

Les Waters

Manager, Licensing
Railway Markets and Economics
E-mail les.waters@orr.gsi.gov.uk
Telephone 020 7282 2106



30 November 2017

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

**Network licence condition 7 (land disposal):
Former Warsop Oil Depot, Mansfield Road, Nottinghamshire****Decision**

1. On 24 October 2017, Network Rail gave notice of its intention to dispose of land at the former Warsop oil depot, Nottinghamshire (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. In considering the proposed disposal we note that:
 - there is no evidence that current or future railway operations would be affected adversely;
 - Network Rail has stated that it will retain land to facilitate the aspirations of Nottinghamshire County Council to bring the disused station at Warsop back into use. The land to be retained is shown by the hatch-marked area on plan 5775312(2); and
 - Network Rail has stated that it will retain access rights such that its vehicles will be able to access the land for railway maintenance purposes.
4. Most of Network Rail's consultation evidence fell outside the six month period referred to in our guidance on land disposal¹, owing to the time taken to resolve the objection from Nottinghamshire County Council. However, we note that Network Rail's consultation evidence was not significantly late and, having considered the details of the proposed disposal and the responses to Network Rail's consultation, we have concluded that it was not necessary for Network Rail to reconsult its stakeholders.

¹ Referred to in paragraph 6 below



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

6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,² and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. 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, reading 'Les Waters', is positioned below the main text.

Les Waters

Duly authorised by the Office of Rail and Road

² 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	Former Warsop Oil Depot, Mansfield Road, Warsop, NG20 0EA Warsop Oil Depot is a disused site of circa 0.8Ha situated approximately 4 miles north of Warsop town centre. It is physically separated from the adjacent railway line by existing palisade fencing. The site is shown shaded blue on the attached Final Site plan.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The following plans/drawings are attached: 1. Consultation Site Plan 2. Plan Warsop NCC Update 3. Final Site Plan
Clearance Ref:	CR/30555 (certificate no. 39793)
Project No.	153663
Ordnance survey coordinates	Easting (x) – 456251 Northing (y) - 367218
Photographs (as required)	Photos from 11th August 2016 when it was last inspected are taken of the boundary of the site.
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold or long lease disposal
Proposed party taking disposal	Proposed disposal to the Homes and Communities Agency (HCA) which is an intra-government department or other party if disposal to HCA does not proceed.
Proposed use / scheme	Network Rail proposes to dispose of the freehold of the site as part of the wider residential development programme. The disposal will contribute towards Network Rail's target to release land for residential development.

Access arrangements to / from the disposal land	<p>It is expected that the site will be accessed directly from Mansfield Road using the existing access at this location.</p> <p>This will be subject to a highways assessment and full planning permission.</p>
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	There will be no direct rail benefits created by the disposal.
Anticipated Non-rail benefits	<p>The development will be of benefit to the local environment, community and economy.</p> <p>Temporary construction jobs will be created during the building works and there will be benefit to the local supply chain for materials needed to construct the houses.</p> <p>Environmental improvements will result from the development of this under-utilised area of land. The site itself is currently overgrown so development will improve the visual amenity of the local area.</p> <p>Network Rail currently has a target to bring forward unused and underutilised sites for residential development and this disposal will contribute towards the company target.</p>
3. Timescales	
Comments on timescales	<p>Disposal of the site is expected to commence once the necessary regulatory approvals required for the disposal have been secured.</p> <p>The site has an employment allocation in the Local Plan, however representations have been made to change this to residential</p> <p>As a result, the disposal of the site is forecast to take place in 2018.</p>
4. Railway Related Issues	
History of railway related use	<p>Historically, the site was used as an oil rail depot but was cleared around the late 1970's.</p> <p>Since that time the land has been dis-used and the site is now overgrown with vegetation.</p>

When last used for railway related purposes	It is understood that the site was used as an oil rail depot until it was vacated sometime in the 1970's.
Any railway proposals affecting the site since that last relative use	<p>The Local Authority has shown interest in allocating a new railway station close to the site, as part of the reopening of the railway line that passes alongside the disposal site.</p> <p>This proposal is at a very early stage and so there are no firm details or drawings in place. Network Rail colleagues were consulted as part of the internal clearance process and no objections have been raised regarding this matter.</p>
Impact on current railway related proposals	<p>As per the comments above, there are no firm details or drawings in place for the potential scheme proposal.</p> <p>Dialogue has been held with the Local Authority regarding Network Rail's proposal to develop the site for housing and no objections have been raised about site requirements for a possible station.</p> <p>Please see comments below in the section titled 'Summary of position as regards external consultations'.</p>
Potential for future railway related use	<p>We believe there is no reasonably foreseeable railway related use for the disposal site.</p> <p>Please see comments below in the section titled 'Summary of position as regards external consultations'.</p>
Any closure or station change or network change related issues	<p>No. The disposal property is physically separated from the adjoining railway by palisade fencing and the proposal does not affect any Station facilities so there are no station change related issues.</p> <p>Additionally there are no physical connections to the operational rail network requiring Network Change.</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal does not affect any existing railway related access needs.</p> <p>Network Rail currently use the existing site access for vehicles to access the rear of the disposal site for maintenance purposes.</p> <p>Therefore it has been made a condition of the disposal to retain an access for maintenance vehicles to continue doing this after disposal.</p>
Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> 1. There is existing palisade fencing that separates the majority of the disposal site and the adjoining railway. Following disposal of the site, palisade fencing will be retained to separate the disposal land from the adjoining railway and erected where it is currently missing between the disposal site and the railway. Network Rail will remain responsible for maintaining the railway boundary fence. The purchaser will be responsible for all other boundaries to the sale area. 2. The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside

	<p>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> <p>3. The developer will be required to submit details of the proposed works for the prior approval of Network Rail's local Asset Protection team.</p>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Mansfield District Council has been notified of Network Rail's aspirations to develop this site for housing.</p> <p>The site is allocated as employment land in the Local Plan. Representations have been made by Network Rail to change the allocation to residential.</p> <p>A pre-application meeting will take place with the Local Authority in due course to discuss the Network Rail proposals in more detail.</p>
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<p>Contamination / Environmental Issues (if applicable)</p>	<p>None known at this stage.</p> <p>An intrusive site investigation will be completed to identify any contamination and subsequent remediation measures that may be required. As a result of the historic railway use of the site there is expected to be some degree of contamination.</p> <p>All necessary geotechnical, contamination and buried site surveys will be undertaken prior to commencement of any on site construction works.</p>
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6. Consultations

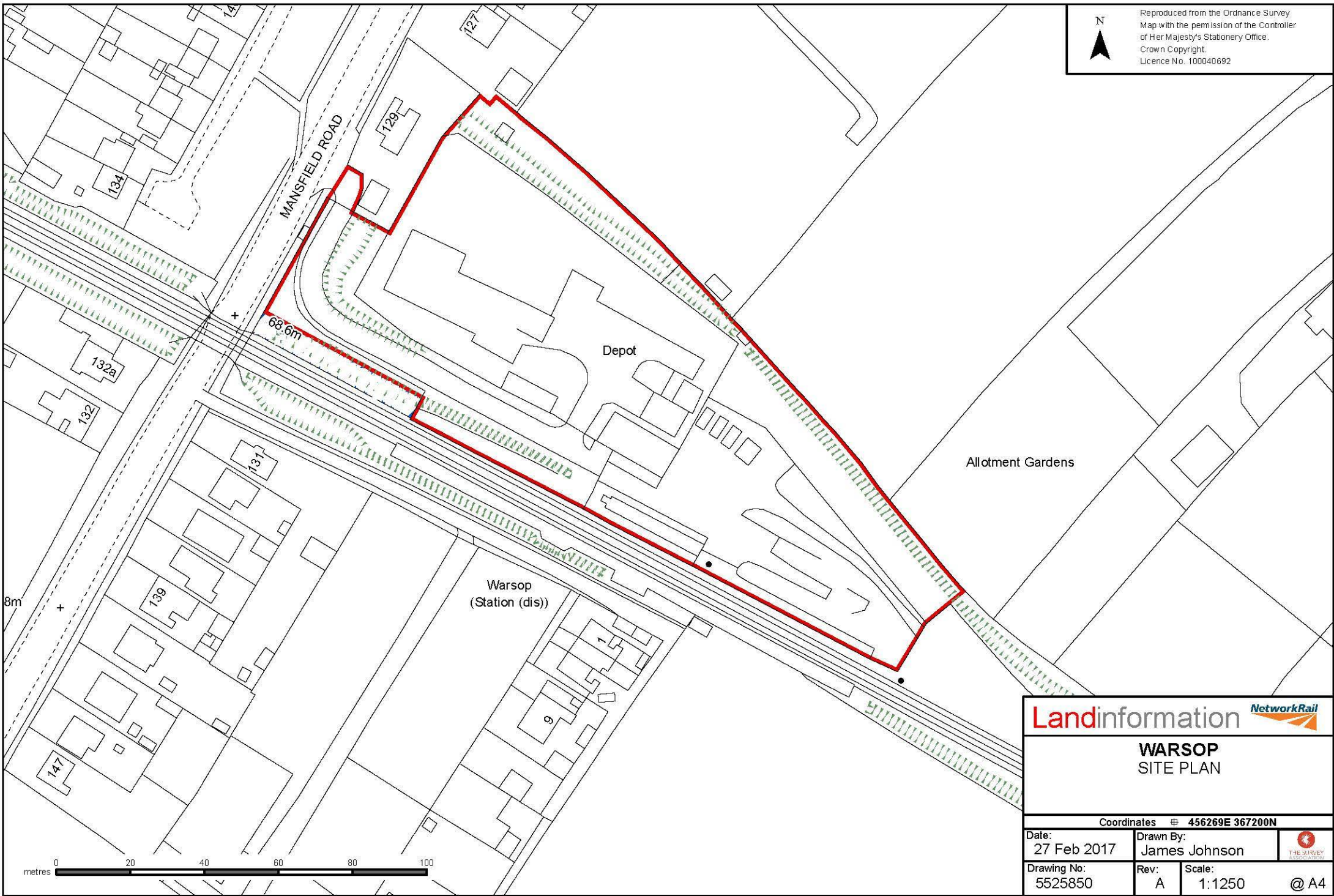
<p>Railway (internal – Network Rail)</p>	<p>Network Rail internal land clearance (both business and technical) has been secured (CR/30555).</p> <p>Network Rail's generic conditions to ensure the future protection of the operational railway and infrastructure will apply.</p> <p>Please refer to the section '<i>Impact on current railway related proposals</i>'</p>
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	<p>The Local Authority has shown some interest in reopening the railway line that passes alongside the disposal site.</p> <p>There are no other schemes known of at the current time which impact on the disposal property.</p>
Summary of position as regards external consultations	<ul style="list-style-type: none"> • 27 stakeholders were consulted and 24 responses were received. A total of 1 objection and 5 comments were received. The objection has now been withdrawn. • The objection was received from Nottinghamshire County Council (NCC) and the comments were received from The Department for Transport (DfT), Transport for North (TfN), British Transport Police (BTP), Transport Focus (TF) and Mansfield District Council (MDC). • NCC's objection related to the possible future land requirement for a station. Following consultation with NCC they carried out a review of their possible future land requirements for a station. They subsequently confirmed that if an identified parcel of land was excluded from the disposal area and an adopted access road was retained, that would satisfy the County Council's safeguarding aspiration for rail at this location. As a result NCC withdrew their objection and an agreed parcel of land (edged red on the attached plan labelled 'Plan Warsop NCC Update') was excluded from the disposal area. The excluded area is also hatched green on the plan labelled 'Warsop Final Site Plan'. • The DfT and Transport Focus commented on the need to protect land for possible future station requirements. Transport for North commented that Network Rail should have full regard to any comments made by NCC. British Transport Police commented that any future development of the site should seek to minimise trespass. MDC commented that their approval extended only to the disposal of the site at this time. • Responses were not received from South Yorkshire Passenger Transport Executive, Great Western Railway and c2c Rail despite reminders
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Based on the consultations and exchanges with consultees that made comments, there are no unresolved objections to the proposed disposal.
7. Local Authorities	
Names & Email Addresses:	Mansfield District Council @mansfield.gov.uk

	Tel:	
Local Transport Authorities:	Nottinghamshire County Council	
Other Relevant Local Authorities:	Not applicable.	
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise 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:	Senior Development Surveyor	
Approved by Property Development Manager	Name:	Date Approved by PDM: 02/03/17



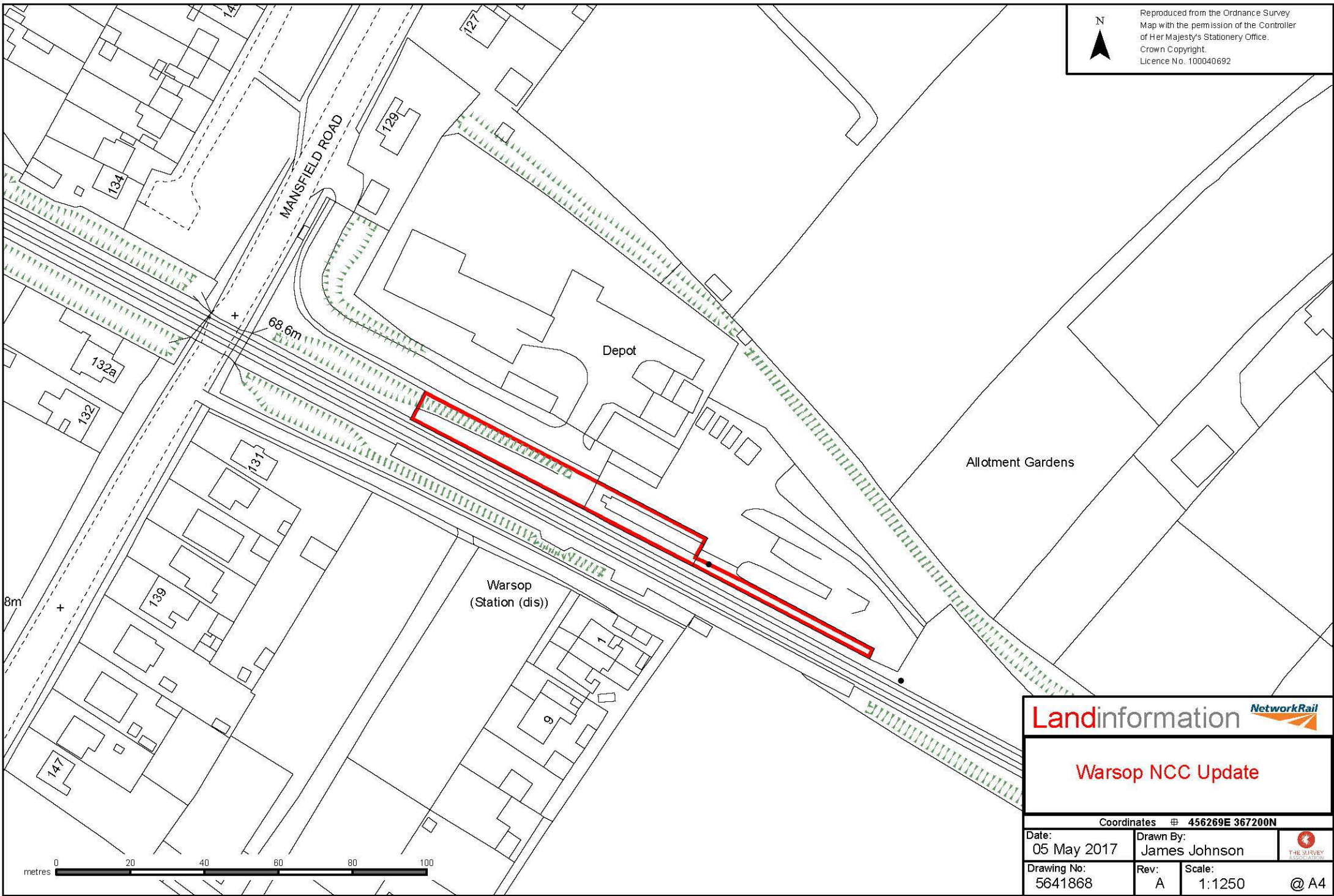
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Landinformation 	
WARSOP SITE PLAN	
Coordinates $\#$ 456269E 367200N	
Date: 27 Feb 2017	Drawn By: James Johnson
Drawing No: 5525850	Rev: A
Scale: 1:1250	@ A4




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Landinformation 

Warsop NCC Update

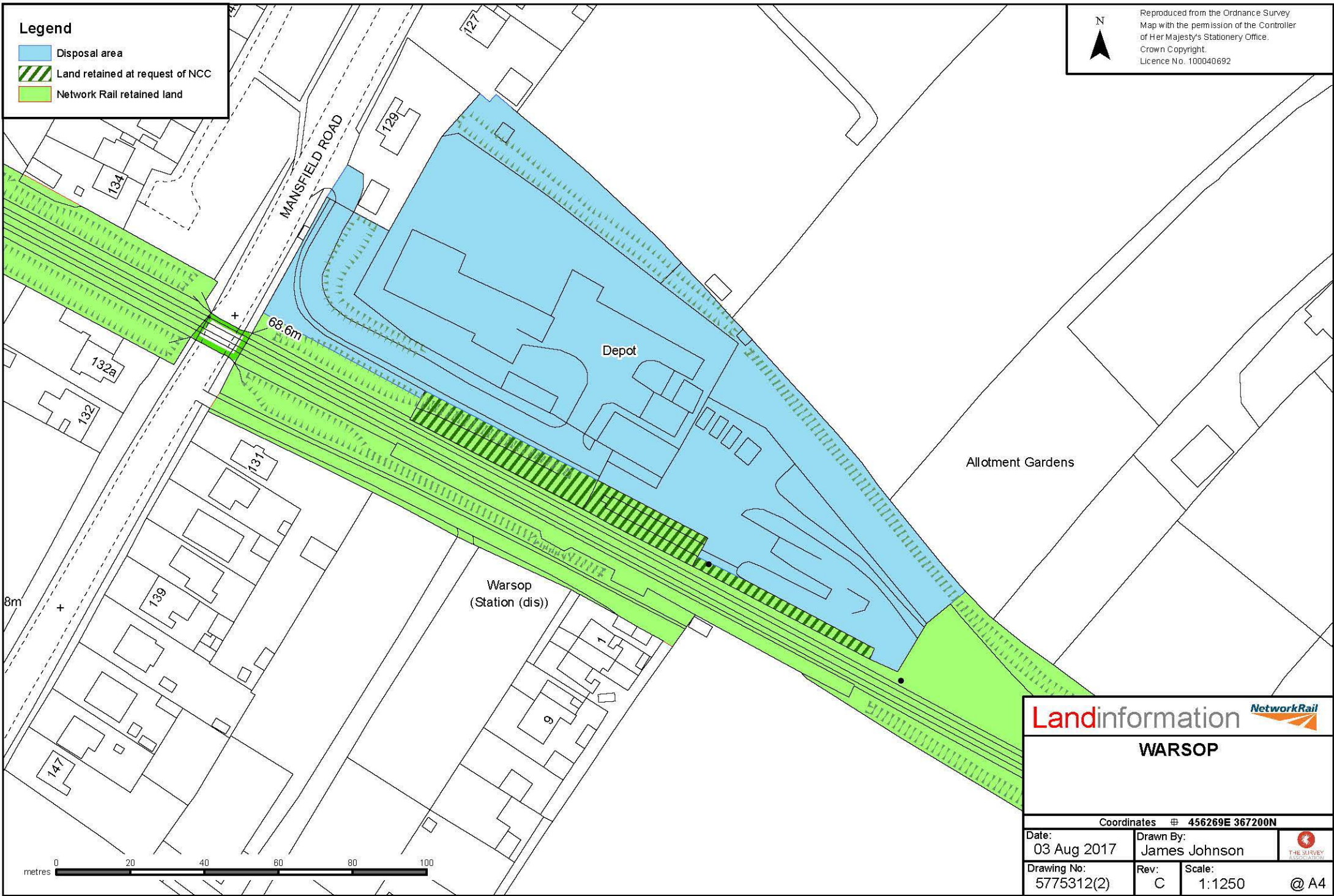
Coordinates $\#$ 456269E 367200N		
Date: 05 May 2017	Drawn By: James Johnson	
Drawing No: 5641868	Rev: A	Scale: 1:1250 @ A4


Legend

- Disposal area
- Land retained at request of NCC
- Network Rail retained land



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Landinformation 	
WARSOP	
Coordinates $\#$ 456269E 367200N	
Date: 03 Aug 2017	Drawn By: James Johnson
Drawing No: 5775312(2)	Rev: C
Scale: 1:1250	@ A4





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: Land Disposal Consultation Report – Former Warsop Oil Depot, Mansfield Road, Warsop, NG20 0EA

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 and 24 responses were received. A total of 1 objection and 5 comments were received. The objection has now been withdrawn.
- The objection was received from Nottinghamshire County Council (NCC) and the comments were received from The Department for Transport (DfT), Transport for North (TfN), British Transport Police (BTP), Transport Focus (TF) and Mansfield District Council (MDC).
- NCC's objection related to the possible future land requirement for a station. Following consultation with NCC, they withdrew their objection on condition that an agreed parcel of land would be excluded from the disposal area.
- The DfT and Transport Focus commented on the need to protect land for possible future station requirements. Transport for North commented that Network Rail should have full regard to any comments made by NCC. British Transport Police commented that any future development of the site should seek to minimise trespass. MDC commented that their approval extended only to the disposal of the site at this time.
- Responses were not received from South Yorkshire Passenger Transport Executive, Great Western Railway and c2c Rail despite reminders.

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The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	31/03/2017	See comments in Annex 1	
2	South Yorkshire Passenger Transport Executive					Emails sent on 03/03/17, 17/03/17, 24/03/17 and 31/03/17.
3	Transport for North		Y	10/04/2017	No Objection See comments in Annex 1	
4	Arriva Trains Cross Country		Y	03/03/2017	No Comment See Annex 1	
5	c2c Rail Limited					Emails sent on 03/03/17, 17/03/17, 24/03/17 and 31/03/17.
6	Chiltern Railway Company Limited		Y	03/03/2017	No Comment	

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					See Annex 1	
7	East Midlands Trains Limited		Y	24/03/2017	No Comment See Annex 1	
8	Eurostar International Limited		Y	10/03/2017	No Comment See Annex 1	
9	Great Western Railway					Emails sent on 03/03/17, 17/03/17, 24/03/17 and 31/03/17. Telephoned on 07/04/17 @ 12:44 and left a voicemail message on mobile.
10	Grand Central Railway Company Limited		Y	07/04/2017	No Comment See Annex 1	
11	London & South Eastern Railway Limited (Southeastern)		Y	06/03/2017	No Comment See Annex 1	
12	Merseyrail Electrics 2002 Limited		Y	07/03/2017	No Comment See Annex 1	
13	Northern Rail Limited		Y	03/03/2017	No Objection See Annex 1	
14	COLAS Freight		Y	06/03/2017	No Comment See Annex 1	

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15	Direct Rail Services Limited		Y	24/03/2017	No Comment See Annex 1	
16	DB Cargo UK Ltd.		Y	11/04/2017	No Objection See Annex 1	
17	Freight Transport Association		Y	17/03/2017	No Comment See Annex 1	
18	Freightliner Limited		Y	03/03/2017	No Comment See Annex 1	
19	GB Railfreight Limited		Y	03/03/2017	No Issues See Annex 1	
20	Rail Freight Group		Y	05/03/2017	OK with RFG See Annex 1	
21	West Coast Railway Company		Y	17/03/2017	No Comment See Annex 1	
22	W. H. Malcolm		Y	06/03/2017	No Objection See Annex 1	
23	Association of Community Rail Partnerships		Y	20/03/2017	No Objection See Annex 1	
24	British Transport Police		Y	07/03/2017	No Objection but see additional comments in	

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					Annex 1 below	
25	Transport Focus (formerly Passenger Focus)		Y	06/03/2017	See Comments in Annex 1 below	
26	Mansfield District Council		Y	24/03/2017	No Objection See Annex 1 for additional comments	
27	Nottinghamshire County Council		Y	27/03/2017	See Comments in Annex 1 below	

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Copies of responses are given in the Annexe 1 to this report, as indicated above.

A copy of the consultation request (before customisation for any individuals) is given in Annex 2.

Annex 1 – Stakeholder Responses

1 Department for Transport

Great, thanks – sounds good.

Kind regards

Network Services, Department for Transport

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

Sent: 27 July 2017 14:25

To: <@dft.gsi.gov.uk>

Cc: <@dft.gsi.gov.uk>

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Further to your email below, Network Rail have consulted with Nottinghamshire County Council (NCC) and agreed to exclude from the land disposal boundary, the area edged red on the attached plan. NCC have confirmed that this covers the needs for their safeguarding aspiration for rail at this location. Also, the land near to it will have a condition that it can be used for access should the rail proposal one day go ahead.

I trust this is satisfactory for the DfT and would be grateful if you could reply to confirm.

Regards,

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M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 05 May 2017 11:20

To: @networkrail.co.uk

Cc:

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Thanks for your email and the update – I would also be grateful if you could also log my comments below regarding access, etc. from that piece of land.

Thanks again

Network Services, Department for Transport

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

Sent: 05 May 2017 11:18

To: <@dft.gsi.gov.uk>

Cc: <@dft.gsi.gov.uk>

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Thank you for your email.

I can confirm that the area marked 'Warsop Station (dis)' on the site map falls outside of the land being proposed for disposal.

Regarding the land edged red that is being proposed for disposal, Network Rail are in ongoing consultation with Nottinghamshire County Council and we will fully consider any comments that they raise.

Land disposal consultation report

Thanks & Regards

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M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 24 April 2017 15:58

To: @networkrail.co.uk

Cc:

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Apologies for my late reply to this – I was off ill for 2 weeks. I would reiterate the previous comment below (that if the land had to be sold, it should be under condition that the area of the station be protected from sale for other purposes, and also that the land near to it should have conditions attached that it can be used for access etc should the proposal one day go ahead. A straightforward disposal could preclude the proposal from proceeding, should it happen).

In terms of the precise area to be protected, given the current state of the proposals for extension of the Robin Hood Line it may be hard to precisely quantify, however I would imagine the area marked "Warsop Station (dis)" on the site map would be the location of renovation, with the opposite land (encircled in red for sale) perhaps needing the conditions to be attached so that any potential renovation was not made impossible.

Thanks again

Network Services, Department for Transport

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

Sent: 13 April 2017 10:47

To: <@dft.gsi.gov.uk>

Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Thank you for your reply below and I note that you have not objected to the disposal.

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As part of this consultation process, Network Rail are also consulting with Nottinghamshire County Council and we will fully consider any comments that they raise.

Regards



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 31 March 2017 10:41

To: @networkrail.co.uk

Cc:

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

The below request has been forwarded to me. There is currently a live proposal, sponsored by Nottinghamshire County Council, to extend the Robin Hood Line. This proposal includes renovation of the station at Warsop, and the proposed disposal is likely to be land that would be used in this. Due to the political interest in the scheme, we would recommend that if the land had to be sold, it should be under condition that the area of the station be protected from sale for other purposes, and also that the land near to it should have conditions attached that it can be used for access etc should the proposal one day go ahead. A straightforward disposal could preclude the proposal from proceeding, should it happen.

Let me know if you would like to discuss further.

Kind regards

Network Services, Department for Transport

2 South Yorkshire Passenger Transport Executive

NO RESPONSE

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3 Transport for North

From: [mailto:@railnorth.org]
Sent: 10 April 2017 07:42
To: @networkrail.co.uk
Cc: (@nottsc.gov.uk)
Subject: FW: Consultation on proposed Land Disposal: Land at Warsop

Further to our telephone conversation on Friday, this is to confirm that Rail North has no objection to the disposal of land at Warsop.

However, we are aware that one of Rail North's members, Nottinghamshire County Council, has been developing a scheme to re-open Shirebrook – Ollerton to passenger services with a station at Warsop (albeit to be operated by East Midlands Trains and so not under the auspices of Rail North). We would therefore urge that Network Rail should give full regard to whatever representations may be made by Nottinghamshire County Council.

Thanks

Rail North

4 Arriva Trains Cross Country

From: [mailto:@crosscountrytrains.co.uk]
Sent: 03 March 2017 12:40
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

XC Trains Ltd has no comment on this proposed disposal.

Regards
CrossCountry

Phone: Mobile: Fax:
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



INVESTORS
IN PEOPLE | Gold

5 C2C Rail Limited

NO RESPONSE

6 Chiltern Railway Company Limited

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

Sent: 03 March 2017 13:39

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

There are no comments from Chiltern.

I will be leaving the business on 15th March so going forward please could you take my name off the distribution list and replace it with xxxx (@chilternrailways.co.uk)

Many thanks,

7 East Midlands Trains Limited

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

Sent: 24 March 2017 18:18

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

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Hello

No Comment required from EMT.

East Midlands Trains

T: | M: | W: eastmidlandstrains.co.uk

A:1 Prospect Place, Millennium Way, Pride Park, Derby, DE24 8HG

8 Eurostar International Limited

From: e [mailto: @eurostar.com]

Sent: 10 March 2017 14:19

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No comment from EIL,

Thanks

Sent from my iPhone

9 Great Western Railway

NO RESPONSE

10 Grand Central Railway Company Limited

From: [mailto: @grandcentralrail.com]

Sent: 07 April 2017 13:15

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

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I am sorry that I didn't get back to you on this sooner.

Grand Central has no comment on this proposal.

Best wishes,

Grand Central Rail

M: | T: | E: @grandcentralrail.com

Grand Central Railway Company Limited, 3rd Floor, Northern House, Rougier Street, York, YO1 6HZ

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



Part of Arriva – a  company

11 London & South Eastern Railway Limited (Southeastern)

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

Sent: 06 March 2017 10:48

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Good Morning

Thank you for the opportunity to review the below.
Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

southeastern

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



12 Merseyrail Electrics 2002 Limited

From: [mailto: @merseyrail.org]

Sent: 07 March 2017 10:41

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

I can confirm Merseyrail have no comments on the above proposal.

Regards

Merseyrail

Tel

Mob

Email @merseyrail.org

Web www.merseyrail.org

13 Northern Rail Limited

Land disposal consultation report

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

Sent: 03 March 2017 13:26

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hello

Northern has no objection to the land disposal at the former Warsop oil depot

Kind regards and have a lovely weekend

Telephone:

Mobile:

Northern House, 9 Rougier Street
York, YO1 6HZ

[@northernrailway.co.uk](mailto: @northernrailway.co.uk)

[northernrailway.co.uk](http:// northernrailway.co.uk)

14 COLAS Freight

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

Sent: 06 March 2017 14:24

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No comment on proposed disposal



COLAS RAIL

Tel. - Mob.

[@colasrail.co.uk](mailto: @colasrail.co.uk)

COLAS RAIL LTD

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

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



15 Direct Rail Services Limited

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

Sent: 24 March 2017 13:41

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

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi

Yes have no comments on the below.

Regards

16 DB Cargo UK Ltd (formerly DB Schenker)

From: @deutschebahn.com

On Behalf Of DBCargoConsultations@deutschebahn.com

Sent: 11 April 2017 16:31

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

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

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

Yours,

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

From December 2016 my e-mail address will be [@deutschebahn.com](mailto: @deutschebahn.com) and all previous addresses will cease to function.

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

17 Freight Transport Association

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

Sent: 17 March 2017 12:31

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Apologies we have no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

18 Freightliner Limited

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

Sent: 03 March 2017 17:12

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No comments from Freightliner

Regards

19 GB Railfreight Limited

Land disposal consultation report

From: [mailto: @gbrailfreight.com]

Sent: 03 March 2017 13:03

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No issues from GB Railfreight.

Regards,

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

London, EC2M 1RX.

Tel:

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.

20 Rail Freight Group

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

Sent: 05 March 2017 17:17

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Ok with RFG

Rail Freight Group

@rfg.org.uk

Sent from my iPad

21 West Coast Railway Company

Land disposal consultation report

V 1.1

From: @aol.com

Sent: 17 March 2017 12:25

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st ...

no comments

WCR

T M E @aol.com

22 W H Malcolm

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

Sent: 06 March 2017 08:47

To: Dyson Jayne

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No objections.

Regards.

W H Malcolm Ltd

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

DD: 9 | 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**

Land disposal consultation report
23 Association of Community Rail Partnerships

From: [mailto:@acorp.uk.com]

Sent: 20 March 2017 07:26

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

No Objection



Mobile

Web: acorp.uk.com

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



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24 British Transport Police

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

Sent: 07 March 2017 09:42

To: @networkrail.co.uk

Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Good morning,

Land disposal consultation report

Please note the email below

V 1.1

Thank you

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

From:

Sent: 07 March 2017 08:36

To:

Cc:

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Hi .

I can confirm that, from a BTP perspective, we have no objection to this disposal.

We do note however that the land is likely to become housing so the only point we would like to stress is that every effort should be made to work with the eventual developers to minimise the risk of trespass in future.

Regards

British Transport Police, 1st Floor West Gate House, Grace St, Leeds, LS1 2RP
Mobile
Email @btp.pnn.police.uk
www.btp.police.uk

From:

Sent: 03 March 2017 15:48

To:

Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Importance: High

Good afternoon,

Please note the attached disposal, responses required by the 31st March.

Land disposal consultation report

Thank you

V 1.1

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

25 Transport Focus (formerly Passenger Focus)

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

Sent: 06 March 2017 17:01

To: @networkrail.co.uk

Subject: Re: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017 0603f17

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

the land is 0.8 hectares in area and is the site of part of Warsop's former station, and a disused oil depot alongside a freight-only line; disposal is to be freehold or on a long lease; it is proposed that disposal will be to the Homes and Communities Agency (HCA) for housing; the site's designation in the Mansfield District Local Plan¹ will require to be changed to allow it to be used for housing; should the HCA not wish to purchase the site it will be offered on the open market.

Transport Focus also notes that there are proposals to re-open the railway to passenger services, for example Nottinghamshire County Council:

has a longstanding aspiration to extend the Robin Hood Line from Shirebrook to Ollerton, with intermediate stations at Warsop and Edwinstowe²,

but no funding has yet been identified to progress the proposals beyond initial planning.

Provided that another suitable station site is available should the re-opening progresses, Transport Focus has no objection to the proposed disposal.

Note 1: see the Consultation Draft, January 2016, page 114 – employment land *W3(a) Mansfield Road (former railway station) - 0.7 hectares; 6.20 A small area of land adjoining the allotment gardens in Askew Lane and the railway line is allocated for B1, B2 and B8 uses. The site is a former goods depot and is currently unused. The site is accessible via the railway station access road. Development of the site will require an upgraded access including possible off-site highway infrastructure works to the A60 Mansfield Road. Consideration of the access arrangements should be made in conjunction with any*

proposals to re-open the former Market Warsop railway station under policy ST1.

Note 2: Report to Transport and Highways Committee, 8th October 2015.

Land disposal consultation report

V 1.1

Regards,

Tel.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

26 Mansfield District Council

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

Sent: 24 March 2017 13:17

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Dear

Thank you for consulting Mansfield District Council in respect of this proposed Land Disposal relating to former Oil Depot, Mansfield Road, Warsop.

The District Council does not wish to raise objection to the proposed sale of the land.

Please note this view relates solely to the disposal of the land, and should not be inferred as support for any subsequent use of the land, on which no comment is made.

Kind regards,

Mansfield District Council

Telephone

Email @mansfield.gov.uk

27 Nottinghamshire County Council

Land disposal consultation report

From: @networkrail.co.uk

Sent: 19 July 2017 15:53

To: <mailto:@nottscc.gov.uk>]

Cc: @mansfield.gov.uk;

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Thank you for your email and I note the withdrawal of your objection of 31st March 2017.

Regarding any matters raised by NCC Development Control, they will be fully considered and Network Rail will comply with any planning policy requirements in the usual way.

Regards,



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: <mailto:@nottscc.gov.uk>]

Sent: 19 July 2017 15:13

To: @networkrail.co.uk

Cc: @mansfield.gov.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

xxxx, many apologies for the delay in my response. I can confirm that, as per our discussions at MDC, the red line plan (attached) covers the needs for the County Council safeguarding aspiration for rail at this location, subject to the site access road running adjacent and parallel to the land safeguarded in front of the station building and that road being of an adoptable standard. Subject to these conditions our objections on the grounds of future railway aspirations are withdrawn. The other issues raised directly by NCC Development Control Team are separate and will need to be addressed directly with that team.

Regards,

Transport Planning and Programme Development

Nottinghamshire County Council

Tel:

Land disposal consultation report

V 1.1

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

Sent: 05 July 2017 13:41

To: <@nottscc.gov.uk>

Cc: <@networkrail.co.uk>

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

I wondered if you are now able to confirm on this matter please?

Regards



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: @networkrail.co.uk

Sent: 31 May 2017 15:01

To: @nottscc.gov.uk>

Cc:

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

It was good to meet you yesterday.

I was pleased to hear that the design work has now been completed and that the retention of the land edged red on the attached plan will be sufficient for Nottinghamshire County Council.

On this basis please can you reply to confirm if your objection is now withdrawn.

Regards

Land disposal consultation report

V 1.1



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: @networkrail.co.uk
Sent: 09 May 2017 14:04
To: @nottsc.gov.uk>
Cc:
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

As discussed, please contact me directly for access to the site and I will arrange this.

Network Rail are happy to co-operate where possible to achieve a mutually agreeable position and as a result have proposed to retain the land edged red on the attached plan. Any requirement to further increase the amount of retained land will have a detrimental impact on our proposals and so it is my hope that this will not be required.

I look forward to hearing from you.

Regards



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: [<mailto:@nottsc.gov.uk>]
Sent: 09 May 2017 11:13
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Many thanks. I can confirm this is as we discussed and would appear to provide for the minimum land required to protect the potential future development of the railway proposals. I am advised that I cannot withdraw my objection until a designer has checked the proposals including the need for a site visit. I will try to speed this process but can you advise how we could organise access to the site please.

Land disposal consultation report

V 1.1

Regards,
Nottinghamshire County Council

Tel:
Mob:

From: [[mailto: @networkrail.co.uk](mailto:@networkrail.co.uk)]
Sent: 05 May 2017 10:59
To: <@nottscc.gov.uk>
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Further to your email below and our subsequent telephone conversation, your proposal has been reviewed and I can now propose the retention of the land edged red on the attached plan.

On the basis that this is acceptable please can you reply to confirm if your objection is now withdrawn.

If you have any questions please let me know.

Regards



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: [<mailto:@nottscc.gov.uk>]
Sent: 03 May 2017 10:37
To: @networkrail.co.uk
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Many thanks for the plan which I have discussed with my management here at the County Council. Whilst the area at the front is not ideal due to ground conditions, I am sure we could find a way of making it useful for parking / dropping off / taxis etc.

Land disposal consultation report

V 1.1

The issue that still concerns us is that of the platform which I believe runs from the existing building south-east. We would need to maintain / access the platform which would appear to be lost in your plan. We cannot run a platform north-west as this would make the area in front of the building un-usable (and I would have thought not suitable due to topography).

We would thus still look for a minimal strip to be protected for the length of the site for platform purposes.

Please let me know your thoughts.

Regards,
Nottinghamshire County Council

Tel:
Mob:

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

Sent: 25 April 2017 16:00

To: <@nottscc.gov.uk>

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

I have reviewed the site area and can propose that the land area edged red on the attached plan will be retained for your future scheme proposals.

- A vehicular access will be retained into the site from Mansfield Road for our proposed residential scheme and full rights will be granted to use this access road to go, to and from the existing station building in the event that the station does return to use.
- It is proposed that the majority of the site will be developed for housing to meet targets set by the government and so the overall site area you proposed has been reduced to accommodate this. However I would hope that this compromise proposal is workable for both parties.

Please let me know if you have any questions.

Regards



M:

E: @networkrail.co.uk

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

Land disposal consultation report

V 1.1

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

Sent: 20 April 2017 16:57

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

The scheme is identified in our Local Transport Plan for completion prior to 2026 (subject to funding becoming available).

As stated previously we do not have a detail design, the area marked is indicative to protect the existing station building, platforms etc and to allow parking / drop-offs at said facility. Thus the area to the eastern edge of the plan was for potential parking provision as there is limited to no options on the roadside in this location.

Regards,
Nottinghamshire County Council

Tel:

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

Sent: 20 April 2017 16:22

To: <@nottscc.gov.uk>

Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Thank you for your email.

Regarding the land proposed for safeguarding and edged red on the attached plan, I would be grateful if you could advise on the following:

- Do you have a layout/drawing for the proposed scheme in the red edged land? I would like to understand what the larger area of land to the eastern side would be required for please?
- What is the proposed date for safeguarding land for the proposed scheme?

Please don't hesitate to contact me if you wish to discuss.

Regards,



M:

E: @networkrail.co.uk

Land disposal consultation report

V 1.1

A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

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

Sent: 20 April 2017 15:14

To: @networkrail.co.uk

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Please find attached a plan showing the approximate area of land that this scheme would require (as well as line of route). I have also attached the most recent Committee report approved regarding this proposal.

As discussed the scheme is at feasibility stage and thus there are no detailed design plans as currently the mechanisms for funding of the scheme are still under debate. As things stand there is no one natural funding source and the scheme would require a cocktail of different funding sources including LEP Local Growth Funds, New Stations Fund (NSF), Developer Contributions, Local Authority support, ... As things currently stand each of these funding sources wants the others to already be committed and NCC cannot afford to underwrite figures up to £20m! NCC are thus still lobbying Central Government for them coordinate a central pool of funding to enable this scheme to progress further. (As an example NCC put a bid into D2N2 LEP which although supported in principle was not prioritised due to the risk regarding the remaining package of funding - this in turn then removed the match for the NSF bid....)

Local MPs (as well as NCC) have raised awareness of this scheme with both Claire Perry (previously) and Paul Maynard (more recently).

I can provide copies of reports completed to date if you so desire.

Happy to discuss.

Regards,
Nottinghamshire County Council

Tel:
Mob:

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

Sent: 19 April 2017 14:36

To: <@nottscc.gov.uk>

Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Further to our recent telephone conversation I would be grateful if you could confirm the area of land that will be required for the proposed scheme referred to in your email below?

Please can I also request detailed drawings of this proposed scheme as well as timescales for delivery.

Land disposal consultation report

V 1.1

Regards,



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: @networkrail.co.uk
Sent: 07 April 2017 17:00
To: '@nottsc.gov.uk'
Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Please find my contact details below.

Regards



M:
E: @networkrail.co.uk
A: Network Rail, Square One, 4 Travis Street, Manchester, M1 2NY

From: [mailto:@nottsc.gov.uk]
Sent: 31 March 2017 08:39
To: @networkrail.co.uk
Subject: FW: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Many thanks for consulting us on this proposal. As I stated in my response early this week, I needed to check whether your proposal would impact on our aspiration for re-opening the Dukeries rail line from Shirebrook to Ollerton. For this scheme to proceed rail stations would be required at Warsop, Edwinstowe and Ollerton. The intention is to utilise the existing platforms and station buildings at both Warsop and Edwinstowe and the County Council has had previous discussions with, and supported by, Network Rail regarding these aspirations.

Land disposal consultation report

V 1.1

We therefore strongly object to any such disposal proposal, as the plans appear to relinquish land that our safeguarded transport scheme would require at Warsop. This scheme is included in our current Local Transport Plan and is also supported by the three relevant district councils (Ashfield, Mansfield and Newark & Sherwood). The particular site you are referring to is also detailed and safeguarded in the current Mansfield Local Plan (2016) at policy ST1 (part c) and is shown on the Mansfield Local Plan policies map.

This is a scheme that has significant support, both within the Council and with the local MPs, and has been the direct topic of discussion at two meetings with the rail minister over the last few years.

Our scheme would not require the entire site that you are looking to dispose of, and we would be happy to discuss if there is a mutually acceptable solution which would allow a reduced area to be disposed of, but which would also safeguard the future railway station proposal.

As discussed on the phone yesterday, I am very keen to discuss this issue further and would welcome a phone conversation with your colleague (xxxx) at the first available opportunity.

Regards,
Nottinghamshire County Council

Tel:
Mob:

From: <mailto:@nottscc.gov.uk>
Sent: 27 March 2017 08:54
To: ' <@networkrail.co.uk>
Subject: RE: Land Disposal Consultation - Former Warsop Oil Depot - Closing Date 31st March 2017

Many apologies, I was on leave last week – but can assure you that Nottinghamshire County Council will be responding. I asked a colleague before I left to look into this issue and will await his feedback today. We do have a safeguarded rail scheme with an aspiration to re-open the freight line to passengers between Shirebrook and Ollerton that would require rail land along that corridor. If this site has a negative impact on these transport aspiration then we will be clearly opposed to an such disposal recommendations.

I will come back to you with more detail in the next couple of days.

Regards,
Nottinghamshire County Council

Tel:
Mob:

Annex 2 – Network Rail’ Consultation Request

Dear Consultee,

Property: Land Disposal Consultation – Former Warsop Oil Depot

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 31st March 2017** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **Friday 31st March 2017** 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