



1 WATERHOUSE SQUARE, 138 - 142 HOLBORN, LONDON EC1N 2TQ
Switchboard 020 7282 2000 • Fax 020 7282 2040 • Website <http://www.rail-reg.gov.uk>

OFFICE *of*
RAIL REGULATION

Company Secretary
Network Rail Infrastructure Limited
40 Melton Street
London
NW1 2EE

15 October 2004

NETWORK LICENCE CONDITION 26: DISPOSAL OF LAND - CONSENT TO DISPOSAL OF LAND AT SHEFFIELD MIDLAND STATION, SOUTH YORKSHIRE

1. Network Rail Infrastructure Limited (Network Rail), has given notice of its intention to dispose of land currently used as the station forecourt and vehicle/taxi entrance at Sheffield Midland station, South Yorkshire and shown on Plan No. ORR-1 (attached) (the land), in accordance with paragraph 2 of Condition 26 of its network licence. The land is more particularly described in its submission of 16 July 2004, a copy of which is attached (the submission).
2. The Office of Rail Regulation has considered the submission and further information supplied by Network Rail and responses received from industry third parties consulted as part of its decision-making process.
3. For the purposes of Condition 26 of Network Rail's network licence, the Office of Rail Regulation consents to the disposal of the land in accordance with the particulars set out in the submission.

Signed on behalf of the Office of Rail Regulation by

ANDREW BURGESS
Head of Network Regulation

ANDY BURGESS
Head of Network Regulation

Doc # 187800.01A

Telephone 020 7282 2091 • Fax 020 7282 2042 • E-mail andrew.burgess@orr.gsi.gov.uk

PROPOSED PROPERTY DISPOSAL

APPLICATION BY NETWORK RAIL FOR REGULATORY CONSENT UNDER CONDITION 26 OF NETWORK LICENCE

1. PROPERTY: STATION CAR PARK, SHEFFIELD MIDLAND STATION	
Description	<p>Network Rail (NR), Midland Mainline (MML), Sheffield City Council (SCC), Sheffield One and South Yorkshire Passenger Transport Executive have been working together as Project Partners to crystallise the redevelopment of Sheffield Midland Station owned by NR and its surrounding lands owned by third parties. This includes:-</p> <ol style="list-style-type: none"> 1. Creating a better environment, both within and around the Station which involves demolition of poor quality office buildings, Sheaf House and Dyson House and the creation of a new footprint for a commercial scheme. 2. Creation of a new public square with simplified traffic flows to the front of the Station. 3. Improved pedestrian links between City and Station. 4. Improved facilities within the Station, which involves improvements to concourse, Station canopies, tracks etc. <p>Sheaf and Dyson House are owned by Yorkshire Forward and English Partnerships respectively. It is planned to demolish these buildings so a new commercial area and public square can be developed. The existing MML staff car park owned by NR and included within the Station Lease has been incorporated within the scheme. The Office of the Rail Regulator granted consent to dispose of this station car park on 24th October 2003. Consent is now sought to lease land for the public square and dedicate land for highway at the station entrance.</p>
Plan No. ORR-1	Plan No. ORR-1 shows the land to be leased as part of a public square by blue colour, land to be dedicated as highway by orange colour and land to be purchased for use as a taxi rank coloured yellow.
Ordnance survey co-ordinates	(E,N) 435864, 386943
Photographs(if attached)	N/A

2. PROPOSAL	
Type of disposal	Dedication and long lease of the land to the station frontage, to Sheffield City Council. Purchase of land for use as a taxi rank from Yorkshire Forward.
Person taking disposal	Land dedicated/leased to Sheffield City Council. Land to be purchased from Yorkshire Forward.
Proposed use/scheme	Land to be incorporated into a new public square fronting Sheffield Midland Station and strip of land to be dedicated for highway use. Land to be purchased for use as a new taxi rank for the station.
Access arrangements	Access to the land to be dedicated/leased direct from Sheaf Street. Access to new taxi rank from Cross Turner Street and then along the station roadway.
Replacement rail facilities (if appropriate)	The current taxi rank becomes severed when the land coloured orange is dedicated to the Council, but a new taxi/drop-off is created, prior to the dedication, together with upgrade of the existing station roadway.
Rail benefits	This land transaction forms one small element of a large investment of funds in Sheffield Station and surrounding environment including RPP funding of £12.8m.
Non-rail benefits	Regeneration of a secondary area of Sheffield City.
3. TIMESCALES	
Comments on timescales	Dedication and lease of land are scheduled to take place in Autumn 2004.
4. RAILWAY SITE ISSUES	
History of railway use	Land forms the frontage to Sheffield Midland Station.
When last used for railway purposes	Used on daily basis.
Any railway proposals affecting the site since that last use	N/A

Impact on current railway proposals	The dedication and lease of the subject lands forms part of a large redevelopment of land surrounding the Station and enhancements to the Station itself. Land for the public square is to be purchased from YF together with the strip to be leased by NR. The whole square will be created and thereafter maintained by Sheffield City Council. NR Clearance has been granted
Potential for future railway use	Station frontage. Land only to be dedicated/leased. If the use changes from public square or highway, the freehold will return to Network Rail.
Any closure or network change issues	A Station Change Proposal was confirmed for the taxi rank area on 11 th November 2003. A Minor Closure Certificate was issued by the SRA on 12 th March 2004.
Whether land required to meet any TOC access needs	Full rights of access will be reserved over the land to be leased and dedicated for NR, TOC and customers.
Position as regards safety/operational issues on severance of land from railway	As the land is to be dedicated/leased for a specific use, which will improve access into the station any safety/operational issues are considered to be of low risk. The disposal does not include any requirements for new fencing of the boundary, because the location and the nature of the disposal is such that boundary demarcation is not required.
5. PLANNING & CONTAMINATION	
Planning permissions/Local Plan allocation	Planning Consent for the Sheaf Square/public realm works in front of the station together with the highways scheme was granted on 14 th July 2003.
Contamination/ Environmental Issues (if any)	Dedication/long lease of surface only.
6. CONSULTATIONS	
Regulatory	Station Change and Minor Closure Certificate have been issued for the taxi rank.
Railway	Internal Clearance has been granted within NR.
Other	Public, through exhibitions in the City regarding the Station Scheme and through the Planning Applications.

7.	INTERESTED PARTIES	NAME & E-MAIL ADDRESSES -WITH NAME AND TELEPHONE NUMBERS FOR ANY PERSONAL CONTACT AT MAIN CONSULTEE(S)	
	TOCs/FOCs	Midland Mainline	
	LOCAL TRANSPORT AUTHORITIES	South Yorkshire PTE Strategic Rail Authority	
	OTHER RELEVANT LOCAL AUTHORITIES	Sheffield City Council Sheffield One	
	ORR	Executive, Network Enhancements	
		Manager, Network Rail Regulation Policy Executive, Network Rail Regulation Policy	