

Sandy Town Council

To: Cllrs P N Aldis, P Blaine, T Cole, A M Hill, W Jackson, T Knagg, G Leach, C Osborne, M Pettitt, M Scott, D Sharman, P Sharman, J Sparrow, S Sutton and N Thompson

You are hereby summoned to attend a meeting of Sandy Town Council to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 16 April 2018 commencing at 7.30pm for the purpose of transacting the items of business below

Chris Robson

Chris Robson
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
10th April 2018

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING

AGENDA ADDENDUM

16 Consultations

ii) To receive and consider a response to Network Rail's consultation on the proposed disposal of land in Sandy by way of freehold sale or long lease hold.

APPENDIX XIV

Clerk

Subject: FW: Consultation on Proposed Land Disposal: Land off Station Road, Sandy, Bedfordshire - Closing Date - 11th May 2018

Attachments: Proposed Land Disposal Evaluation Form v4 10 04 18.pdf; 5770079 Sandy Sale bdy revC.PDF; 5770079 Sandy Sale bdy revC.JPG

Dear Consultee,

Property: *Station Road, Sandy*

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

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 **11th May 2018**, 28 days from issue of email] (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **11th May 2018**, 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 [Chris Skivington, Mo.07713300981, email: Jayne.dyson@networkrail.co.uk]. 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

Jayne



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



Proposed disposal site verged blue.



Site looking south east from northern boundary.



Site looking south west from northern boundary.



Site looking south from northern boundary.

2. Proposal

Type of disposal	Freehold or long leasehold
Proposed party taking disposal	The site will be marketed and sold to the preferred/successful bidder.
Proposed use / scheme	Residential development or mixed use scheme
Access arrangements to / from the disposal land	The disposal site shall be accessed directly off Station Road.

Replacement rail facilities (if appropriate)	Not applicable
Anticipated rail benefits	Network Rail will receive a capital receipt which will be used for investment in the railway.
Anticipated non-rail benefits	The disposal for residential development will contribute to NR's and the DFT's challenging target of providing housing on surplus railway land.
3. Timescales	
Comments on timescales	Subject to gaining all the necessary consents including LC7 it is expected that the site will be offered to the market with disposal to take place late 2019/early 2020.
4. Railway Related Issues	
History of railway related use	<p>The former UKF (United Kingdom Fertilisers) depot and sidings have not been used for in excess of 17 years. The UKF sidings and down slow line connections were disconnected from the network September 2011.</p> <p>The former goods shed was demolished in 2011 and the cleared site has subsequently been used for short term tenancies managed by the freight property team. The site is currently occupied by the Real Electrification Alliance (REAL) project team that are due to vacate the site by December 2018/January 2019. The site shall not be disposed until this project team has vacated the site.</p>
When last used for railway related purposes	As above the site is currently being used as a site compound for the REAL project, which is expected to be completed by December 2018/January 2019.
Any railway proposals affecting the site since that last relative use	No.

Impact on current railway related proposals	Not applicable
Potential for future railway related use	<p>The proposed disposal has been discussed with the scheme sponsor leading East West rail project. The disposal site is not needed for this scheme and there is no requirement to retain the land within the Route Utilisation Strategy. The route planners have also confirmed that there is no immediate or long to term plan to extend the station car park or station area at Sandy.</p> <p>Early discussions with the TOC have confirmed that there is no requirement for an extension to the station car park. Please see email attached.</p>
Any closure or station change or network change related issues	Network Change for the abandonment of the UKF sidings and down slow line connections were approved 09 September 2011.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Access to the operational railway will be maintained over Network Rail's retained coloured green on plan 5770079.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail / the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The site is set within the development boundary but is unallocated within the Local Development Framework 2011.</p> <p>The former filling station and garage immediately south of the site is awaiting a planning decision for 33 dwellings. The former employment land to the west of the site has already been redeveloped for housing.</p> <p>Network Rail's planning team attended a pre application discussion with the Local Planning Authority on the 14th December 2017. This resulted in a positive outcome with the local authority's planning officer confirming that the principle of residential development would be suitable on the proposed disposal site.</p>
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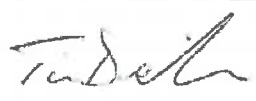
Contamination / Environmental Issues (if applicable)	<p>The former goods shed was demolished in 2011 and debris was cleared from the site. The concrete slab foundation appears to have been left in situ and the remainder of the site has been covered with tar mac. Given the previous use of the site and proximity to the railway it is likely that the land contains some contaminants that are unknown at this stage.</p> <p>The successful purchaser/developer will be responsible for remediating the site and this is likely to be conditioned within any planning approval.</p>
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6. Local Authorities

Names & Email Addresses:	Martin Plummer - martin.plummer@centralbedfordshire.gov.uk
Local Transport Authorities:	Central Bedfordshire - martin.plummer@centralbedfordshire.gov.uk
Other Relevant Local Authorities:	n/a

7. Internal approval to consult

Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of disposal
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions

Proposer's name: Chris Skivington	Proposer's job title: Development Surveyor
Signed 	Date: 23/03/2018
Authorised by (name): Tim Dickinson  26/03/2018	Authoriser's job title: Head of Residential

8. Consultations

<p>Internal consultation</p>	<p>Business Clearance – CR/31451 dated 17/02/2017 Technical Clearance – CR/31451 dated 09/05/2017 Key points; Ensure a minimum 5.0 metre clearance between the proposed sale boundary and the nearest running rail and take full account of the safety clearances required in respect of the OLE infrastructure. The Purchaser (and any successor in title) is not to construct any building within 3 metres of the railway boundary fence. The site is not referred to in the RUS and there are no known plans for the use of this land.</p>
<p>Summary of position as regards external consultations</p>	<p>To be completed following consultation.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>To be completed following consultation.</p>

9. Internal approval to dispose

<p>Recommendation:</p>	<p>Based on the above, I recommend that Network Rail proceeds with the disposal</p>	
<p>Declaration:</p>	<p>I have read and understood Network Rail’s code of Business Ethics and Policy on Interests in Transactions</p>	
<p>Proposer’s name:</p>	<p>Proposer’s job title:</p>	
<p>Signed.....</p>	<p>Date.....</p>	

