



Network Rail  
Freedom of Information  
The Quadrant  
Elder Gate  
Milton Keynes  
MK9 1EN

T 01908 782405  
E [FOI@networkrail.co.uk](mailto:FOI@networkrail.co.uk)

By email: [REDACTED]

7<sup>th</sup> August 2017

Dear [REDACTED]

**Information request**

**Reference number:** FOI201700851

Thank you for your request of 15<sup>th</sup> July 2017. You requested the following information:

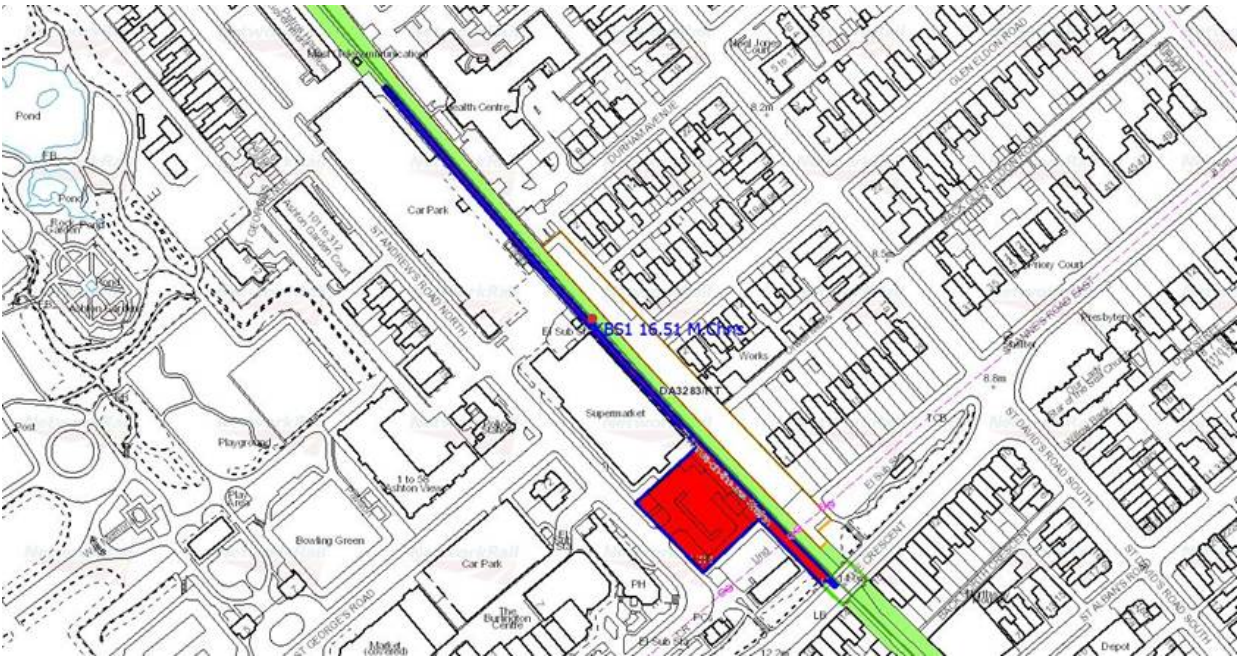
**“I was under the impression from having spoken with local councillors that the land on the opposite side of the main station footprint at St Anne's on the Sea Railway Station (formerly Platform 2 was owned by a Private Individual and not Network Rail. I have since found out that the land is still owned by Network Rail and has been left to become in a terrible state and completely overgrown. I have also found out that a prospective owner is submitting an application to build on the land and if successful will actually purchase the land from Network Rail. I find this a completely unacceptable practice and would like sight of any information relative to this matter so that I can make representation to Fylde Borough Council.”**

I have processed your request under the terms of the Freedom of Information Act 2000 (FOIA).

I have consulted with our business experts and I can confirm that we do not hold the information you requested.

To explain, we have interpreted the area referred to as 'platform 2' as the area marked in the map below by the orange/yellow boundary – reference DA3283/RT (as you did not supply a location plan of the site your comments referred too). Following consultation with our business experts, I can inform you that this land was formerly in

railway ownership and sold as part of the privatisation / Railways Act 1993 process and is therefore not in Network Rail ownership.



By way of assistance I can advise you that following our information searches, we found no planning application for the site in question to date.

It might be of interest to note that this land is subject to terms, conditions and covenants that mean any proposals for the site would need agreement from Network Rail Operational Property in addition to any planning consent. Network Rail is a statutory consultee and Fylde Borough Council are required to consult with us for a proposal on this land as it is within 10m of the railway boundary.

Any planning application would be assessed for its impact upon the existing operational railway infrastructure and comments would be directly returned to the council, where they become a matter of public record. The planning application applicant/developer would also be informed of the demarcation agreement on the site in any response on proposals to the land.

Further to this, members of the public who live neighbouring the site would also be informed of the proposal as neighbours.

As mentioned, we could not find evidence of any current planning applications for the site in question, however if you would like to make a request for information to Fylde Borough Council on this matter you can do so here:

<http://www.fylde.gov.uk/council/freedomofinformation/>.

Should you wish to make an enquiry as to ownership of the land in question, in order to raise your issues and concerns about the state of this site, the Land Registry may hold this information and can be contacted here:

<http://www.landregistry-service.com/contact-consultant.php>.

I do hope you find this response useful. If you have any enquiries about this response, please contact me in the first instance at [FOI@networkrail.co.uk](mailto:FOI@networkrail.co.uk) or on 01908 782405. Details of your appeal rights are below.

If you believe that your FOI query refers to a direct site at St Anne's On Sea Railway Station, then please provide a location plan of the site and we will review the information submitted.

Please remember to quote the reference number at the top of this letter in all future communications.

Yours sincerely

Catherine Leach  
Information Officer

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### **Appeal Rights**

If you are unhappy with the way your request has been handled and wish to make a complaint or request a review of our decision, please write to the FOI Compliance and Appeals Manager at Network Rail, Freedom of Information, The Quadrant, Elder Gate, Milton Keynes, MK9 1EN, or by email at [foi@networkrail.co.uk](mailto:foi@networkrail.co.uk). Your request must be submitted within 40 working days of receipt of this letter.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire SK9 5AF