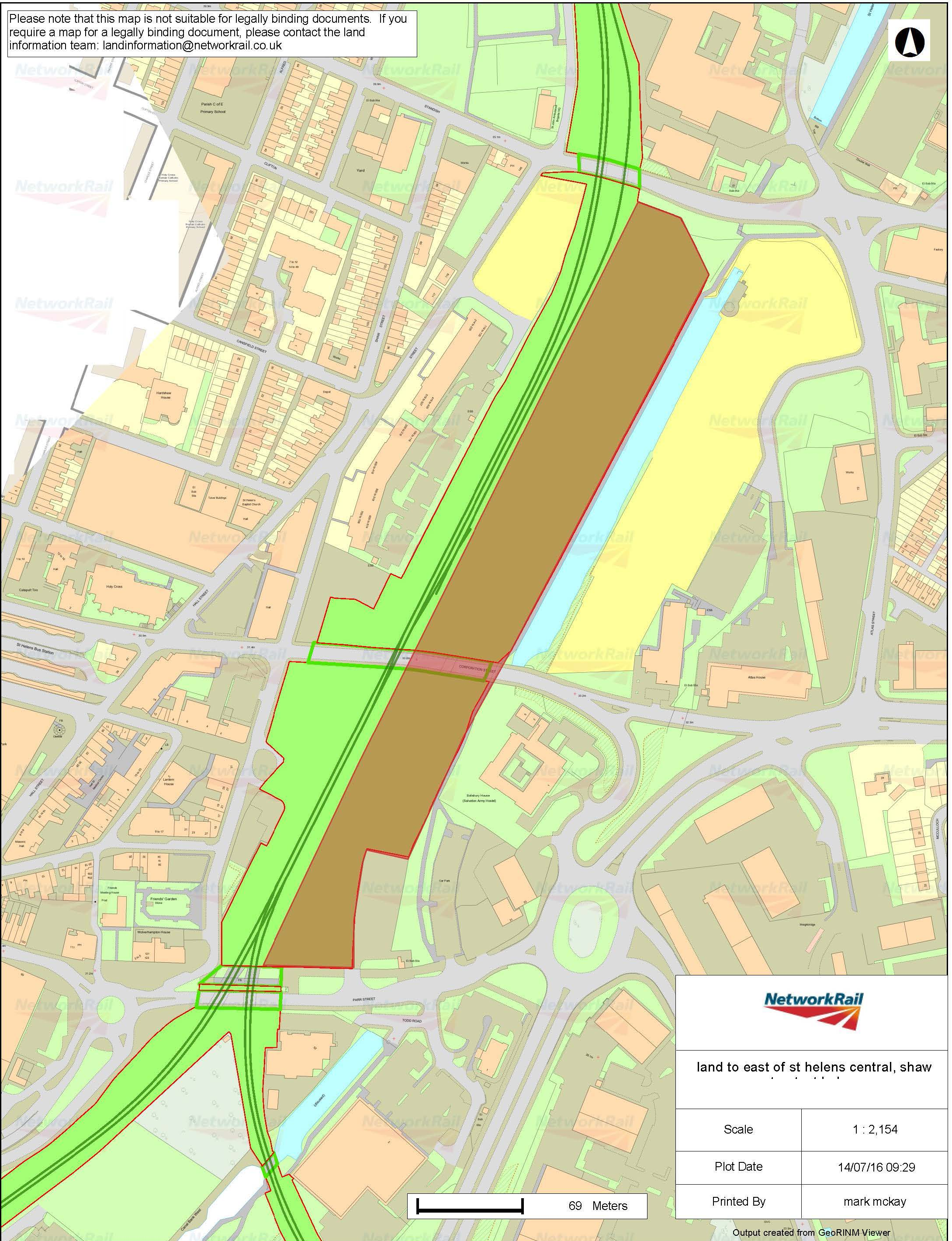
	The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team and the local Maintenance Protection Co-ordinator has provided details of the railway infrastructure adjoining/adjacent to the site that the developer must be aware of.
5. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	St Helens Council has been notified of Network Rail's aspirations to develop this site for residential housing. A meeting with the Council will take place to discuss in more detail. Initial work has been completed to produce a layout drawing, master plan and highways assessment for the Council for planning support. A buried utilities search and mining search has also been completed.
Contamination / Environmental Issues (if applicable)	None known, however the HCA/developer will undertake ground investigations and surveys. Due to its previous use, it is likely that there will be some degree of land contamination.
6. Consultations	
Railway (internal – Network Rail)	Network Rail internal land clearance (both business and technical) has been secured. The generic conditions to ensure the future protection of the operational railway and infrastructure will apply. Only site specific comments/conditions relates to the St Helens Local Plan 2012 by leaving a parcel of land at the South of the site for a future link up between St Helens Central and St Helens Junction. This has been agreed by excluding a thin strip of land at the Southern tip of the site as a buffer from the sale.
Summary of position as regards external consultations	27 stakeholders were consulted, 22 responded confirming they had no comment and/or no objection, 2 gave no response and 3 objected. Efforts were made to contact those that didn't respond, London Midland and Roadways Container Logistics (RCL), for a response but none were provided. The disposal is outside the operating area of London Midland and not near a port/coast line for RCL so their response is considered not critical. Plus, Network Rail has made reasonable efforts to seek their comments via follow emails and telephone calls made without any response. Freightliner had no objection but commented that the Northern part of the site (North of Corporation Street bridge) had been let to EWS (now DB Cargo) from c. 1994-2001 for use as engineer's sidings under a privatisation type lease. St Helens Council Transport Department, Northern Rail and Mersey Travel all provided a joint objection to the sale of the land for potential

	<p>future use of the land for extra parking and possible station platform expansion.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>Having considered the joint objections and gained a better understanding of the objector's proposed scheme, Network Rail do not believe that there is a scheme in place that has sufficient grounds to justify Network Rail not to dispose of the site for alternative use.</p> <p>The Council wanted to hold back the Southern section of the site only (land between Parr Street and Corporation Street overbridge) for the purpose of a station expansion scheme including new track into the site. During correspondence (see consultation report), St Helens Council, Northern Rail and Mersey Travel's holding objections are based on St Helens Council's Transport Team's aspiration for the site and have confirmed that there is no actual scheme in place, no funding and relies on planning policy from the 1998 Unitary Development Plan (plus the Council refer to an unnamed report in 2006) which are out of date and has had nearly 20 years to happen. The Council's Strategic Housing Land Availability Assessment confirms that there is no known or existing policy that would constrain the site for residential development.</p> <p>The Council's aspiration would take away the primary access into the site as there is no existing access into the Northern end of the site between Corporation Street overbridge and Standish Street so it is an unrealistic request and would prevent off any viable development scheme. Parr Street provides the primary access into the site and if possible Standish Street would only provide a small secondary access for emergencies. Network Rail did agree to hold back a strip of land along Platform 2 of the station and a strip at the Southern end of the site for a future rail link between St Helens Central and St Helens Junction disused line.</p> <p>Network Rail then met with the Council on 06 February 2017 to discuss the site and to try and resolve the objection as well as to discuss the residential scheme in tandem. The Council informed Network Rail that despite the objection, they are supportive of the site being used for non-railway purposes as long as a car park and a hotel are provided as well as residential. Network Rail are willing to work with the Council to develop that further but as the Council support non-railway use on site, Network Rail asked the Council to withdraw their objection. The Council were happy to withdraw on the basis that Network Rail guarantees that the site will become a mixed use site instead of all residential. Network Rail informed the Council that it is a planning matter rather than a railway regulatory matter. However the Council insisted on the guarantee for the benefit of their elected members so the objection stands.</p> <p>Merseytravel's objection is a joint objection with the Council, however they also wish to hold back the site for a park and ride facility. They have also made reference to a draft Town Centre Masterplan looking at car parking options. Network Rail has confirmed back that it is also a planning matter to be reviewed with the Council as part of a planning application rather than a regulatory matter. Plus, the station car park has been refurbished along with the construction of new station buildings in 2007. The Council's adopted Local Plan (adopted in 2012) confirms that</p>

	<p>there is a Park and Ride Scheme planned but at St Helens Junction station rather than St Helens Central station.</p> <p>Northern Rail initially objected to the application on the basis that the land in question was being earmarked for additional car parking. Currently, the station website confirms it provides 70 car parking spaces, however, following a physical inspection where the spaces were counted it is in fact circa 134 spaces. Misinformation may have been caused by failure to update the station website since the station was refurbished in 2007. Plus, it seems that spaces were nearly doubled back then. The station also has the benefit of a town centre bus interchange located circa 400 yards away. The Council's transport policy CAS2 (page 55 on Local Plan) states that the town centre is to be supported as a public transport hub linking the station with the bus interchange networks. It then goes on to state that it is to take steps to reduce congestion by management of demand for private car parking in the town centre.</p> <p>If there were ever to be a requirement for extra car parking spaces in the future, there are options to utilise empty land around the station that is either owned by Network Rail or St Helens Council. Please refer to site plan No. 5723242 which illustrates options around the station. Areas of land shown as A & B are the existing car parks. Areas of land shown as 1 (Network Rail owned), 2 & 3 (both Council owned) are land which can be utilised for additional car parking or alternatively built up into a multi storey type as they are all are currently unused The exception is land '3' which is already an existing car park operated by the Council which can be built up into a multi storey type or partially expanded to the West. The options are all subject to the usual Network Rail internal and external consents.</p> <p>Northern Rail did not provide any detailed reasons but they initially objected and then directed Network Rail to Merseytravel (who were also consulted). There was no mention of any current issues by any consultee with regards to capacity and/or overspill of parking at St Helens Central, only Northern mentioned earmarking the subject land for additional station car parking.</p> <p>Network Rail's Station Portfolio Surveyor covering Merseyside also confirmed that there are no planned schemes or funding in place relating to car parking or park and ride facilities at St Helens Central station. However, there is a car parking scheme planned for St Helens Junction station only. Tom Rickwood from Merseytravel as Projects and Investments officer also confirms the same, no scheme or funding planned at St Helens Central but indeed there is at St Helens Junction station.</p> <p>Overall, Network Rail does not believe that the objections provide evidence of a realistic foreseeable railway use for the land. it is recommended that this site is brought forward for disposal.</p>
7. Local Authorities	
Names & Email Addresses:	St Helens Council

Local Transport Authorities:	Merseytravel	
Other Relevant Local Authorities:	Not applicable.	
8. Internal Approval		
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.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 26/06/2017

Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk



land to east of st helens central, shaw

Scale	1 : 2,154
Plot Date	14/07/16 09:29
Printed By	mark mckay

69 Meters

Output created from GeoRINM Viewer

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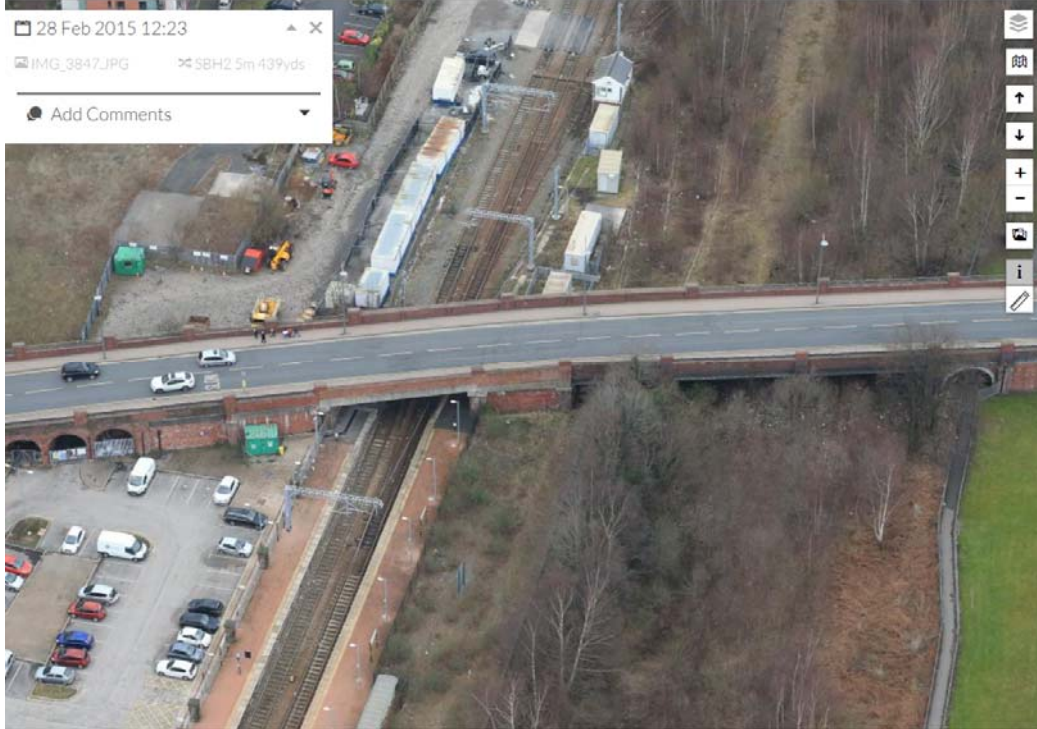
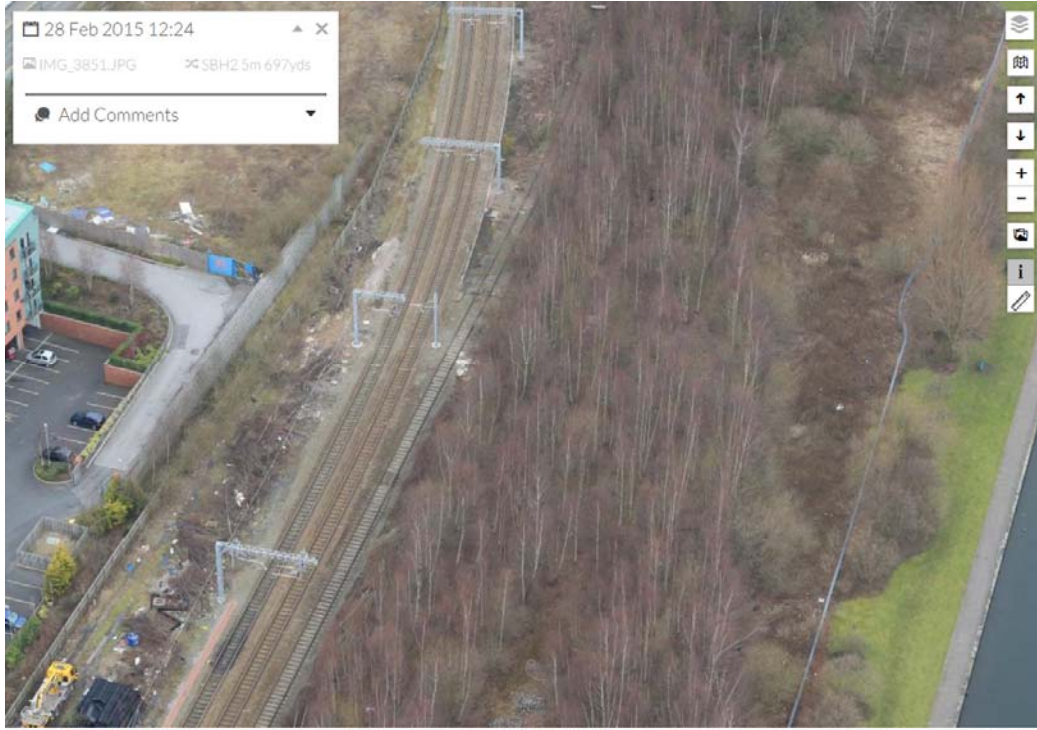
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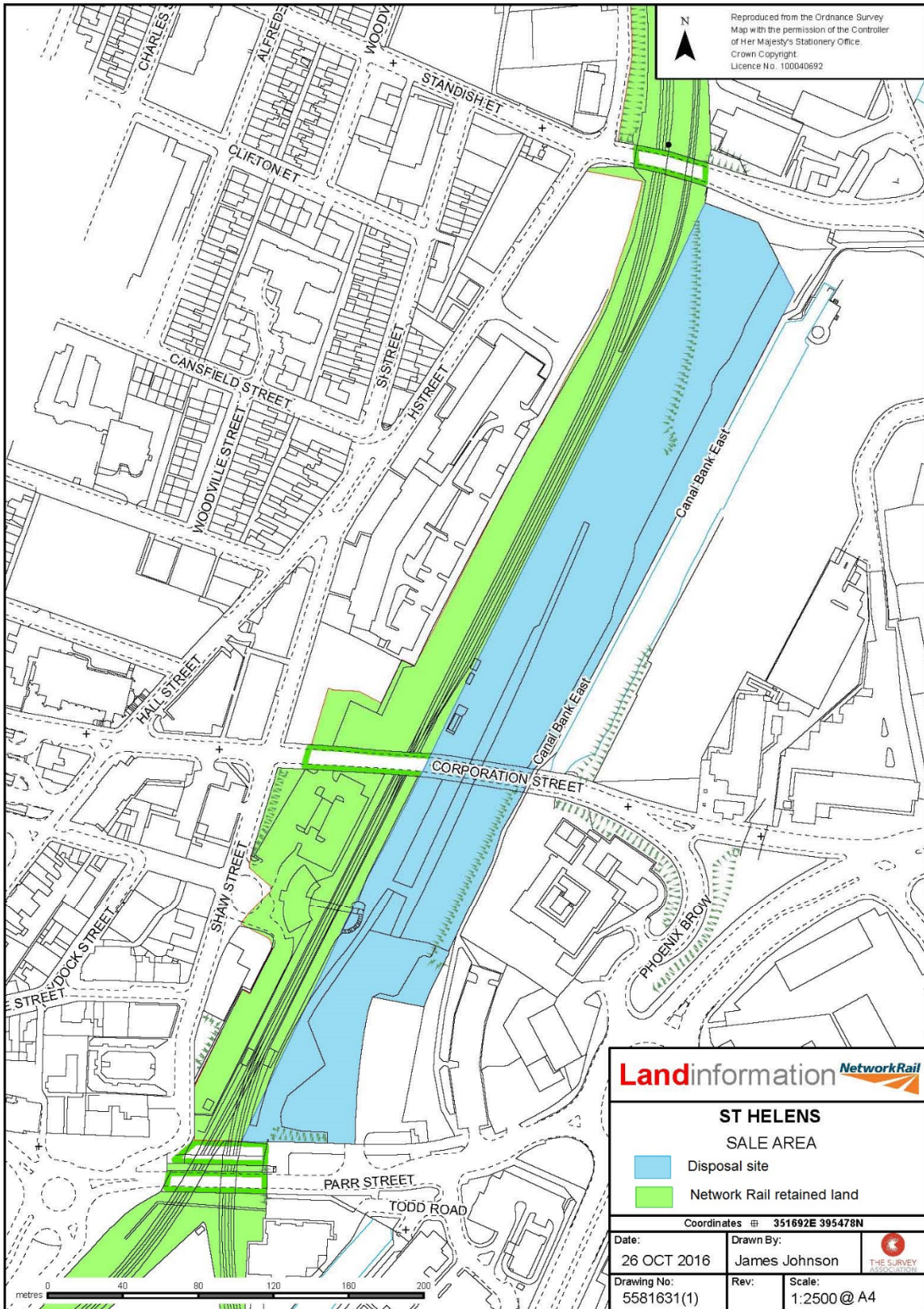
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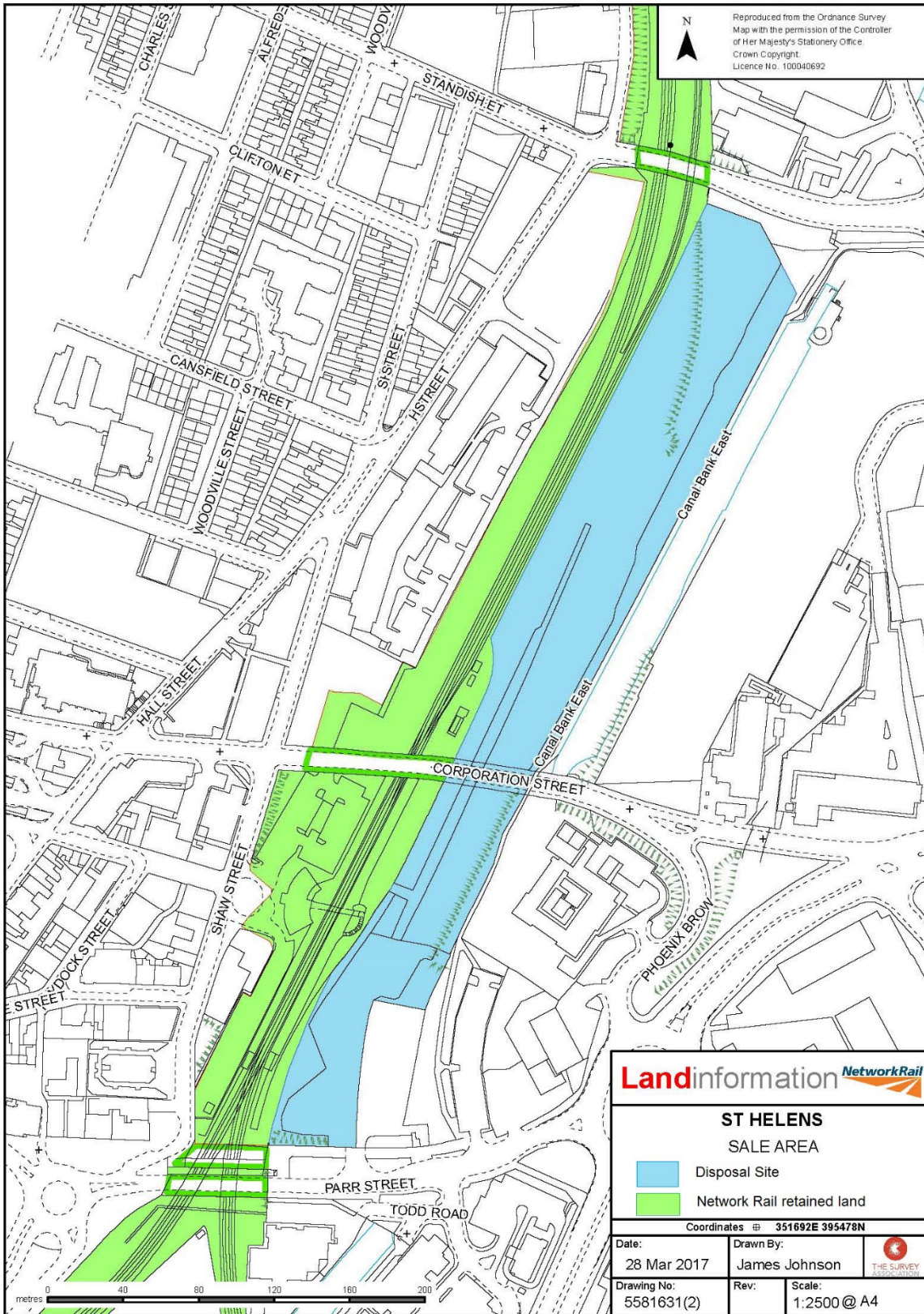
Contains British Geological Survey materials © NERC 2015

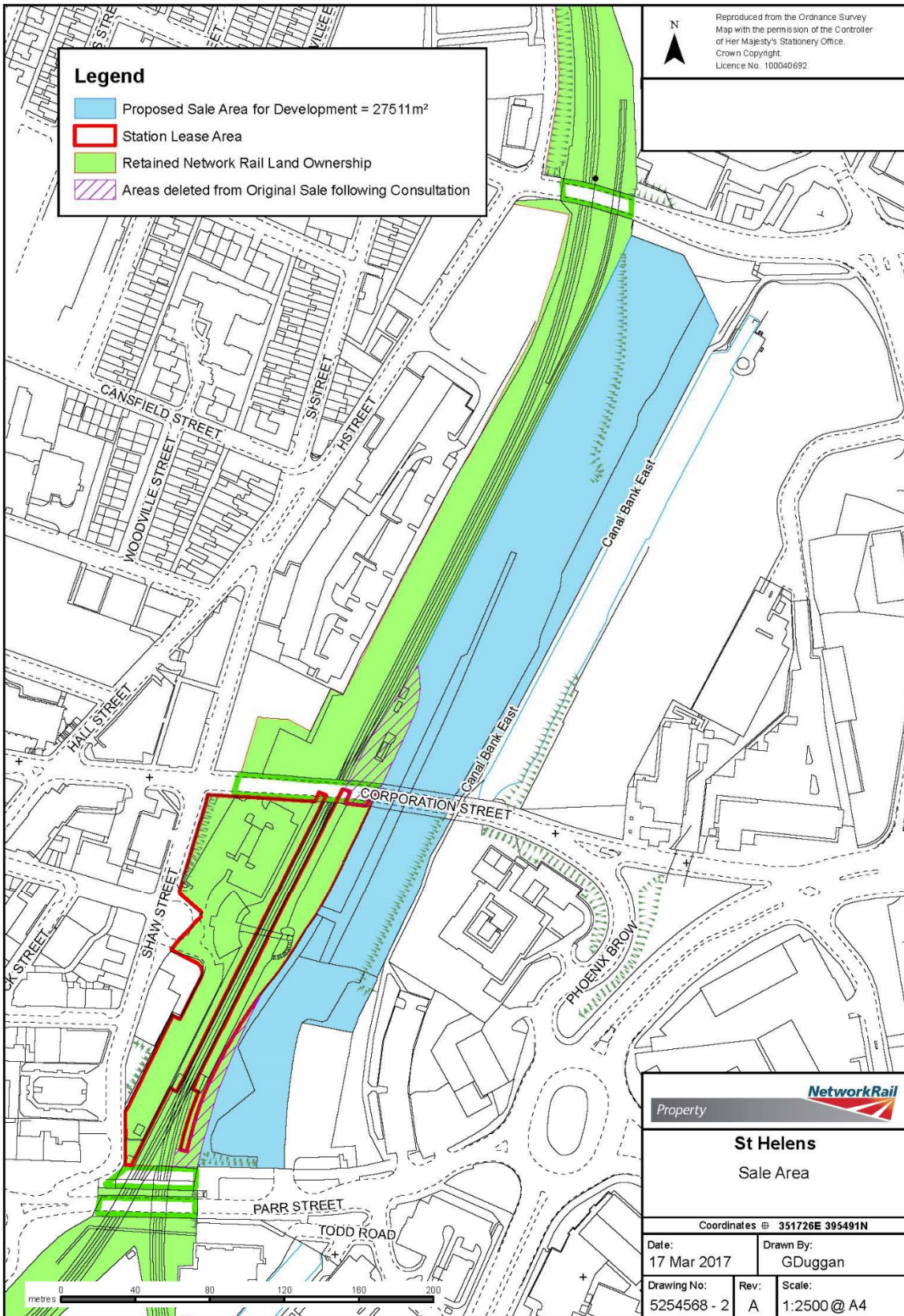
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Aerial view – Appendix 2

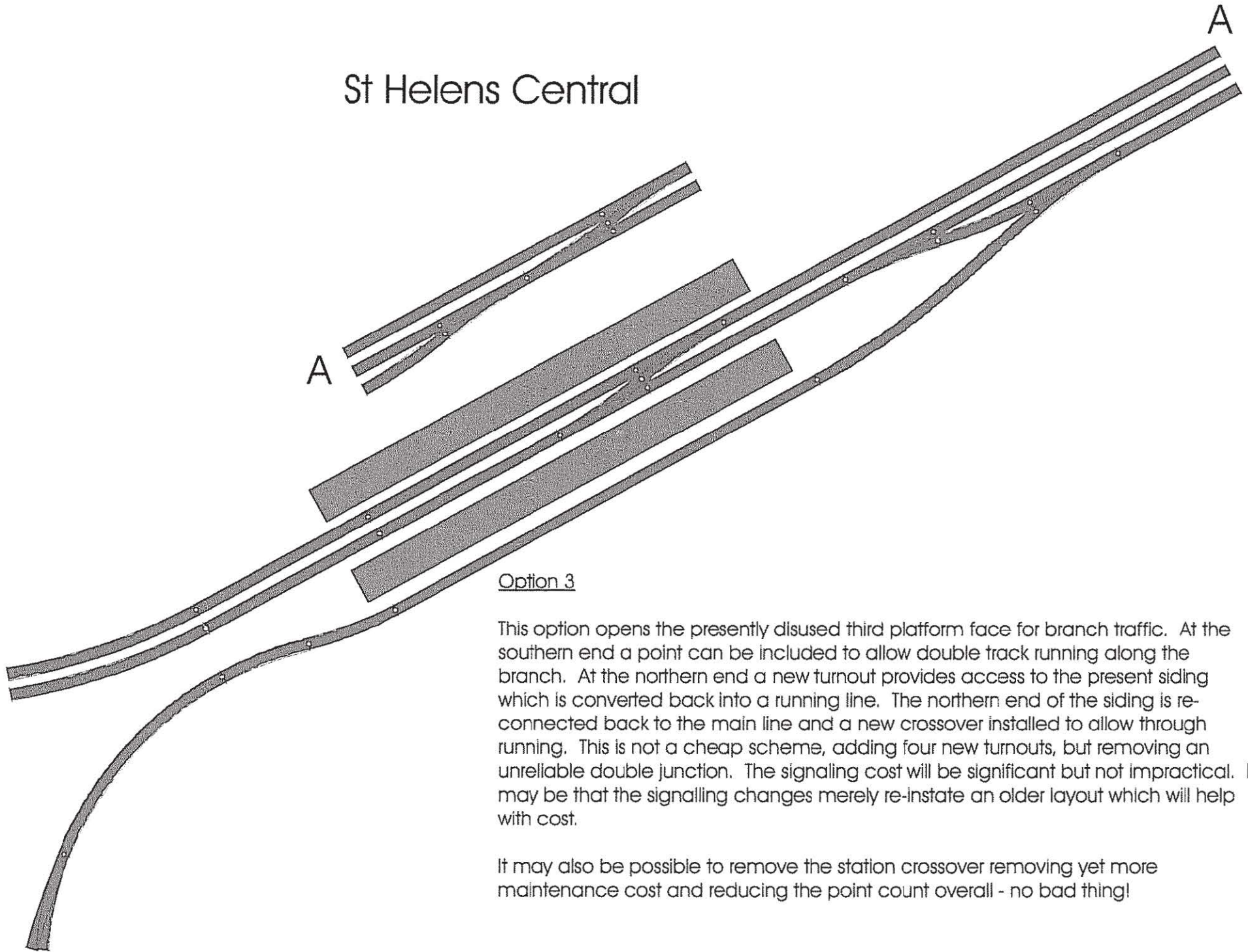








St Helens Central

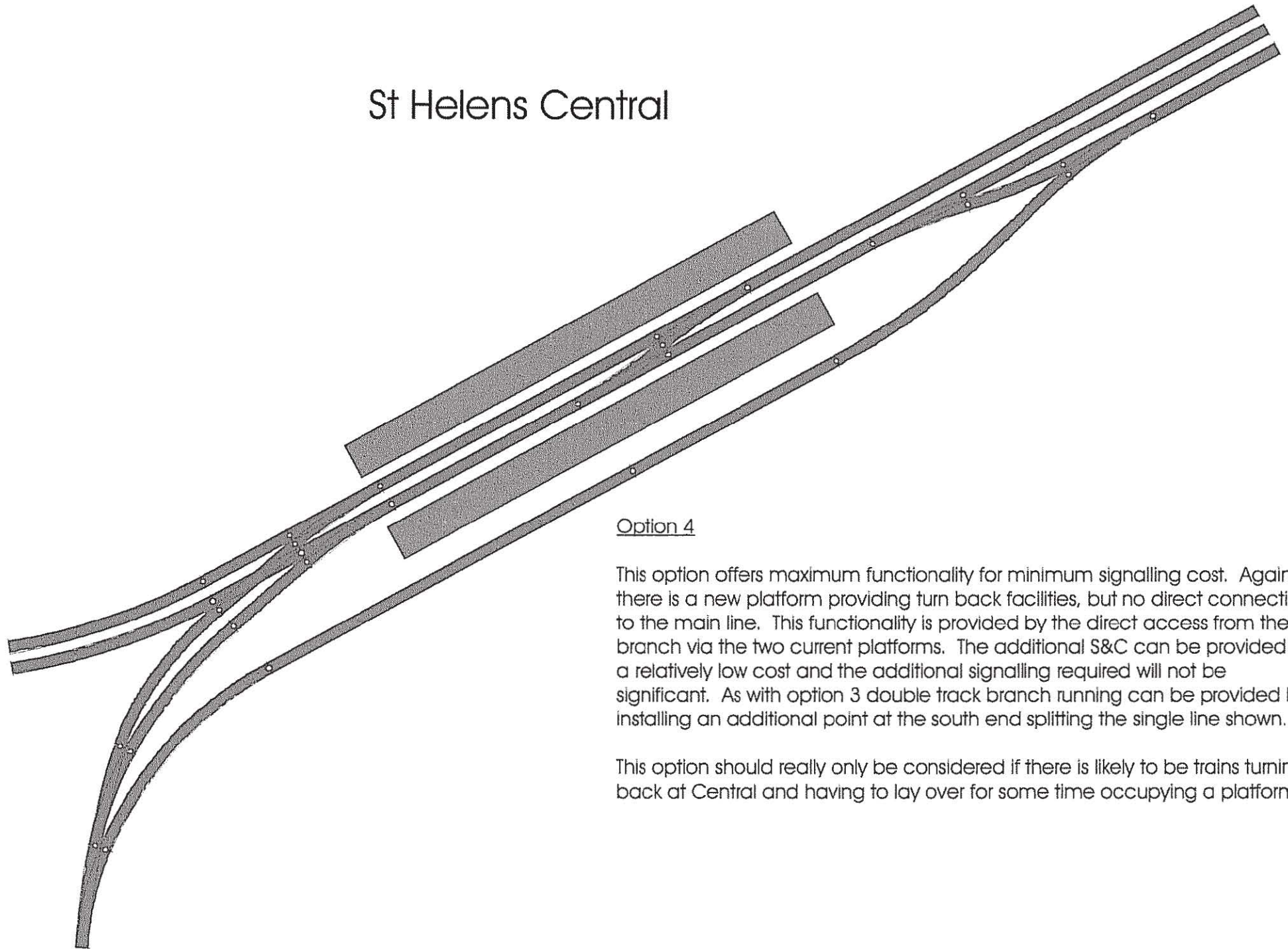


Option 3

This option opens the presently disused third platform face for branch traffic. At the southern end a point can be included to allow double track running along the branch. At the northern end a new turnout provides access to the present siding which is converted back into a running line. The northern end of the siding is re-connected back to the main line and a new crossover installed to allow through running. This is not a cheap scheme, adding four new turnouts, but removing an unreliable double junction. The signalling cost will be significant but not impractical. It may be that the signalling changes merely re-instate an older layout which will help with cost.

It may also be possible to remove the station crossover removing yet more maintenance cost and reducing the point count overall - no bad thing!

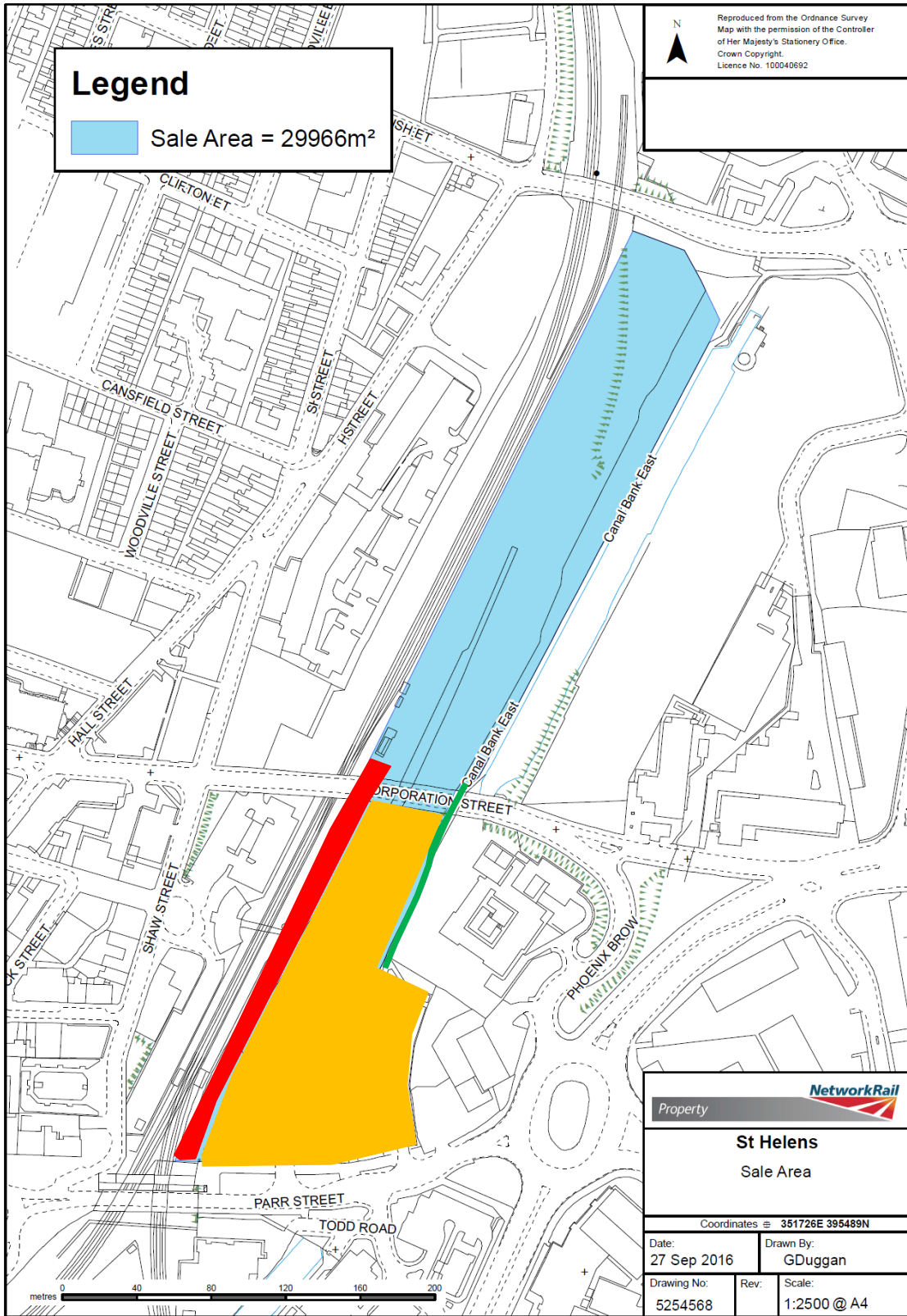
St Helens Central



Option 4

This option offers maximum functionality for minimum signalling cost. Again there is a new platform providing turn back facilities, but no direct connection to the main line. This functionality is provided by the direct access from the branch via the two current platforms. The additional S&C can be provided at a relatively low cost and the additional signalling required will not be significant. As with option 3 double track branch running can be provided by installing an additional point at the south end splitting the single line shown.

This option should really only be considered if there is likely to be trains turning back at Central and having to lay over for some time occupying a platform.



Key

- Widening of footway to Cycleway
- Protected land for existing and potential rail use
- Land under consideration in LCR Transport Pipeline for multi-modal use



Figure 1 - 20 September 2016 12:44pm



Figure 2 - 20 September 2016 12:45pm



Figure 3 - 20 September 2016 12:46pm



Figure 4 - 20 September 2016 12:47pm



Figure 5 - 20 September 2016 12:49pm



Figure 6 - 20 September 2016 12:50pm



Figure 7 - 20 September 2016 12:52pm



Figure 8 - 20 September 2016 12:53pm



Figure 9 - 20 September 2016 12:55pm
Damaged fence



Figure 10 - 20 September 2016 12:56pm



Figure 11 - 20 September 2016 01:01pm



Figure 12 - 20 September 2016 01:01pm



Figure 13 - 20 September 2016 01:02pm



Figure 14 - 20 September 2016 01:04pm



Figure 15 - 20 September 2016 01:08pm



Figure 16 - 20 September 2016 01:12pm

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Consultation on proposed land disposal: Land to the East of St Helens Central Station, off Parr Street, St Helens, Merseyside

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

Summary of position regarding responses: 27 stakeholders were consulted, 22 responded confirming they had no comment and/or no objection, 2 gave no response and 3 objected.

Efforts were made to contact London Midland and Roadways Container Logistics (Maritime Transport) for a response but none were provided. The disposal is outside the operating area of London Midland and not near a port/coast line for Maritime Transport so their response is not critical. Plus, Network Rail has made reasonable efforts to seek their comments via follow up emails and telephone calls made without any response.

St Helens Council Transport Department, Northern Rail and Mersey Travel all provided a joint objection to the sale of the land for potential future use of the land for extra parking and a possible station platform expansion. Please see report below for email exchanges and attached evaluation form for a summary of discussions. Following correspondence, including a meeting with St Helens Transport Department, unfortunately a suitable resolution was not found. Network Rail does not believe that the objections provide evidence of genuine foreseeable railway use as a fixed scheme, therefore a submission is made to the ORR for approval.

Land disposal consultation report

V 1.1

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	@dfg.gsi.gov.uk	Y	25/11/2016	No Comment See Annex 1	
2	Arriva Trains Cross Country	@crosscountrytrains.co.uk	Y	28/10/2016	No Comment See Annex 1	
3	c2c Rail Limited	@nationalexpress.com	Y	27/10/2016	No Objection See Annex 1	
4	Chiltern Railway Company Limited	@chilternrailways.co.uk	Y	27/10/2016	No Comment See Annex 1	
5	London Midland Limited	@londonmidland.com				Emailed on 27/10/16, 10/11/16 & 18/11/16. Telephoned 25/11/16 at 14:55 and left a voicemail
6	Eurostar International Limited	@eurostar.com	Y	28/10/2016	No Issue	

Land disposal consultation report

V 1.1

					See Annex 1	
7	First Great Western Limited	@firstgroup.com	Y	27/10/2016	No Objection See Annex 1	
8	Grand Central Railway Company Limited	@grandcentralrail.com	Y	11/11/2016	No Comment See Annex 1	
9	London & South Eastern Railway Limited (Southeastern)	@southeasternrailway.co.uk	Y	27/10/2016	No Comment See Annex 1	
10	Merseyrail Electrics 2002 Limited	@merseyrail.org	Y	11/11/2016	No Comment See Annex 1	
11	Northern Rail Limited	@northernrail.org	Y	01/11/2016	See Comments in Annex 1	
12	West Coast Railway Company	@aol.com	Y	10/11/2016	No Comment See Annex 1	
13	COLAS Freight	@colasrail.co.uk	Y	28/10/2016	No Comment See Annex 1	
14	Direct Rail Services Limited	@drsl.co.uk	Y	04/11/2016	No Comment See Annex 1	
15	DB Cargo UK Ltd.	@dbschenker.com	Y	06/12/2016	No Objection See Annex 1	
16	Freight Transport Association	@fta.co.uk	Y	11/11/2016	No Comment	

Land disposal consultation report

V 1.1

					See Annex 1	
17	Freightliner Limited	@Freightliner.co.uk	Y	27/10/2016	No Objection See Annex 1	
18	GB Railfreight Limited	@gbrailfreight.com	Y	16/11/2016	No Issues See Annex 1	
19	Rail Freight Group	@rfg.org.uk	Y	30/10/2016	Ok with RFG See Annex 1	
20	Association of Community Rail Partnerships	@acorp.uk.com	Y	02/11/2016	No Comment See Annex 1	
21	British Transport Police	@btp.pnn.police.uk	Y	25/11/2016	No Objection See Annex 1	
22	Transport Focus (formerly Passenger Focus)	@Transportfocus.org.uk	Y	27/10/2016	No Objection See Annex 1	
23	Merseyside Passenger Transport Executive (Merseytravel)	@merseytravel.gov.uk	Y	27/10/2016	See Comments in Annex 1	
24	W. H. Malcolm	@whm.co.uk	Y	31/10/2016	No Objection See Annex 1	
25	Network Rail Media Relations	@networkrail.co.uk	Y	31/10/2016	No Comment See Annex 1	
26	Roadways Container	@maritimetransport.com				Emailed on

Land disposal consultation report**V 1.1**

	Logistics					27/10/16, 10/11/16 & 18/11/16.
27	St Helens Council	@sthelens.gov.uk	Y	25/11/2016	See Comments in Annex 1	

Copies of responses are given in the Annexe 2 to this report, as indicated above.

A copy of the consultation request (before customisation for any individuals) is given in Annex 1.

Land disposal consultation report

V 1.1

Annex 1 – Network Rail’s consultation request

From: @networkrail.co.uk

Sent: 27 October 2016 15:11

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Subject: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Dear Consultee,

Property: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside.

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 **Friday 25th November 2016** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **Friday 25th November 2016** 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 xxxx (contact details set out in email). 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,



Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
T
E @networkrail.co.uk

www.networkrail.co.uk/property

Annex 2 – Consultation responses

1. Department for Transport

From: [mailto: @dft.gsi.gov.uk]

Sent: 25 November 2016 12:45

To: @networkrail.co.uk

Cc: Network Services Briefing

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

The Department has no comments on this proposal.

Kind regards

Rail Network Services Directorate, Department for Transport
2/21 |

2. Arriva Trains Cross Country

From: [mailto: @crosscountrytrains.co.uk]

Sent: 28 October 2016 11:10

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

XC Trains Ltd has no comment on this proposed disposal.

Regards
CrossCountry

Phone: 0121 Mobile: Fax: 0121
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

Land disposal consultation report

V 1.1



INVESTORS
IN PEOPLE | Gold

3. c2c Rail Limited

From: EXTL:

Sent: 27 October 2016 15:18

To: @networkrail.co.uk

Subject: Re: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

On behalf of National Express Group and NXET Trains Limited, I confirm that we have no objection to the proposed disposal.

Rgds

4. Chiltern Railway Company Limited

From: EXTL:

Sent: 27 October 2016 16:00

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

There are no comments from Chiltern.

All the best,

5. London Midland Limited

No response

6. Eurostar International Limited

From: [mailto:@eurostar.com]

Sent: 28 October 2016 09:18

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

No issue for EIL,
Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)

eurostar.com



7. Great Western Railway

From: [mailto:@gwr.com]

Sent: 27 October 2016 15:24

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello again

Land disposal consultation report

V 1.1

We have no objection thank you.

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.

8. Grand Central Railway Company Limited

From: EXTL: (@grandcentralrail.com)
Sent: 11 November 2016 07:35
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Dear

GC has no comment on this proposal.

Regards

9. London & South Eastern Railway Limited (Southeastern)

From: [mailto:@southeasternrailway.co.uk]
Sent: 27 October 2016 15:24
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Land disposal consultation report

V 1.1

Kind Regards
southeasternrailway.co.uk

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



10. Merseyrail Electrics 2002 Limited

From: [mailto:@merseyrail.org]

Sent: 11 November 2016 08:23

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Merseyrail have no comments on the above proposal.

Regards,

Merseyrail

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

2016 EXCELLENCE 600

Land disposal consultation report

V 1.1

11. Northern Rail Limited

-----Original Message-----

From: [mailto:@northernrailway.co.uk]

Sent: 09 February 2017 08:12

To: @networkrail.co.uk

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

Thanks for this - I'll pass it on to the local team for their reference.

Kind regards

-----Original Message-----

From: [mailto:@networkrail.co.uk]

Sent: 08 February 2017 16:07

To: @northernrailway.co.uk

Subject: FW: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Hello

Please see email below, I had realised that Northern Rail has made a joint objection with Mersey Travel hence informing you that we haven't managed to resolve it so an application will be made to the ORR for a decision.

Any queries in the meantime, let me know.

Thanks
Regards,

Land disposal consultation report

Network Rail Property

V 1.1

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: @networkrail.co.uk

Sent: 01 February 2017 15:20

To:

Cc:

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Good afternoon

As there are two outstanding objections to the proposed disposal of the above site, being St Helens Council Transport Department and Merseytravel on the same matter, I have addressed this email to you both.

Thanks for all of the exchanged emails below. Having gained a better understanding of the Council's scheme as described below, I have discussed it internally with colleagues and we do not believe that there is a robust scheme in place that has sufficient grounds to justify Network Rail not disposing of the site for residential development. During our correspondence, Network Rail have had confirmation from St Helens Council that there is no actual scheme being worked up, no funding in place to carry it out and it is based on the 1998 UDP so the scheme has had nearly 20 years to happen. Furthermore, the Council's SHLAA which was published in June 2016 confirms that the site has no existing policies that would constrain residential development there.

Land disposal consultation report

V 1.1

In view of the comments above Network Rail will submit a report to the Office of Rail and Road ("ORR") setting out your objections but recommending that the site is disposed of for residential development. A decision will then be made by the ORR as to how we should proceed.

If you have any queries in the meantime, please do not hesitate to contact me. Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

PLEASE NOTE THIS EMAIL DOES NOT GIVE OR IMPLY ANY FORMAL CONSENT UNTIL LICENCE OR ANY OTHER LEGAL DOCUMENT IS EXECUTED AS A DEED AND COMPLETED

From: @networkrail.co.uk
Sent: 25 November 2016 15:31
To: 'IntegratedTransport' [mailto:@merseytravel.gov.uk] ; '@northernrailway.co.uk'
Cc: '@northernrailway.co.uk'
Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016
Importance: High

Hello

Thank you for your email. I will answer your comments in the same order as your email below.

The proposed development is subject to planning permission with St Helens Council Planning Authority. As part of the planning process with the Council, the park and ride facilities will be considered if the Council wish to see such a scheme happen there.

In terms of the St Helens Central station expansion plans and improved services you mentioned below, please can you provide any information and plans/drawings to show what it consists of? If Merseytravel have got any funding in place to accommodate it? If there is a robust scheme in place then I would be happy to resolve this by working with you to find an amicable solution to suit all parties.

Land disposal consultation report

V 1.1

I would be grateful if you would respond to this email by COB Tuesday 3rd January 2017 in accordance with the ORR disposal guidelines. If I have received no response from Merseytravel by then, it will be treated as no objection from Merseytravel.

Thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

From: Integrated Transport [mailto:@merseytravel.gov.uk]

Sent: 25 November 2016 09:13

To: ; '@northernrailway.co.uk'

Cc: ; '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Apologies for the delay in responding.

I am aware that St Helens Council have plans to change the park and ride provision within the town centre although no formal plans currently exist.

Clearly this is a large site and the whole site will not be required any proposal that comes forward.

We would suggest that the land between the two bridges (Parr Street and Corporation Street) should be retained by the railway for future expansion of St Helens Central station.

This would tie in with the improved services being provided by Northern with the Class 319 trains and the proposed new Transpennine services to Scotland which will call from December 2018.



| Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN
Office: 0151 | Email: @merseytravel.gov.uk

Please consider the environment before printing this e-mail.

Land disposal consultation report

V 1.1

From: [<mailto:@networkrail.co.uk>]

Sent: 14 November 2016 14:34

To: ; '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'; Integrated Transport [<mailto:@merseytravel.gov.uk>]

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Dear all,

Thank you for your comments below. I have realised the error on the proposed sale plan and have now revised it by sketching in red hatching the area which is now to be EXCLUDED from the proposed sale. I can confirm that the proposed sale does NOT include any of the existing station footprint which is leased to the station operator. Please accept my apologies for the oversight and the confusion it has caused.

For completeness, I have pasted xxx's points below and I have answered them all in red:

- Proposed Land Disposal Evaluation Form – This refers to boundary A-B. I cannot see this boundary marked on the plans submitted. **Sorry this is a typo, please ignore.**
- St Helens Sale Plan – This plan shows the footprint of the Liverpool Bound waiting room and steps from the footbridge included in the area of sale. It also includes significant areas of existing leased platform included in the area of sale based on the Marlin maps that I have available. – **See above and attached revised plan. Hopefully it is now clearly explained.**
- Land at East of St Helens Central – This plan is not clear enough to read (does not show platform and building detail) but probably includes the area identified above. – **As above.**

Have you had the chance to consider the additional parking issue? If so, please can you confirm otherwise I would be grateful if both Northern Rail and Mersey Travel separately confirm that they are now happy with the proposal?

Thanks.
Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From: [mailto:@northernrailway.co.uk]

Sent: 01 November 2016 07:39

To: @networkrail.co.uk

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

Northern objects to the land disposal at St Helens Central station for the same reasons that Merseytravel have already stated in their email to you on 27 Oct (copied below)

If you need any further information please let me know

Kind regards

Telephone:

Mobile:

Northern House, 9 Rougier Street
York, YO1 6HZ

@northernrailway.co.uk
northernrailway.co.uk

From: @northernrailway.co.uk

Sent: 31 October 2016 11:44

To: @northernrailway.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

We should dispute this disposal

This land has for many years been earmarked for additional car parking and the documentation is full of errors

I believe Merseytravel are also disputing this for the same reasons (see below)

Regards

Land disposal consultation report

V 1.1

From: , @merseytravel.gov.uk

Sent: 27 October 2016 16:07

To: @networkrail.co.uk'

Cc: Integrated Transport[mailto:@merseytravel.gov.uk] ; Northern - (@northernrailway.co.uk)

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

I wish to make a holding objection to this proposal as the documentation contains errors that would compromise the operational railway.

I wish to have opportunity to consider the area as additional car parking for St Helens Central station and to discuss the same with colleagues.

Specifically:

- Proposed Land Disposal Evaluation Form – This refers to boundary A-B. I cannot see this boundary marked on the plans submitted.
- St Helens Sale Plan – This plan shows the footprint of the Liverpool Bound waiting room and steps from the footbridge included in the area of sale. It also includes significant areas of existing leased platform included in the area of sale based on the Marlin maps that I have available.
- Land at East of St Helens Central – This plan is not clear enough to read (does not show platform and building detail) but probably includes the area identified above.



| Merseytravel | No 1 Mann Island, PO Box 1976, Liverpool, L69 3HN
Office: 0151 | Mobile: | Email: @merseytravel.gov.uk

File Ref: 580

From: @northernrailway.co.uk

Sent: 28 October 2016 10:43

To: @northernrailway.co.uk

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello all

Please can you have a look at the proposed sale below and let me know if you have any concerns or comments

Many thanks

Land disposal consultation report

V 1.1

12. West Coast Railway Company

From: [mailto:@aol.com]

Sent: 10 November 2016 16:52

To:

Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Cen...

no comments

WCR

T

M

E @aol.com

13. COLAS Freight

From: [mailto:@colasrail.co.uk]

Sent: 28 October 2016 11:55

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

No comment on proposed disposal

Land disposal consultation report

V 1.1



Tel. - Mob.
@colasrail.co.uk

COLAS RAIL LTD
, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom
www.colasrail.co.uk



14. Direct Rail Services Limited

From: [mailto:@drsl.co.uk]

Sent: 04 November 2016 14:25

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

DRS have no comments on the below.

Regards

Land disposal consultation report

V 1.1

15 DB Cargo UK Ltd.

From: [mailto:@deutschebahn.com]

Sent: 06 December 2016 15:27

To:

Subject: Re: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

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

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

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

Yours,

DB Cargo (UK) Limited
310 Goswell Road
London EC1V 7LW
Tel.

16. Freight Transport Association

From: [mailto:@fta.co.uk]

Sent: 11 November 2016 18:26

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Apologies we have no comment.

**Rail Freight and Scotland
Freight Transport Association**

Mobile :

www.fta.co.uk

Land disposal consultation report

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17. Freightliner Limited

From: [mailto:@Freightliner.co.uk]

Sent: 27 October 2016 17:13

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

Freightliner has no objections to the Sale proposal

As regards previous rail use, I would add that the northern part of the site was let to EWS (DB Cargo) from around 1994 - 2001 for use as Engineers Sidings (infrastructure renewals trains) - this was one of the privatisation leases.

Regards

18. GB Railfreight Limited

From: EXTL:

Sent: 16 November 2016 12:08

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

No issues from GB Railfreight.

Regards,

GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,

Land disposal consultation report

V 1.1

London, EC2M 1RX.
Tel: 020
Mobile:
E-mail: @gbrailfreight.com.

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

19. Rail Freight Group

From: [mailto:@rfg.org.uk]

Sent: 30 October 2016 20:16

To:

Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Ok with RFG

Rail Freight Group

@rfg.org.uk

Sent from my iPad

20. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]

Sent: 02 November 2016 09:53

To:

Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

ACoRP have no comment to make on this disposal

Land disposal consultation report

V 1.1

Regards

ACoRP

Sent from my iPad

21. British Transport Police

From: [mailto:@btp.pnn.police.uk]

Sent: 25 November 2016 15:17

To:

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

[Again no objections](#)

British Transport Police
25 Camden Road
Camden
London NW1 9LN
Tel: 0207
Mobile :

22. Transport Focus (formerly Passenger Focus)

From: [mailto:@transportfocus.org.uk]

Sent: 09 November 2016 15:55

To:

Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016 2710d17

Thank you for sending Transport Focus details of the proposed disposal of land in St. Helens, and for the additional information you provided. They note that:

the land is an area immediately next to the east side of the railway at Central station;
it is proposed to transfer its freehold to the Homes and Communities Agency, with the intention of then marketing it for residential development;
the type of housing is subject to planning;
it is expected that a pedestrian access to the station will be created;

Land disposal consultation report

it is thought the transfer will complete early in 2017.

V 1.1

Transport Focus has no objection to the proposed disposal.

Regards,

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

23. Merseyside Passenger Transport Executive (Merseytravel)

From: @networkrail.co.uk

Sent: 23 February 2017 08:24

To: Integrated Transport [mailto:@merseytravel.gov.uk];

Cc:

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Morning

Appreciate your point below and I would be happy to consider mixed use there, however this is a planning matter not a railway regulatory matter.

Thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

Land disposal consultation report

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-----Original Message-----

From: Integrated Transport [[mailto: @merseytravel.gov.uk](mailto:@merseytravel.gov.uk)]

Sent: 22 February 2017 17:28

To: @networkrail.co.uk

Cc:

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

While not at the meeting I have followed the discussion between yourself and xxxx closely.

Merseytravel would like to see that an area of land is protected for development of a park and ride facility at the site. I think both xxxx and I understand that the whole site cannot be given over to such a use and that would be why a mixed use is accepted but we would like to see a specific area protected for station development.

Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN

Office: | Email: @merseytravel.gov.uk

Please consider the environment before printing this e-mail.

From: @networkrail.co.uk

Sent: 21 December 2016 14:42

To: @networkrail.co.uk

Subject: St Helens Central

Hi

I have spoken with xxxx (Projects and Investments at Merseytravel) and he has confirmed that there is no parking scheme planned for St Helens Central – there is for St Helens Junction so I hope I'm not confusing my St Helens!!!

Cheers

Land disposal consultation report

V 1.1

With Kind Regards
Network Rail

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>, "Integrated Transport" <@merseytravel.gov.uk>

Cc: <@sthelens.gov.uk>,

Date: 01/02/2017 15:21

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Good afternoon

As there are two outstanding objections to the proposed disposal of the above site, being St Helens Council Transport Department and Merseytravel on the same matter, I have addressed this email to you both.

Thanks for all of the exchanged emails below. Having gained a better understanding of the Council's scheme as described below, I have discussed it internally with colleagues and we do not believe that there is a robust scheme in place that has sufficient grounds to justify Network Rail not disposing of the site for residential development. During our correspondence, Network Rail have had confirmation from St Helens Council that there is no actual scheme being worked up, no funding in place to carry it out and it is based on the 1998 UDP so the scheme has had nearly 20 years to happen. Furthermore, the Council's SHLAA which was published in June 2016 confirms that the site has no existing policies that would constrain residential development there.

In view of the comments above Network Rail will submit a report to the Office of Rail and Road ("ORR") setting out your objections but recommending that the site is disposed of for residential development. A decision will then be made by the ORR as to how we should proceed.

If you have any queries in the meantime, please do not hesitate to contact me. Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

Land disposal consultation report

V 1.1

www.networkrail.co.uk/property

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From: Integrated Transport [mailto:@merseytravel.gov.uk]

Sent: 03 January 2017 14:47

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

Cc:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Thanks for the reply.

While no plans or drawings currently exist for this proposal it is St Helens who are looking to develop the land in the future.

I appreciate that you have protected the Junction-Central Link but I am surprised that thy have not raised the car park issue with you in your discussions.

I tried to call you today but unfortunately you were not available. I will call again tomorrow morning to clarify the position.



| Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN

Office: 0151 | Email: @merseytravel.gov.uk

 Please consider the environment before printing this e-mail.

From: [mailto:@networkrail.co.uk]

Sent: 23 December 2016 12:05

To: Integrated Transport [mailto:@merseytravel.gov.uk]; '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Hello

Thank you for your email below.

Land disposal consultation report

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With regards to a Town Centre Masterplan/Strategy you mention below, the development proposal for the Network Rail site will be subject to a planning application so any Masterplans or strategies St Helens Council have will be assessed as part of the process. The same goes for the draft Local Plan, Transport Pipeline to improve public transport including and park and ride facilities.

As per my previous email dated 25 November 2016 (attached for your quick reference), can you provide me with any information and plans/drawings to show what the proposal consists of? Could you please advise if Merseytravel has got funding in place for the car parking scheme? I would be grateful if you would supply me with relevant information.

I can confirm that I am aware and am already in discussions with St Helens Council to exclude a strip of land to protect the link to St Helens Junction. I hope this satisfies your reservations. Please can you confirm that you are happy and therefore withdraw your holding objection in respect of this element?

Thank you.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.

DX 716950 Manchester 27

From: Integrated Transport [<mailto:@merseytravel.gov.uk>]

Sent: 20 December 2016 09:41

To: @networkrail.co.uk '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

I have been in contact with St Helens who are keen on the value of the land identified for a significant provision of car parking provision to serve the Town and the Station.

St Helens are currently going through a Town Centre Masterplan/Strategy with CBRE and are looking at the option to remove significant existing car parking for development in the town centre for leisure and residential use. This will require additional replacement car parking in the Town Centre, the land next to the station in the Network Rail disposal (Between Corporation Street and Parr Street) has been identified as suitable due to accessibility to the town centre and its ability to be used by various uses (including as a park and ride for station users).

The Draft Local Plan and Transport Pipeline work has identified the need to improve Public Transport Hubs to enable growth and a sustainable economy and thus development of this land close to the station fits into this work.

The town centre strategy and the Councils Transport Pipeline work has identified the land as suitable for a transit oriented development which could contain:

- Car Parking

Land disposal consultation report

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- Bus Facilities

- Car sharing/rental facilities

- Hotel

- Leisure

- Retail

- Small Scale Office

However the land in the Network Rail disposal North of Corporation Street is considered suitable for residential development and there would be no objection to this land being sold.

The Local Plan has also protected the St Helens Central to Junction Rail Link. While there are significant costs and viability work in reopening this line the need for land at both ends to enable potential options mean that land at Central in the proposed disposal land should be protected to enable a viable option for the Link to come forward.

If you require any further information let me know.



Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN

Office: 0151 | Email: @merseytravel.gov.uk

 Please consider the environment before printing this e-mail.

From: [[mailto: @networkrail.co.uk](mailto:@networkrail.co.uk)]

Sent: 19 December 2016 11:50

To: Integrated Transport <mailto:@merseytravel.gov.uk>; '@northernrailway.co.uk'

Cc: ; '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Good morning

With reference to the above scheme and below chain of emails, I still haven't had a response from yourself. As stated in my email below dated 25 November 2016, along with the revised ORR disposal guidance, if I do not receive a response from you by COB 3rd January 2016 then I will treat it as no objection from Merseyrail and proceed with the proposal. In usual circumstances, there is a one month window to respond but due to the winter holidays, I have extended it to 3rd January 2017. This email is my final chaser.

Land disposal consultation report

V 1.1

Thank you.

Regards,
Network Rail Property

From: @networkrail.co.uk

Sent: 09 December 2016 10:05

To: 'Integrated Transport' <mailto:@merseytravel.gov.uk>; '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Hello,

Further to my email below, please can I kindly chase a response from you?

Thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.

DX 716950 Manchester 27

Mobile

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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Land disposal consultation report

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From: @networkrail.co.uk

Sent: 25 November 2016 15:31

To: 'Integrated Transport <mailto:@merseytravel.gov.uk>'; '@northernrailway.co.uk'

Cc: ; '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Hello

Thank you for your email. I will answer your comments in the same order as your email below.

The proposed development is subject to planning permission with St Helens Council Planning Authority. As part of the planning process with the Council, the park and ride facilities will be considered if the Council wish to see such a scheme happen there.

In terms of the St Helens Central station expansion plans and improved services you mentioned below, please can you provide any information and plans/drawings to show what it consists of? If Merseytravel have got any funding in place to accommodate it? If there is a robust scheme in place then I would be happy to resolve this by working with you to find an amicable solution to suit all parties.

I would be grateful if you would respond to this email by COB Tuesday 3rd January 2017 in accordance with the ORR disposal guidelines. If I have received no response from Merseytravel by then, it will be treated as no objection from Merseytravel.

Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.

DX 716950 Manchester 27

Mobile
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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Land disposal consultation report

V 1.1

From: Integrated Transport [<mailto:@merseytravel.gov.uk>]

Sent: 25 November 2016 09:13

To: @networkrail.co.uk '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Apologies for the delay in responding.

I am aware that St Helens Council have plans to change the park and ride provision within the town centre although no formal plans currently exist.

Clearly this is a large site and the whole site will not be required any proposal that comes forward.

We would suggest that the land between the two bridges (Parr Street and Corporation Street) should be retained by the railway for future expansion of St Helens Central station.

This would tie in with the improved services being provided by Northern with the Class 319 trains and the proposed new Transpennine services to Scotland which will call from December 2018.



Merseytravel | Mann Island, PO Box 1976, Liverpool, L69 3HN

Office: 0151 | Email: @merseytravel.gov.uk

 Please consider the environment before printing this e-mail.

From: [<mailto:@networkrail.co.uk>]

Sent: 14 November 2016 14:34

To: '@northernrailway.co.uk'

Cc: '@northernrailway.co.uk'; Integrated Transport <mailto:@merseytravel.gov.uk>

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Dear all,

Thank you for your comments below. I have realised the error on the proposed sale plan and have now revised it by sketching in red hatching the area which is now to be EXCLUDED from the proposed sale. I can confirm that the proposed sale does NOT include any of the existing station footprint which is leased to the station operator. Please accept my apologies for the oversight and the confusion it has caused.

Land disposal consultation report

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For completeness, I have pasted xxx's points below and I have answered them all in red:

- Proposed Land Disposal Evaluation Form – This refers to boundary A-B. I cannot see this boundary marked on the plans submitted. **Sorry this is a typo, please ignore.**
- St Helens Sale Plan – This plan shows the footprint of the Liverpool Bound waiting room and steps from the footbridge included in the area of sale. It also includes significant areas of existing leased platform included in the area of sale based on the Marlin maps that I have available. **– See above and attached revised plan. Hopefully it is now clearly explained.**
- Land at East of St Helens Central – This plan is not clear enough to read (does not show platform and building detail) but probably includes the area identified above. **– As above.**

Have you had the chance to consider the additional parking issue? If so, please can you confirm otherwise I would be grateful if both Northern Rail and Mersey Travel separately confirm that they are now happy with the proposal?

Thanks.
Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.

DX 716950 Manchester 27

Mobile-
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From: <mailto:@merseytravel.gov.uk>

Sent: 27 October 2016 16:07

To: '@networkrail.co.uk'

Cc: Integrated Transport <mailto:@merseytravel.gov.uk> ; Northern - (@northernrailway.co.uk)

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Land disposal consultation report

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I wish to make a holding objection to this proposal as the documentation contains errors that would compromise the operational railway.

I wish to have opportunity to consider the area as additional car parking for St Helens Central station and to discuss the same with colleagues.

Specifically:

- Proposed Land Disposal Evaluation Form – This refers to boundary A-B. I cannot see this boundary marked on the plans submitted.
- St Helens Sale Plan – This plan shows the footprint of the Liverpool Bound waiting room and steps from the footbridge included in the area of sale. It also includes significant areas of existing leased platform included in the area of sale based on the Marlin maps that I have available.
- Land at East of St Helens Central – This plan is not clear enough to read (does not show platform and building detail) but probably includes the area identified above.



| Merseytravel | No 1 Mann Island, PO Box 1976, Liverpool, L69 3HN
Office: 0151 | Mobile: | Email: @merseytravel.gov.uk

File Ref: 580

24. W.H. Malcolm

From: [mailto: @whm.co.uk]

Sent: 31 October 2016 10:44

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

No objections.

Regards.

W H Malcolm Ltd

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

DD: | **Tel:** | **Mobile:**

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

♻️ **SAVE PAPER - Please do not print this e-mail unless absolutely necessary**



25 Network Rail Media Relations

From: @networkrail.co.uk

Sent: 31 October 2016 11:36

To:

Subject: RE: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

No comment

Tel: | **Mob:**

Please be aware that I am in the office between the hours of 10am and 1.30pm only on a Friday.

26 Roadways Container Logistics

No response

Land disposal consultation report

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27. St Helens Council

From: [mailto: @sthelens.gov.uk]

Sent: 21 February 2017 13:22

To:

Cc: Integrated Transport;

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

1- As outlined in my sketch sent on Monday 20th the land allocated for protection for future use is wrong it doesn't protect the trackbed required, an updated plan is required so St Helens/Merseytravel know the land to be released.

2 - As xxxx stated in the meeting we just need confirmation in writing (email is sufficient) that Network Rail are willing to develop a mixed use development on land south of Corporation Street, this is to satisfy our elected members not ORR, without this they won't allow me to remove the objection to the overall land disposal for you to inform ORR.

Thanks

St. Helens Council _____

T:

E: @sthelens.gov.uk

W: ldf.sthelens.gov.uk

A: Chief Executives Department, Town Hall, Victoria Square, St Helens, Merseyside, WA10 1HP

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>

Cc: <@merseytravel.gov.uk>, <@sthelens.gov.uk>,

Date: 21/02/2017 13:06

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Thanks

I do appreciate from your point of view on this. However, I must inform you that it is the view from Network Rail that this is not a genuine basis for an objection made to

Land disposal consultation report

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the consultation exercise for release of this site for non-railway type use. Plus from the meeting earlier this month, the Council generally supports non-railway type use at that site and were willing to work together to find an amicable way forward rather than opposing it for railway type use.

As I have previously explained, I cannot provide text on the mixed use element of the land as it is purely a planning matter, not a railway consultation matter so it is irrelevant anyway.

xxxx & xxxx on behalf of St Helens Council and Merseytravel - please take this email as notification that I will be making a submission to the ORR ASAP to decide the way forward as I have no other choice. Any queries in the meantime, do not hesitate to contact me. Northern Rail have also been notified as they have initially objected too.

Thank you.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: [\[mailto:@sthelens.gov.uk\]](mailto:@sthelens.gov.uk)

Sent: 20 February 2017 10:29

To:

Cc: Integrated Transport[<mailto:@merseytravel.gov.uk>] ;

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

The plan needs revising as it doesn't protect the track bed required, see attached plan and options from a report commissioned in 2006 which is why we wish to protect this land..

Land disposal consultation report

V 1.1

We will still require some text relating to our discussion on the mixed use element of the land next to the station.

(See attached file: FCP Report - St Helens Central Track Options.pdf)(See attached file: St Helens Central land requirement.pdf)

Regards

St. Helens Council

T:

E: @sthelens.gov.uk

W: ldf.sthelens.gov.uk

A: Chief Executives Department, Town Hall, Victoria Square, St Helens, Merseyside, WA10 1HP

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>

Cc: <@merseytravel.gov.uk>,

Date: 20/02/2017 09:53

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

I haven't had a response to this, please can the Council outline their position on the scheme following our meeting earlier this month?

Many thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

Land disposal consultation report

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www.networkrail.co.uk/property

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-----Original Message-----

From: @networkrail.co.uk

Sent: 08 February 2017 13:04

To: @sthelens.gov.uk

Cc: Integrated Transport;

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Importance: High

Hello

Good to meet earlier this week. As discussed and shown to the group during the meeting, I have attached the proposed sale plan for release from railway use for alternative use whatever it may be. Please note that the exclusions are shown on there in red hatching (sketched) to protect the link to St Helens Junction as well as some operational equipment left on there by mistake. Based on this plan and following the meeting, would St Helens Council now be willing to remove their objection? It would seem strange now to leave the objection in place as the Council seem to be generally supportive of alternative use away from railway use.

Please note that the ORR's remit is to confirm land can be released for non-railway use only. The nature of its future use whatever it may be is a planning matter only rather than a railway regulatory matter so it has no bearing.

I look forward to hearing from you. Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: [[mailto: @sthelens.gov.uk](mailto:@sthelens.gov.uk)]

Sent: 01 February 2017 16:36

To:

Cc: Integrated Transport;

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

I would request that until we discuss this on Monday a submission to ORR is not progressed, the key issues are:

1 - Ref the SHLAA the disclaimer is clear "The SHLAA is published to provide part of the evidence supporting the Local Plan. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing. Conversely, the non-inclusion of a site in this study does not in any way prevent future residential development. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Development Plan, and other material planning considerations. The SHLAA is based on information available regarding each site at the time of the original assessment (June 2016)."

My planning colleagues can explain better than I can on Monday why the SHLAA is not a suitable reason to evidence release of this land as you propose below.

2 - To flesh out my previous comments, Merseytravel and St Helens Council commissioned SDG in 2006 to undertake an options assessment and business case requirements for re-opening the line to passenger services and this work identified the rail requirements that I outlined at St Helens Central in my previous emails.

3 - I think its very clear than the development of rail schemes is a long process and the fact 20 years has passed is not a suitable reason to release land for other uses. Growing rail use, changes in funding from Devolution etc give us more opportunity to re-open/re-use closed lines. I think its fair to say 10 years ago even the thought of 4 tracking in Huyton and electrification of the lines in St Helen's was not even in a Network Rail programme showing how quickly things can change.

4 - Our developing Local Plan and Town Centre Strategy and hence the transport requirements for it will provide greater opportunity for Network Rail Land than your current proposals and we wish to discuss this at the meeting.

Regards

Land disposal consultation report

St. Helens Council

V 1.1

T:

E: @sthelens.gov.uk

W: ldf.sthelens.gov.uk

A: Chief Executives Department, Town Hall, Victoria Square, St Helens, Merseyside, WA10 1HP

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>, <@merseytravel.gov.uk>

Cc:

Date: 01/02/2017 15:21

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Good afternoon

As there are two outstanding objections to the proposed disposal of the above site, being St Helens Council Transport Department and Merseytravel on the same matter, I have addressed this email to you both.

Thanks for all of the exchanged emails below. Having gained a better understanding of the Council's scheme as described below, I have discussed it internally with colleagues and we do not believe that there is a robust scheme in place that has sufficient grounds to justify Network Rail not disposing of the site for residential development. During our correspondence, Network Rail have had confirmation from St Helens Council that there is no actual scheme being worked up, no funding in place to carry it out and it is based on the 1998 UDP so the scheme has had nearly 20 years to happen. Furthermore, the Council's SHLAA which was published in June 2016 confirms that the site has no existing policies that would constrain residential development there.

In view of the comments above Network Rail will submit a report to the Office of Rail and Road ("ORR") setting out your objections but recommending that the site is disposed of for residential development. A decision will then be made by the ORR as to how we should proceed.

If you have any queries in the meantime, please do not hesitate to contact me. Thanks.

Regards,
Network Rail Property

Land disposal consultation report

V 1.1

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: [[mailto: @sthelens.gov.uk](mailto:@sthelens.gov.uk)]

Sent: 25 January 2017 16:31

To:

Cc: Integrated Transport;

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

See below in bold

St. Helens Council

T:

E: @sthelens.gov.uk

W: ldf.sthelens.gov.uk

A: Chief Executives Department, Town Hall, Victoria Square, St Helens, Merseyside, WA10 1HP

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>

Cc:

Date: 25/01/2017 15:50

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens,

Land disposal consultation report

Merseyside - Closing Date 25th November 2016

V 1.1

Good morning

Thank you for your email below and the attached plan. Please could I make some follow up queries to fully understand this:

1 - The amber/yellow area within the plan - can you confirm what LCR stands for? Could you also be more specific about this - what kind of multi modal use and what kind of transport orientated development? It should be noted that the amber/yellow area also incorporates the adjoining Council owned land too and I assume you were aware of that?

LCR - Liverpool City Region this is the name to reflect the LCR Combined Authority which includes Liverpool, Knowsley, St Helens, Sefton, Wirral and Halton. Transport planning and funding is now done at LCR level rather than at Merseyside level (the same as the above minus Halton).

- **Multi Modal use - Park and Ride, Bus stops and layover, Kiss and Ride - the current station layout due to increased use is restricting rail growth due to the inefficient facilities to enable these options. - Transport Orientated Development - https://en.wikipedia.org/wiki/Transit-oriented_development, we would looking at resi, hotel, office, support services - car hire, metro food, dry cleaning etc - activities that happen in close proximity to rail stations and/or add value to a rail service .**
- **Yep we wish to develop this land to reflect its proximity to the station and enable development in the town centre**

2 - Within your email below, you have stated that "the indicative area shown in red in the plan will inform our view on what area could be sold/developed". Within the attached plan, the same area in red is "protected land for potential rail use". Can you confirm if you meant that the red area is to be sold/developed or is it for potential future rail use?

For potential future rail use

3 - Assuming the area in red is protected for future rail use, the rail link between St Helens Central and St Helens Junction is shown at the bottom of the plan where it forks off to the right. Can you clarify what exactly will the red area be used for as it goes behind the existing station footprint.

To ensure the reopening of the rail link between Central and Junction we want to protect an alignment that would allow for additional platforms at Central Station allowing for the flexibility for any service on the Central to Junction line to use its own dedicated platforms, this will allow options of -Terminating a service at Central without impacting on the "mainline",

- **Allow the line to opened as a light rail without impacting on the "mainline" operation**
- **Allow for easier timetabling of services due to not having to share the existing platforms**
- **Stabling platforms**

Land disposal consultation report

V 1.1

- It is our understanding that additional platform(s) existing at the location for this purpose and the disused platform edge can still be seen in situ on the Liverpool Bound platform.

I understand that this maybe considered over the top but I think there are enough examples on the rail network where land has been given over for other uses which would now be desirable to be back in rail use and so we do not want to see such the ability to have such options removed.

Thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From: [\[mailto: @sthelens.gov.uk\]](mailto:@sthelens.gov.uk)

Sent: 10 January 2017 14:53

To:

Cc:

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

Find attached an updated plan.

I've tried to roughly estimate what area of land would be required for the reinstatement of the Central-Junction link either by heavy or light rail.

We acknowledge there may be no immediate plans for this and the attached is the maximum ask, but if the land is built on, we lose any option, and our longstanding policy position from at least the 1998 UDP is to protect future reconnection of the link. This indicative area shown in red in the plan will inform our view on what area

Land disposal consultation report

V 1.1

could be sold / developed, what information should be provided to any purchasers about our policy position, and to inform our meeting with yourselves about the two sites later this month (we are currently checking staff availability).

Regards

(See attached file: Transport Planning Comments on Rail Land Release_v2.doc)

St. Helens Council _____

T:

E: @sthelens.gov.uk

W: ldf.sthelens.gov.uk

A: Chief Executives Department, Town Hall, Victoria Square, St Helens, Merseyside, WA10 1HP

From: <@networkrail.co.uk>

To: <@sthelens.gov.uk>

Cc:

Date: 10/01/2017 10:55

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Good morning

Hope you are well and I wish you a happy new year. Since we last corresponded, have you managed to discuss with xxxx? Please may I politely remind you the consultation deadline is COB this Friday (13th

January) and this is the final email chaser. If no response, I will have no choice but to proceed with the scheme and we can raise any relevant points as part of the planning process only.

Thanks.

Regards,

Network Rail Property

Square One, 4 Travis Street,

Land disposal consultation report

Manchester, M1 2NY.
DX 716950 Manchester 27

V 1.1

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: [<mailto:@sthelens.gov.uk>]

Sent: 20 December 2016 15:23

To:

Cc: Dyson Jayne; Mark Osborne/CEXEC/STHMBC

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

Thank you for making me aware of the deadline and thank you for allowing for the extra week.

xxxx went on on leave on Friday and is not due back in the office until 4th January. I did not realise he was off this week otherwise I would have asked that he respond before he left, I am sorry about that.

I will speak to xxxx when he is back in the office in January and we will respond to you asap.

Regards,

St. Helens Council

A: St.Helens Town Hall Annexe, Victoria Square, St Helens, WA10 1HP

T:

E: @sthelens.gov.uk

W: <https://www.sthelens.gov.uk/planning-building-control/planning-policy/>

From: <@networkrail.co.uk>

Land disposal consultation report

V 1.1

To: <@sthelens.gov.uk>

Cc:

Date: 19/12/2016 14:23

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hello

Apologies for the second email today but I must inform you that there is a time limit of one month from my initial response dated 07 December 2016 to your request for further information/clarity dated 06 December 2016 on the proposal in accordance with ORR regulations when disposing of railway land.

I have allowed an extra week to account for the festive period. The deadline is COB Friday 13 January 2017. If no response, Network Rail proceeds with the proposal.

Please can you pass onto xxxx? Any queries please let me know.

Thank you.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

PLEASE NOTE THIS EMAIL DOES NOT GIVE OR IMPLY ANY FORMAL CONSENT UNTIL LICENCE OR ANY OTHER LEGAL DOCUMENT IS EXECUTED AS A DEED AND COMPLETED

-----Original Message-----

From: @networkrail.co.uk

Sent: 19 December 2016 09:55

To:

Cc:

Land disposal consultation report

V 1.1

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016
Importance: High

Good morning ,

Please would you kindly chase xxxx for his comments?

Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From: [[mailto: @sthelens.gov.uk](mailto:@sthelens.gov.uk)]

Sent: 08 December 2016 09:40

To:

Cc:

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Thank you for confirming that

Regards,

St. Helens Council

Land disposal consultation report

A: St.Helens Town Hall Annexe, Victoria Square, St Helens, WA10 1HP

T:

E: @sthelens.gov.uk

W: <https://www.sthelens.gov.uk/planning-building-control/planning-policy/>

From: <@networkrail.co.uk>

To: ' <@sthelens.gov.uk>

Cc:

Date: 07/12/2016 17:52

Subject: RE: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

Yes, I can confirm Merseyrail were consultees about this scheme.

I await confirmation from xxxx. Thanks.

Regards,

Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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-----Original Message-----

From: [<mailto:@sthelens.gov.uk>]

Sent: 07 December 2016 10:51

To:

Land disposal consultation report

V 1.1

Cc:

Subject: Re: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Hi

Thanks for looking into that. I have passed your sketch on to xxxx, our Transport Policy Team Leader who raised this issue. You mention the station is leased to Merseyrail - do they need to be consulted on this?

I take your point about the footpath - it is just we would prefer this is flagged up with potential purchasers now rather than it being a surprise later on. Hopefully it will not be a problem for anyone.

Regards,

St. Helens Council

A: St.Helens Town Hall Annexe, Victoria Square, St Helens, WA10 1HP

T: 01744 676 117

E: @sthelens.gov.uk

W: <https://www.sthelens.gov.uk/planning-building-control/planning-policy/>

From: @networkrail.co.uk

Sent: 06 December 2016 15:26

To: '@sthelens.gov.uk'

Cc:

Subject: FW: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November

2016

Importance: High

Hello

Thank you for your comments below. I do send my sincere apologies as the plan originally sent out was found to be misleading. Rather than a straight line along the Western boundary where the station is, it should have gone around the station footprint as the proposed development does NOT include any of the station area which is currently leased to Merseyrail. I have asked my plans team to draw up a new one but for now I have attached a plan (third attachment) sketching out the new boundary along the Western boundary next to the station. I hope this clears things up.

Land disposal consultation report

V 1.1

In terms of a buffer for the future aspiration to re-open the line between St Helens Central and St Helens Junction stations, I have kept some land outside of the development boundary as you can see from my sketch drawing to address it, is that enough?

Happy to consider the widening of the footpath along the Eastern boundary but is this not addressed as part of discussions between the purchaser and the Council?

I look forward to your response at the earliest opportunity. If you are happy with the above comments, please can you confirm and that you have no further objections so we can progress?

Thanks.

Regards,
Network Rail Property
Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile -
E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From: [mailto:@sthelens.gov.uk]

Sent: 25 November 2016 17:10

To:

Cc: Jan Lourens/CEXEC/STHMBC; Mark Osborne/CEXEC/STHMBC; Stephenson Jill

Subject: Re: Consultation on proposed land disposal: Land to the East of St Helens Central station, off Parr Street, St Helens, Merseyside - Closing Date 25th November 2016

Dear

Sorry I missed your phone call earlier this afternoon.

Land disposal consultation report

V 1.1

We have noticed that the plan appears to show the land to be disposed includes part of St.Helens Central Station's platform (please see attached plan), so for this reason we have to object to the sale of this land until this is addressed.

(See attached file: Transport Planning Comments on Rail Land Release.doc) Also, the area to be sold includes some land in close proximity to the line running down to St.Helens junction. This land is protected in the St.Helens Unitary Development Plan from development that would prevent it being brought back into passenger use. An additional point is that if this line was brought back into a light rail use, then there may have to be additional platform space provided at St.Helens Central to the east of the current southbound platform. This would mean that we would seek to ensure that any development of the land to be disposed of left enough of a buffer that would allow this to happen. Ideally such land should be kept in the ownership of Network Rail.

We also need to point out that a narrow footpath runs along the eastern edge of the site. It would be preferable for this to be widened to a cyclepath in any future development, and any prospective purchasers should be made aware of this.

We are currently in the process of arranging a meeting with one of your colleagues, xxxx, to discuss potential use of this land, and we will bring up the above issues with her. However, it is important that you review whether the land you are disposing off should exclude current operational land at St.Helens Central station and also land that would be required to bring the link to St.Helens junction back into operational use.

Also, we advise that the land is not disposed of until you can discuss the potential use of the land with St.Helens and so our advice will be available to any prospective purchasers to prevent any misunderstandings about expectations from the site.

Regards,
Chief Executives Department
St Helens Council

A: St.Helens Town Hall Annexe, Victoria Square, St Helens, WA10 1HP

T: E: @sthelens.gov.uk