

Les Waters
Head of Licensing
Email: les.waters@orr.gov.uk



Company Secretary
Network Rail Infrastructure Limited
Waterloo General Office
London
SE1 8SW

15 August 2024

**Network licence Condition 17 (Land disposal): Middlesbrough Goods Yard,
North Road, TS2 1DQ**

Decision

1. On 25 July 2024, Network Rail gave notice of its intention to dispose of land at Middlesbrough Goods Yard, North Road, TS2 1DQ (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).

2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in the notice subject to the condition that:

Prior to the disposal of land, Network Rail notifies ORR that the land has been removed from the list of Supplemental Strategic Freight Sites.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved.

4. In considering the proposed disposal, we note that:

- there is no evidence that railway operations would be affected adversely; and
- no other reasonably foreseeable railway use for the land was identified.

5. We note Network Rail’s clarification to us that the majority of the land, shaded blue on Plan 0532312, will be sold to an existing Network Rail tenant, a long-standing railway operator of the rail terminal sited on the land. The tenant has held an ORR licence exemption since 2012 and Network Rail stated that the purchase of the land’s freehold is to facilitate its tenant’s development and expansion of its ongoing rail related activities.

6. Network Rail also clarified that the remainder of the land, shaded blue and hatched red on Plan 0532312, is let for non-railway related purposes and Network Rail intends to sell it to its tenants, subject to the tenancies, or on the open market.

No alternative reasonably foreseeable railway use was identified for any of the land proposed for disposal.

7. We note that Network Rail met with representatives of the rail freight industry on 15 May 2024, and it was agreed that the land would be removed from the Supplemental Strategic Freight Site List. The removal of such designated freight sites must be in accordance with Schedule 7 of the *Supplemental Agreement for Leases, Site Demarcations, Connection Agreements and BRT Easements*, made between the British Railways Board and Railtrack PLC, on 1 April 1994, pursuant to the Railtrack Transfer Scheme.

8. The formal de-listing of the land was an important factor in a response to Network Rail's consultation and to ensure that Network Rail completes this required process in accordance with the above de-listing rules, we are attaching a condition to our consent to require Network Rail to complete the de-listing prior to disposal.

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 17, we are satisfied that there are no further issues for us to address.

10. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ 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 concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land, subject to the condition attached.

15/08/2024

X 

Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f862

Duly authorised by the Office of Rail and Road

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Sale		
Rationale for disposal	<p>The occupier of the majority of the site operates a rail terminal dealing with a variety of types of traffic as part of the operations associated with their Port of Middlesbrough. They are seeking to invest in further rail related facilities on the proposed disposal site provided they own the land.</p> <p>Therefore, the disposal will lead to further investment in railfreight. A railfreight service to the location will be retained as the sidings serving all sites are remaining in NR control and ownership and operated by AV Dawson under a railfreight lease.</p> <p>Peripheral let areas of the site can then also be sold.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business	CR/59696	23/01/2024
	Technical	CR/59696	26/02/24
3. Site			
Description of property for disposal	<p>Middlesbrough: Goods Yard land, North Road, TS2 1DQ.</p> <p>The property comprises yard land in an industrial area of Middlesbrough to the west of the station and town centre and immediate south of the Port of Middlesbrough. The land is all rented out to various occupiers. Photos show the yard areas.</p> <p>The principal area is operated by AV Dawson as an area where bulk goods are processed. The bulk goods are brought into the site by rail utilising the adjoining sidings which have a connection back onto the Darlington-Saltburn line at DSN. This area also includes a dry bulk handling warehouse known as the Cobra shed. AV Dawson own the land to the NW of the proposed disposal site and operate the retained railfreight lease sidings area.</p> <p>Land to the east of the disposal site is used for various industrial storage uses and the sections of the proposed disposal site to the north of the AV Dawson used land are used for storage in connection with the adjoining uses. The single isolated plot west of the retained sidings is a small Hanson site operated by road.</p>		

<p>Attached plans and photographs:</p> <p>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>Plan Number 0466633 shows the disposal site by blue colour with Network Rail retained land coloured green.</p> <p>The land coloured green and verged blue is a Supplemental Strategic Freight Site that is let out on a Freight Lease to AV Dawson.</p> <p>Aerial photograph attached to show the site.</p>
<p>Ordnance survey coordinates</p>	<p>E – 448981 N - 521001</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>Part will be sold to AV Dawson. Other sections will be sold on open market or to the existing tenants.</p>
<p>Proposed use / scheme</p>	<p>Sections outside of AV Dawson use will remain in existing storage use.</p> <p>The main change is from investment by AV Dawson. Their current site leasehold configuration is a bar to any enhancements to the site. The freehold acquisition is therefore critical to their further investment in the site. In terms of headline numbers, this will include the following initial AV Dawson expenditure which will begin immediately after purchase –</p> <ul style="list-style-type: none"> • £1.8m on a new rail discharge system and conveyer feeds to warehouse and external storage pad • £200k realign running line to feed new pit position and reinstate original salt line to meet the main incoming line at redundant points near Metz Bridge • £1.0m buildings upgrade. This includes refurbishment of the main warehouse (cladding, doors, walls, floors and electrics) and would also include building a new workshop and stores facility with site fuel station. • £250k site drainage upgrade <p>There is also a proposed investment in the site by an asphalt producer which is estimated at £4m. Assuming the freehold acquisition is achieved by end August this year, it is anticipated that plant will be operational during 2025. The asphalt plant has a projected feedstock tonnage by rail of 150,000 Tonne pa.</p> <p>The various upgrades are in turn essential to support the rail tonnage increases for ICL, who are the current main site user. Their tonnages will then increase from 70,000 Tonne per annum 2023 to 300,000 Tonne per annum.</p> <p>None of these noted tonnages can be achieved without the acquisition of the freehold and the subsequent investment.</p>

Access arrangements to / from the disposal land	The land is accessed direct from the public highway.
Replacement rail facilities (if appropriate)	Not part of this disposal. The proposed disposal will facilitate the investment in rail facilities described above
Anticipated rail benefits	Growth in rail tonnage at the site as described above.
Anticipated non-rail benefits	The disposal will result in further development of the land and hence economic growth benefits for the locality. AV Dawson have a major focus on bulk traffic by rail and are supporting national infrastructure projects and inward investment into the area, including the Tees Works site. They are facilitating cement imports and the progression of a de-carbonisation programme for a key supplier into the automotive sector. A new 240,000 tonne SRF pellet manufacturing plant has now begun operations on their port site. This process diverts waste from landfill and converts it into a coal substitute with UK rail connected power plants being a future target market. The use of and investment in the proposed disposal site is expected to facilitate this traffic also.

5. Timescales

Comments on timescales	The disposal to AV Dawson will complete in August 2024 provided disposal consent is obtained. Disposal of the peripheral areas will be in Financial year 25/26.
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6. Railway Related Issues

History of railway related use	<p>The rail line through the site was originally developed in the 1830s to serve a wharf on the River Tees just to the north. The development of the goods yard then followed in the 1860s to serve a massive port related complex of sidings and industrial facilities.</p> <p>The extent of railfreight use has changed over time but in essence it still is a rail served industrial area.</p> <p>AV Dawson acquired the necessary interests to run the goods yard in 2015.</p> <p>The site was formerly part of a 1994 granted 125 year Let Sidings Lease that was surrendered in 2014 triggering the transfer to Supplemental Strategic Freight Site list (SSFS). This designation will remain for the rail sidings verged blue on Plan No. 0466633. The designation as an SSFS for the proposed disposal land is in the process of being removed following agreement on de-listing with the railfreight industry at an SFS Review meeting on 15/05/24. Minutes of the meeting are to be published and a de-listing letter issued.</p>
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OFFICIAL

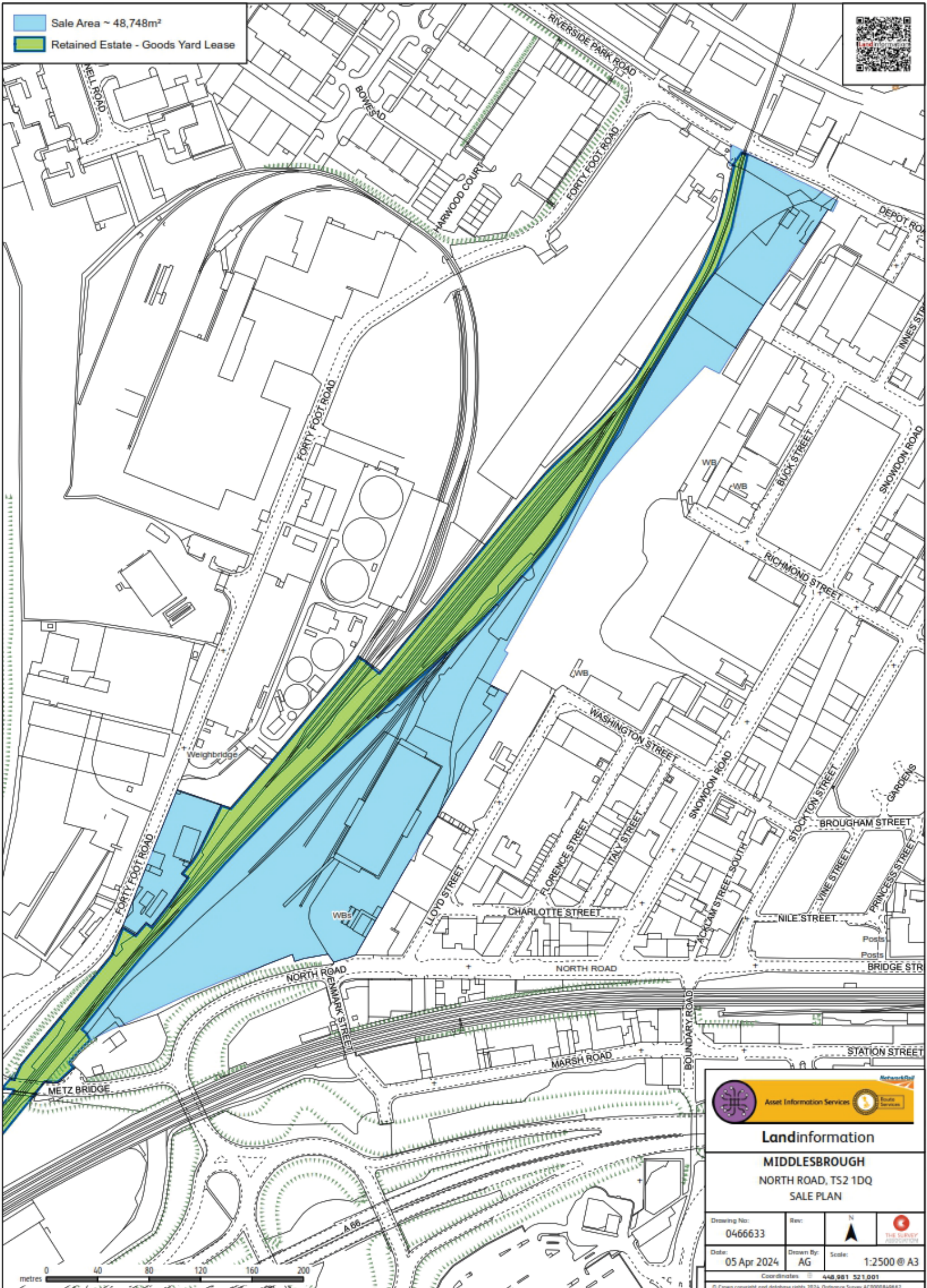
<p>When last used for railway related purposes</p>	<p>The disposal land is either used for non rail-related storage or still in use for rail-related bulk handling and processing. The rail use of the sidings serving the land will remain unchanged.</p>
<p>Any railway proposals affecting the site since that last relative use</p>	<p>No proposals affect this disposal site other than investment by AV Dawson.</p>
<p>Impact on current railway related proposals</p>	<p>The site does not impact any current railway proposals. This has been checked and confirmed with Principal Programme Sponsor for North & East.</p>
<p>Potential for future railway related use</p>	<p>The land is not connected to the adjoining station so has no potential to be used as part of this facility. The disposal is being promoted to secure additional investment in rail facilities and hence will get developed further for rail freight services. The example of a sale to AV Dawson in 2012 shows that by selling them land served by the adjoining rail sidings it will result in new investment as they have developed the rail-served warehouse shown on one of the photos.</p>
<p>Any closure or station change or network change related issues</p>	<p>No network change or station change issues.</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 access needs are affected by the proposed disposal. Access to the site for railfreight operators will continue.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the other party will install new boundary fencing along parts of the railway boundary when the adjoining rail yard ceases to be operated by AV Dawson 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>
<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The Technical clearance referenced in Part 2 above did not specify any site specific conditions related to safety.</p> <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
<p>7. Planning History and Land Contamination</p>	
<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Not applicable to this proposed disposal.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>We are not aware of any land contamination or environmental issues on the land.</p>

8. Internal Consultation	
Internal consultation	Full Business and Technical clearance has been received for the land disposal with no adverse comments. This process includes Network Rail's Strategic Planners (System Operator) who have not made any adverse comments about the proposed disposal. The Principal Programme Sponsor for North & East has confirmed no requirements to use the land in conjunction with any Enhancement Projects.
9. Local Authorities	
Names & Email Addresses:	
Local Transport Authorities:	Tees Valley Combined Authority
Other Relevant Local Authorities:	Middlesbrough Borough Council
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>Of the 28 consultees, 25 responses were received. All were positive or No Comment responses. Freightliner support the disposal provided the Supplemental Strategic Freight Site re-designation issues are dealt with and documented.</p> <p>Of the remaining 3 consultees, no response was received despite chasing emails. All three Grand Central, DB Cargo and Logistics UK do not historically tend to respond to LC17 consultations.</p>

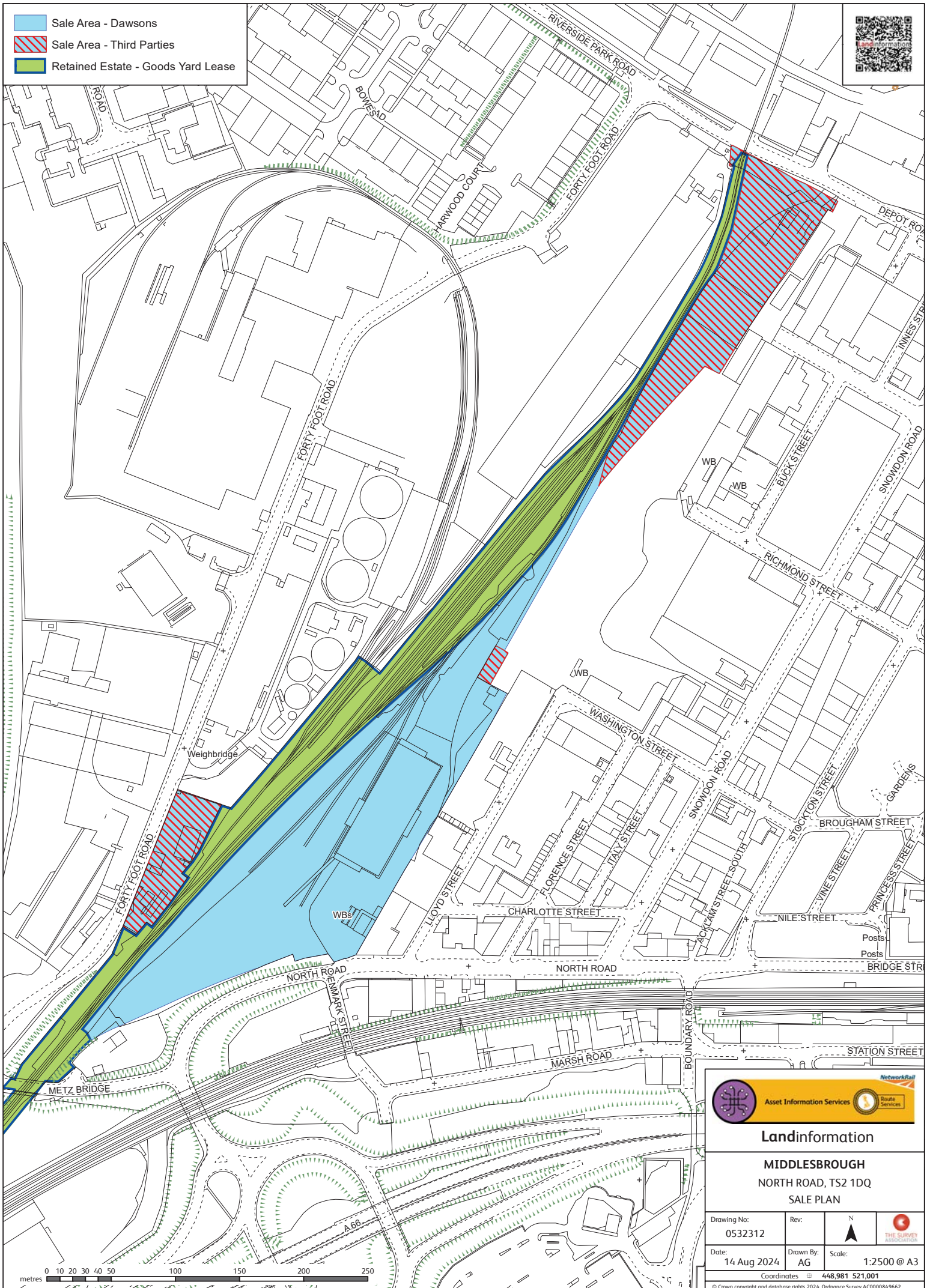
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections. The Consent should be conditional on documenting the amended boundary to the Supplemental Strategic Freight Site as agreed at an SFS Review meeting on 15/05/24. Minutes of the meeting are to be published and a de-listing letter issued.	
12. Internal approval to dispose		
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:	Proposer's job title: Principal Development Manager (Eastern)	
Signed.....	Date.....	
Authorised by (name):	Authoriser's job title: Property Services Manager Eastern (Anglia & Major Projects)	
Signed.....	Date.....	

■ Sale Area ~ 48,748m²
■ Retained Estate - Goods Yard Lease



Landinformation MIDDLESBROUGH NORTH ROAD, TS2 1DQ SALE PLAN			
Drawing No:	0466633	Rev:	
Date:	05 Apr 2024	Drawn By:	AG
Coordinates: 448 981 521 001		Scale:	1:2500 @ A3
<small>© Crown copyright and database rights 2024. Ordnance Survey AC300044962</small>			

- Sale Area - Dawsons
- Sale Area - Third Parties
- Retained Estate - Goods Yard Lease



Asset Information Services

Landinformation

MIDDLESBROUGH
NORTH ROAD, TS2 1DQ
SALE PLAN

Drawing No: 0532312	Rev:	N
Date: 14 Aug 2024	Drawn By: AG	Scale: 1:2500 @ A3

Coordinates = 448,981 521,001

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Middlesbrough Goods Yard – site photos



Siding connection into site off DSN line and under Metz Bridge. Siding will stay in SSFS boundary.



South end of site. Hanson premises centre right. Retained sidings in SSFS in centre. AV Dawson occupation in former Cobra premises to left. Plans prepared to develop out this area for new traffic flows to utilise retained sidings.

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North end of site. Sidings running through centre to be retained. Sheds top centre on plan on land now owned by and developed out by AV Dawson following 2012 sale. Cobra dry bulk handling shed to right.

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: Middlesbrough: Goods Yard land, North Road, TS2 1DQ

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

Summary of position regarding responses:

Of the 28 consultees, 25 responses were received. All were positive or No Comment responses. Freightliner support the disposal provided the Supplemental Strategic Freight Site re-designation issues are dealt with and documented.

Of the remaining 3 consultees, no response was received despite chasing emails. All three Grand Central, DB Cargo and Logistics UK do not historically tend to respond to LC17 consultations.

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	Depart for Transport		Y	19/06/2024	No comment	
2	Transport for the North		Y	25/06/2024	No objections	
3	Arriva Trains Cross Country		Y	23/05/2024	No comment	
4	C2C Rail Limited		Y	23/05/2024	No comments	
5	Chiltern Railway Company Limited		Y	29/05/2024	No comments	
6	Eurostar International Limited		Y	23/05/2024	No comment	
7	Great Western Railway		Y	06/06/2024	No objection	
8	Grand Central Railway Company Limited		N			Chasing emails sent 14/06 and 25/06 - generally don't respond

9	London & South Eastern Railway Limited (Southeastern)		Y	24/05/2024	No comments	
10	Merseyrail Electrics 2002 Limited		Y	23/05/2024	No objections	
11	Northern Rail Limited		Y	19/06/2024	No particular objection	
12	Transpennine Express		Y	21/06/2024	No concerns or comments	
13	LNER		Y	27/05/2024	No objections	
14	Avanti Trains		Y	14/06/2024	No objections	
15	COLAS Rail Limited		Y	24/05/2024-	No comments	
16	Nuclear Transport Solutions		Y	29/05/2024	No comments	
17	DB Cargo UK Ltd.		N			Chasing emails sent 14/06 and 25/06 - generally don't respond
18	Logistics UK		N			Chasing emails sent 14/06 and 25/06 - generally don't respond
19	Freightliner		Y	19/06/2024	No objection subject to SSFS process	
20	GB Railfreight Limited		Y	27/05/2024	No issues	

21	Rail Freight Group		Y	23/05/2024	Ok with RFG	
22	West Coast Railway Company		Y	14/06/2024	No comments	
23	WH Malcolm		Y	20/06/2024	Proposal is supported	
24	Association of Community Rail Partnerships		Y	23/05/2024	No objections	
25	British Transport Police		Y	24/05/2024	Support proposed disposal	
26	Transport Focus		Y	06/06/2024	No comment	
27	Tees Valley Combined Authority		Y	21/06/2024	Supportive of this proposal	
28	Middlesbrough Council		Y	29/05/2024	No issues	

Copies of responses are given in the Annexe 1 below.

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

1 DEPARTMENT FOR TRANSPORT

From:

Sent: Wednesday, June 19, 2024 11:21 AM

To:

Cc:

Subject: FYI; Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Morning

I can confirm that the relevant DfT teams have returned a “no Comment” response and stated they have no concerns.

Please proceed.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Services Group, Department for Transport, Department for Transport
Second Floor
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

2. TRANSPORT FOR THE NORTH

From:

Sent: Tuesday, June 25, 2024 4:59 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

I've examined the proposed land disposal at Middlesbrough Goods Yard.

TfN have no objections to the proposed land disposal.

Indeed, the objective of increasing the amount of freight using the depot is aligned with our *Strategic Transport Plan* target of tripling the proportion of freight in the North (measured in tonne-kilometres) which moves by rail by 2050 (from 8.5% to 25.5%).

Regards,

Rail Strategy Manager



3 ARRIVA TRAINS CROSS COUNTRY

From:

Sent: Thursday, May 23, 2024 3:45 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Mobile:

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



4 C2C RAIL LIMITED

From:

Sent: Thursday, May 23, 2024 2:32 PM

To:

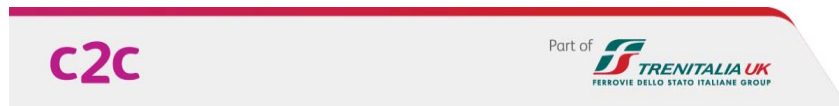
Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

No Comments.

Regards

Facilities Manager



Trenitalia c2c Limited

7th Floor Centennium House,

100 Lower Thames Street,

London EC3R 6DL

MW: www.c2c-online.co.uk

5 CHILTERN RAILWAY COMPANY LIMITED

From:

Sent: Wednesday, May 29, 2024 12:43 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead

Chiltern Railways

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



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6 EUROSTAR INTERNATIONAL LIMITED

From:

Sent: Thursday, May 23, 2024 2:25 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

No comment from Eurostar,

Thanks

PA to Chairman, Strategy Director & Director of People



My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de jouwe, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.

7 GREAT WESTERN RAILWAY

From:

Sent: Thursday, June 6, 2024 4:55 PM

To:

Subject: Re: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hello

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

8 GRAND CENTRAL – NO RESPONSE

9 LONDON AND SOUTHEASTERN RAILWAY LIMITED (SOUTHEASTERN)

From:

Sent: Friday, May 24, 2024 2:34 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

[Southeastern](#)

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

10 MERSEYRAIL ELECTRICS 2002 LIMITED

From:

Sent: Thursday, May 23, 2024 2:23 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

OFFICIAL

Hi there

We have no objections

Thanks

Legal & Compliance Manager / Data Protection Manager



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11 NORTHERN RAIL LIMITED

From:

Sent: Thursday, June 20, 2024 12:57 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

Thank you for your email and the update. I have shared the same with the teams. I will come back you as soon as I have any comments.

Many thanks

Franchise Compliance Manager

Mobile:

George Stephenson House, Toft Green
York
YO1 6JT

Thanks

I can confirm receipt of your response of no objection to the sale of the land shown in the consultation document.

Your comments are noted re future sales of other plots. Is there a particular land requirement Northern have in the region?

I also note your comment re freight train paths. Any increase in traffic arising from the proposed scheme will of course be subject to the operators obtaining the appropriate train paths. The Land Disposal consent does not give any form of consent to additional train paths.

Regards

Principal Development Manager (Eastern), Network Rail

From:

Sent: Wednesday, June 19, 2024 2:45 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Importance: High

Good Afternoon

Thank you for the consultation on this matter.

Northern would like the following comments in respect of the Middlesbrough Goods Yard. There is no particular objection to the disposal of this land, given that it is intended to be used as a freight facility. Northern will be monitoring the railway land around Teesside however, we are clear that it should not all be sold off piecemeal when some of it may well have value for the railway in future.

We also wish to underline that the sale of this land to build a freight facility does not provide any guarantee of additional freight paths to the new facility – it is noted that the application mentions a fourfold increase in the volumes being handled at the site, but the network is heavily congested

on the approaches to Teesside, and so freight company applications to run additional trains may not be successful in the face of competing requirements for space on the rail network.

I would be grateful if you could acknowledge safe receipt of this email and the comments raised.

I look forward to hearing from you.

Kind regards

Franchise Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT

12 TRANSPENNINE EXPRESS

From:

Sent: Friday, June 21, 2024 10:20 AM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Dear

Further to the below, TPE have no concerns or comments to make regarding this proposal.

Kind regards,

13 LNER

From:

Sent: Monday, May 27, 2024 3:37 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

I can confirm LNER has no objections to this proposed disposal.

Regards,



Principal Estates Manager

West Offices, Station Rise, York, YO1 6GA

14 AVANTI TRAINS

From:

Sent: Friday, June 14, 2024 1:48 PM

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Good afternoon,

I am happy to confirm that Avanti West Coast have no objections to this land disposal at **'Part of Middlesbrough Goods Yard'** as this is off route.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks



15 COLAS RAIL LIMITED

From:

Sent: Friday, May 24, 2024 9:14 AM

To:

Subject: FW: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

– no comments.

KR,



Head of Property

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

16 NUCLEAR TRANSPORT SOLUTIONS

From:

Sent: Wednesday, May 29, 2024 9:05 AM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager

Property & Infrastructure

Nuclear Transport Solutions



www.nucleartransportsolutions.com

www.directrailservices.com

17 DB CARGO UK LTD- NO RESPONSE

18 LOGISTICS UK- NO RESPONSE

19 FREIGHTLINER

From:

Sent: Wednesday, June 19, 2024 1:08 PM

To:

Subject: RE: Middlesbrough Goods yard LC17

Hi

Yes we have no objection subject to SSFS process.

Kind regards

From:

Sent: Wednesday, June 19, 2024 10:56 AM

To:

Subject: RE: Middlesbrough Goods yard LC17

Thanks. I aim to apply to ORR for specific consent but conditional on the correct SSFS status paperwork.

Therefore, can you confirm you have no objection to disposal subject to the SSFS status boundary modification.

Regards

Principal Development Manager (Eastern), Network Rail

From:

Sent: Wednesday, June 19, 2024 10:27 AM

To:

Subject: RE: Middlesbrough Goods yard LC17

Hi

It hasn't been released from SSFS status yet I think we are waiting for letters to be circulated but we will support that subject to the terms of that letter.

Kind regards

20 GB RAILFREIGHT LIMITED

From:

Sent: Monday, May 27, 2024 5:00 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

No issues from GBRf.

Regards,

GB Railfreight

Head of Strategic Access Planning

3rd Floor, 55 Old Broad Street | London | EC2M 1RX

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

21 RAIL FREIGHT GROUP

From:

Sent: Thursday, May 23, 2024 2:42 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Ok with RFG

Director General

Rail Freight Group

Please note I do not work on Fridays.

This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.

Rail Freight Group

7 Bury Place

London

WC1A 2LA

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

22 WEST COAST RAILWAY COMPANY**From:****Sent:** Friday, June 14, 2024 1:35 PM**To:****Subject:** Re: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

no comments

WCR

23 WH MALCOLM**From:****Sent:** Thursday, June 20, 2024 2:32 PM**To:****Subject:** RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Anything which encourages much needed capital investment in rail freight facilities should be encouraged. As such the proposal is supported.

Network Rail has had a long term commercial approach that private sector rail freight tenants are only granted property leases which include termination provisions linked to the number of trains operating. No compensation is paid in respect of lost capital investment. This approach both discourages investment in rail freight facilities and also railway safety investment. It is understood in recent years Network Rail has slightly relaxed this position and in some situations grant leases with compensatable improvements to new tenant's. It is understood this does not apply to existing tenant's.

It is good that Network Rail has found a means of unlocking capital investment at Middlesbrough. I request that Network Rail reviews its property leasing approach in order to address the shortcomings which currently exist.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

24 ASSOCIATION OF COMMUNITY RAIL PARTNERSHIPS-

From:

Sent: Thursday, May 23, 2024 9:01 PM

To:

Subject: Re: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

We have no community rail related objections to this disposal.

Kind regards

Community Rail Network

25 BRITISH TRANSPORT POLICE



OFFICIAL



Land Disposal.
Middlesbrough Goods Yard.
CR/59696 -23.01.24

Date: 24.05.2024

General Site Information	
Premises	Middlesbrough Goods Yard. North Road. Middlesbrough. TS2 1DQ.
Contact	Principle Development Manager.
Address	Network Rail. George Stephenson House. Toft Green. York.
Email Address	
Telephone Number	
Designing Out Crime Unit Information	
Report Reference Number	DOCU-2024-0825
Designing Out Crime Officer	
Address	British Transport Police. Designing Out Crime Unit. 1 st Floor. West Gate House. Grace Street. Leeds. LS1 2RP
Email Address	
Telephone Number	

I write to you in line with my role as a British Transport Police (BTP) Designing Out Crime Officer (DOCO) and in connection with a proposal for Network Rail (NWR) to dispose of an area of land identified as Middlesbrough Goods Yard, North Road, Middlesbrough. Your reference is: CR/59696 – 23.01.24.

The land disposal, located in an industrial area west of the railway station, will result in further development of the land and hence economic growth benefits for the locality. It would not impact on current railway proposals in the area.

Having reviewed the application documentation I support proposed disposal and have no further comments to make.



OFFICIAL



DOCO Name	Date	24.05.2024
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This survey report is based on information obtained from staff and current crime trends for the area concerned. The total elimination of crime cannot be guaranteed, but the range of recommendations, if implemented, will reduce the opportunity to commit crime. Crime prevention advice is given free without the intention of creating a contract. British Transport Police cannot take any legal responsibility for the advice given.

British Transport Police has not carried out tests on any of the products mentioned in the report, nor does inclusion within this document confer official approval of the products. There are companies which produce products of the type specified within this report. There are also companies which produce similar products, and the inclusion of any companies' details does not prevent you from looking elsewhere.

26 TRANSPORT FOCUS

From:

Sent: Thursday, June 6, 2024 12:20 PM

To:

Subject: Re: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

Thanks, no comment from us.

Best regards

27 TEES VALLEY COMBINED AUTHORITY

From:

Sent: Friday, June 21, 2024 9:42 AM

To:

Cc:

Subject: Re: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

Hope you're well and apologies for the delayed response.

I'm happy to confirm that TVCA are supportive of this proposal on the basis that it secures businesses investment into the area and enables the company to grow.

For any future land disposal consultations can you also please add to your circulation list:

"TVCA Transport"

If you have any further queries please don't hesitate to contact me.

Many thanks

Head of Transport



Tees Valley Combined Authority

Teesside Airport Business Suite | Teesside International Airport

Darlington DL2 1NJ.

www.teesvalley-ca.gov.uk

28 MIDDLESBROUGH COUNCIL

From:

Sent: Wednesday, May 29, 2024 1:27 PM

To:

Subject: RE: Consultation on proposed land disposal: Part of Middlesbrough Goods Yard

Hi

We have no issues to raise on this disposal.

Thanks for consulting us.

Annex 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Middlesbrough Goods Yard by way of Sale.

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

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

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **21st June 2024**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Regards