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Railway Markets and Economics
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22 March 2019

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

Network licence condition 7 (land disposal): Riverside car park, Leeds station.

Decision

1. On 25 February 2019, Network Rail gave notice of its intention to dispose of land at Riverside car park, Leeds station (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 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. 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.

5. We note that the proposed disposal would facilitate the construction of a new Platform Zero at Leeds station as part of the Leeds Integrated Station Masterplan (LIS Masterplan) and Transpennine Route Upgrade. The new platform would enhance railway capacity at the station, being developed to accommodate two trains formed of four 24-metre cars. Network Rail has confirmed that it has gone through the station change procedure¹, so train operators using the station have been consulted on matters related to the layout and availability of station facilities.

6. As the LIS Masterplan is implemented, car parking capacity at Leeds station will reduce. Network Rail – the operator of the station – is required by its station licence to ensure that station car parking meets the requirements of the *Design Standards for Accessible Railway Stations*², with regard to designated parking spaces for disabled

¹ Required in accordance with the relevant Station Access Conditions.

² Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/425977/design-standards-accessible-stations.pdf

persons. We note that Network Rail is required to provide appropriate car parking for disabled persons as the number of spaces is reduced.

7. 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.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,³ 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”.

9. 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.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail and Road

³ 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	<p>Leeds: land within station Riverside car park.</p> <p>The site is located at Riverside car park which forms part of Leeds Station in central Leeds, West Yorkshire.</p> <p>Leeds Station is a Network Rail managed station.</p> <p>Riverside car park is situated directly to the west of Leeds Station with the River Aire to the north and west and Princes Exchange car park (PXCP) to the east which adjoins an existing station multi-storey car park (MSCP).</p> <p>The proposed disposal is part of the surface level section of the station long-stay car park. It is surfaced and level and includes 32 no. delineated car parking spaces with associated access.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan 1: Location Plan with proposed disposal site location shown by the red dot.</p> <p>Plan 2: Disposal Plan (Plan number 6520126-2b) showing proposed disposal land shaded blue colour.</p> <p>Plan 3: Disposal Area in relation to PXCP (Plan Number 6520126-4)</p> <p>Plan 4: Land to be used for Platform 0 development where it relates to proposed disposal site and PXCP existing lease.</p>
Clearance Ref:	Clearance CR/37504 dated 16 th October 2018
Project No.	Project:131080
Ordnance survey coordinates	429662 E, 433207 N
Photographs (as required)	<p>The following photos are attached;</p> <ol style="list-style-type: none"> 1. Site Photograph - view looking north east towards Princes Exchange Car Park 2. Aerial photograph (proposed disposal site shaded blue)

2. Proposal	
Type of disposal	<p>Long leasehold interest of land coloured blue on Plan 2 (Plan No. 6520126-4).</p> <p>The proposed lease is to be co-terminus with the existing lease of PXCP which is held by Credit Suisse Asset Management on a long leasehold of 250 years from 28/9/1999</p>
Proposed party taking disposal	Credit Suisse Asset Management who are the owners of the adjacent PXCP.
Proposed use / scheme	<p>The proposed disposal site will be used for parking as part of the PXCP (Credit Suisse car park). Whilst it takes spaces away from the existing station long-stay car park the proposed disposal, on balance, is beneficial to the operation of the railway.</p> <p>The disposal is required as part of the Network Rail scheme to construct a new platform at Leeds Station which is to be known as Platform 0. The benefits of Platform 0 are described in the “Anticipated Rail benefits” section below.</p> <p>The Platform 0 project can only proceed by use of a section of land from the Credit Suisse lease interest that is shown on Plan 4.</p> <p>Platform 0 cannot be constructed without this land and hence the proposed disposal site is being offered to Credit Suisse in exchange for this land.</p> <p>The Credit Suisse land is held on a 250 year lease interest and Network Rail have no powers to acquire this land compulsorily and hence have to do so by agreement. Credit Suisse will only transfer the land to Network Rail if there is replacement land available and this is the proposed disposal site.</p>
Access arrangements to / from the disposal land	<p>Pedestrian and vehicular access to the proposed disposal site will be direct from Credit Suisse’s adjoining 250 year lease interest.</p> <p>No additional access over Network Rail retained land will be granted or implied.</p>
Replacement rail facilities	A total of 32 public car parking spaces will be initially lost at Riverside car park through this disposal.

(if appropriate)	<p>The disposal is part of the Platform 0 project which will include remodeling of the Riverside car park to reduce the total number of available surface-level spaces on a phased basis from 450 (existing) to 263 by 31st May 2021. This reduction has been the subject of a Station Change proposal.</p> <p>The Riverside surface-level will be closed during the whole works period.</p> <p>All spaces at Riverside car park currently allocated to TOC's and FOC's are to be relocated to the adjoining station MSCP during the works period.</p>
Anticipated Rail benefits	<p>This disposal will facilitate the development of the new Platform 0 at Leeds Station.</p> <p>The Platform 0 development is part of a wider programme of improvements at Leeds Station known as Leeds Station Capacity Improvements. These improvements are being undertaken as part of the Trans-pennine Route Upgrade (TRU) Intermediate Interventions programme.</p> <p>TRU will delivery capacity and journey time benefits to passengers between Manchester, Leeds and York. This will result in:</p> <ul style="list-style-type: none"> - improvements in journey time (of up to 15 minutes between Manchester and York via Leeds) - Increased capacity through faster and more frequent services - Improved performance <p>The TRU Intermediate Interventions programme sets out specific improvements to enhance the infrastructure of the rail network to support the broader TRU proposals.</p> <p>More specifically relating to Leeds, the Leeds Station Capacity Improvements are set to increase capacity and services at the Station to address projected growth.</p> <p>The scheme aims to provide capacity for longer trains and additional services in the Leeds Station area to accommodate growth in commuter and inter-urban traffic in line with CP5 HLOS metrics. Capacity improvement will allow longer trains on some services in order to make best use of track capacity and additional trains on other routes.</p> <p>Platform 0 will be developed to accommodate two 4-car 24 metre trains with an operational length of 204 metres. The platform will largely serve north-west Leeds and Harrogate and will free up capacity in the wider station.</p>

Anticipated Non-rail benefits	<p>The Leeds Station Capacity project will result in benefits to the local economy due to increased rail services bringing more commuters into the centre of Leeds and thus increasing the economic output of the city.</p> <p>Temporary construction jobs will be created during the construction works.</p>
3. Timescales	
Comments on timescales	Assuming consent is granted it is anticipated that the disposal will complete during 2019.
4. Railway Related Issues	
History of railway related use	<p>In 1846 the site formed part of the approach to the former Wellington Station in Leeds city centre which was part of the North Midland Railway providing a service from Leeds to Derby.</p> <p>Wellington Station served the Midland Railway until its amalgamation with the former Leeds New Station in 1939 to form Leeds City Station which is the current station serving the city.</p> <p>The site continued to be part of the Midland Railway until the remodeling of the station in 1967 when the Midland trains were moved to the south of the station. At this time the site appears to have become used as railway sidings.</p> <p>In 1978, British Railways Board gained planning consent to convert former operational land into car parking. The redevelopment to car parking was undertaken in the early 1980's and since this time the land has been used for rail-related car parking.</p> <p>The site is currently a long-stay car park, owned freehold by Network Rail but operated by Apcoa Car Parking Management Company</p> <p>Directly adjacent to the site is the PXCP. This was disposed of via a 250 year long leasehold to Credit Suisse in September 1999 as part of station enhancements at that time. It is part of the lease interests for the Princes Exchange office building which is also held on a long leasehold from Network Rail.</p>
When last used for railway related purposes	Planning consent was granted in 1978 to convert the former operational railway into car parking. The land has continued to be adopted for rail-related car parking use since this time.

Any railway proposals affecting the site since that last relative use	N/A
Impact on current railway related proposals	<p>1. CP5 Capacity project</p> <p>Proposed disposal is supporting current CP5 Capacity project, that includes construction of Platform 0, to accommodate the CP5 train service requirement and contribute to CP5 HLOS capacity metrics. This is part of the works within the Transpennine Route Upgrade. If the proposed disposal does not proceed then the current Capacity Project cannot be implemented as it would mean the required land from the existing Princes Exchange long lease interest is not available for the project.</p> <p>2. Northern Powerhouse Rail (NPR)</p> <p>The location of the proposed disposal site is within the footprint of a wider area of Network Rail land affected by the provision of additional terminal platforms by the NPR project that is scheduled for a 2043 implementation. However, the proposed disposal will not lead to any change in impact on this scheme. The reason for this is that if the proposed disposal does not proceed then the Princes Exchange long lease interest will still be in existence but on a different boundary alignment. NPR has to acquire the whole Princes Exchange lease interest to implement its scheme. If the boundary of part of the lease interest can be altered as a result of this proposed disposal then there is still a requirement for NPR to acquire all of the lease to implement its project – therefore, no change to current position.</p> <p>3. Leeds Integrated Station Masterplan (LISM).</p> <p>The LISM scheme affects the whole Riverside car park area at Leeds Station. The proposals will have to be worked up in detail to integrate the LISM elements relating to station parking and circulation with the Platform 0 Capacity project and future NPR platforms. As with the NPR scheme the proposed disposal alters the boundaries of part of the existing long-term Princes Exchange lease and all of the existing lease interest will need to be acquired to progress the LISM project. Therefore, no change to the current position with the proposed disposal.</p>
Potential for future railway related use	The disposal site has potential for rail related parking and rail related projects as outlined in the section above. It is currently used for rail related car parking.
Any closure or station change or network change related issues	<p>Station Change established under ORR ref GAS/22/26/18/02. Minor Modification established under DfT ref DfT/2018/04.</p> <p>Both established as part of the Platform 0 project to ensure this</p>

	rail capacity project can proceed.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Not Applicable
Position as regards safety / operational issues on severance of land from railway	<p>The disposal will include arrangements under which Network Rail contractors will install the replacement car park and fencing to the disposal land comprising the new car park. All works will be undertaken with the appropriate engineering/asset protection measures in place.</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>

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	<p>Station enhancements and increased capacity at Leeds Station are supported through the Leeds Local Plan (adopted in November 2014) and the West Yorkshire Combined Authority (WYCA) Transport Strategy (adopted in August 2017)</p> <p>As part of the Leeds Local Plan, the Leeds Core Strategy sets out the strategic planning policy framework for the district up to 2028. The Leeds Core Strategy Selective Review (submitted to the Planning Inspectorate- August 2018) provides an update to the Local Plan due to changing circumstances since the original inception.</p> <p>Within the Leeds Local Plan, Spatial Policy 11 (i) refers to, <i>'Public transport improvements for the bus and rail networks (including supporting the role of Leeds City</i></p>
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	<p>Station...)'</p> <p>The West Yorkshire Combined Authority (WYCA) is the Local Transport Authority for West Yorkshire. WYCA adopted the Transport Strategy 2040 in August 2017 to bring together economic development and transport functions across West Yorkshire in a strategic way.</p> <p>The Transport Strategy 2040 supports plans to increase the efficiency and long-term capacity of Leeds Station. Referring specifically at section 42;</p> <p>'We will work with Government, HS2, TfN, the rail industry and partners to develop and implement a phased plan for Leeds Station.</p> <p>We will look to increase the efficiency and long-term capacity of Leeds Station by running more local, cross-city rail services through the station rather than terminating.'</p> <p>Network Rail Planning has confirmed that no planning consent is required relating to the proposed disposal.</p>
Contamination / Environmental Issues (if applicable)	All necessary geotechnical and contamination site surveys will be undertaken before commencement of any on site works. Any required remediation will be undertaken by the Network Rail contractor accordingly.
6. Local Authorities	
Names & Email Addresses:	
Local Transport Authorities:	West Yorkshire Combined Authority XXXX
Other Relevant Local Authorities:	Director of City Development, Leeds Council XXXX Chief Officer, Highways & Transportation, Leeds Council XXXX
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: XXXX	Proposer's job title: Surveyor
Signed XXXX	Date 13/12/2018
Authorised by: XXXX	Authoriser's job title:
Signed XXXX	Date Approval Provided: 17/12/2018

8. Consultations

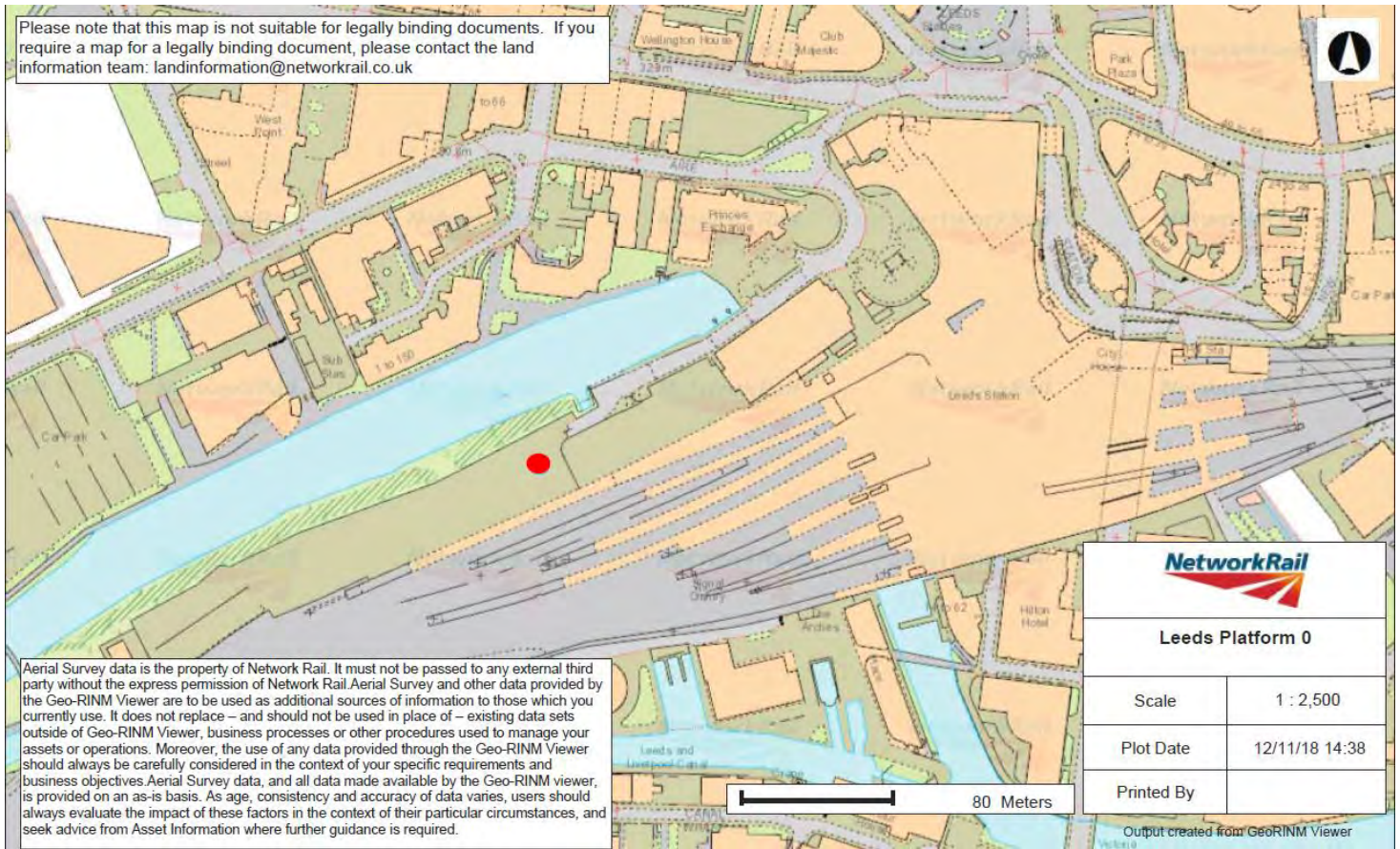
Internal consultation	<p>Network Rail internal land clearance (Business & Technical) has been secured (reference numbers detailed in Section 1 of this consultation above).</p> <p>As referred to in section 4, investigations have revealed that while there are future strategic plans for the Riverside Car Park area, the proposed disposal would not be prejudicial to these plans due to the proposed disposal being a re-arrangement of an existing long lease interest affecting the site.</p>
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<p>Summary of position as regards external consultations</p>	<p>Summary position regarding responses: 34 stakeholders contacted and 32 replied.</p> <p>The non-replies were from Alliance Rail Holdings and Roadway Container Logistics.</p> <p>Roadway Container Logistics- Given the nature and location of the site the lack of reply from Roadway Container Logistics is not considered to be material.</p> <p>Alliance Rail Holdings- We are not aware of any on-going or future projects that Alliance Rail Holdings have relating to Leeds Station therefore their non-response is not considered material.</p> <p>The responses are either No Objection or No Comment.</p> <p>Leeds Council and WYCA initially objected to the proposal raising comments relating to how the proposal would affect future station schemes. However, having discussed this further they are now satisfied with Network Rail's responses and have released their objections.</p> <p>There have been comments raised by the TOCs relating to car parking allocations but these have been addressed and are not deemed to be material to this LC7.</p>
<p>Analysis of any Network Rail resolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>None</p>
<p>9. Internal approval to dispose</p>	
<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: XXXX</p>	<p>Proposer's job title: Surveyor</p>

Signed XXXX	Date: 07/02/2019
Authorised by:	Authoriser's job title:
Signed XXXX	Date

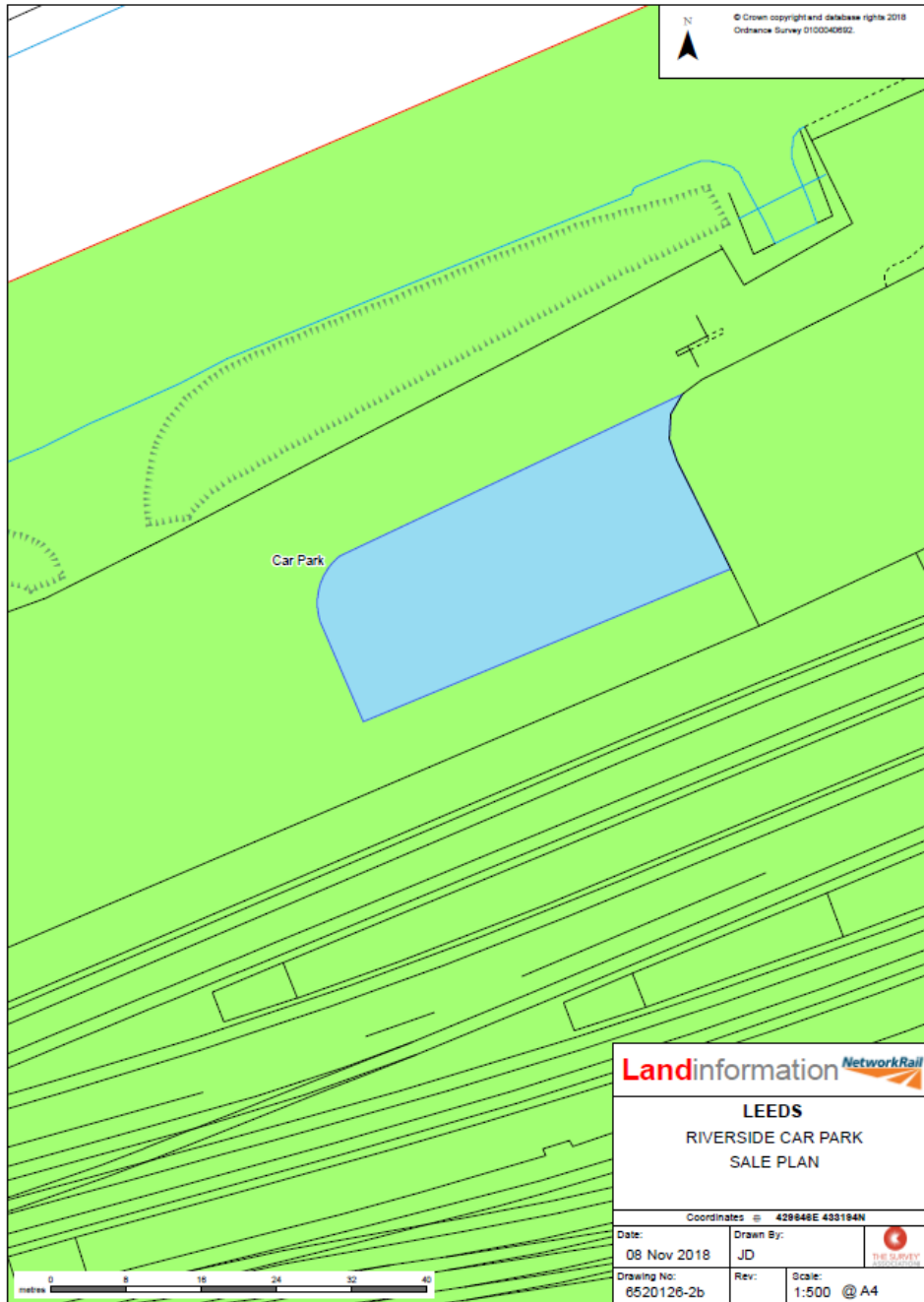
Plan 1: Location Plan

Site location indicated by the red dot.



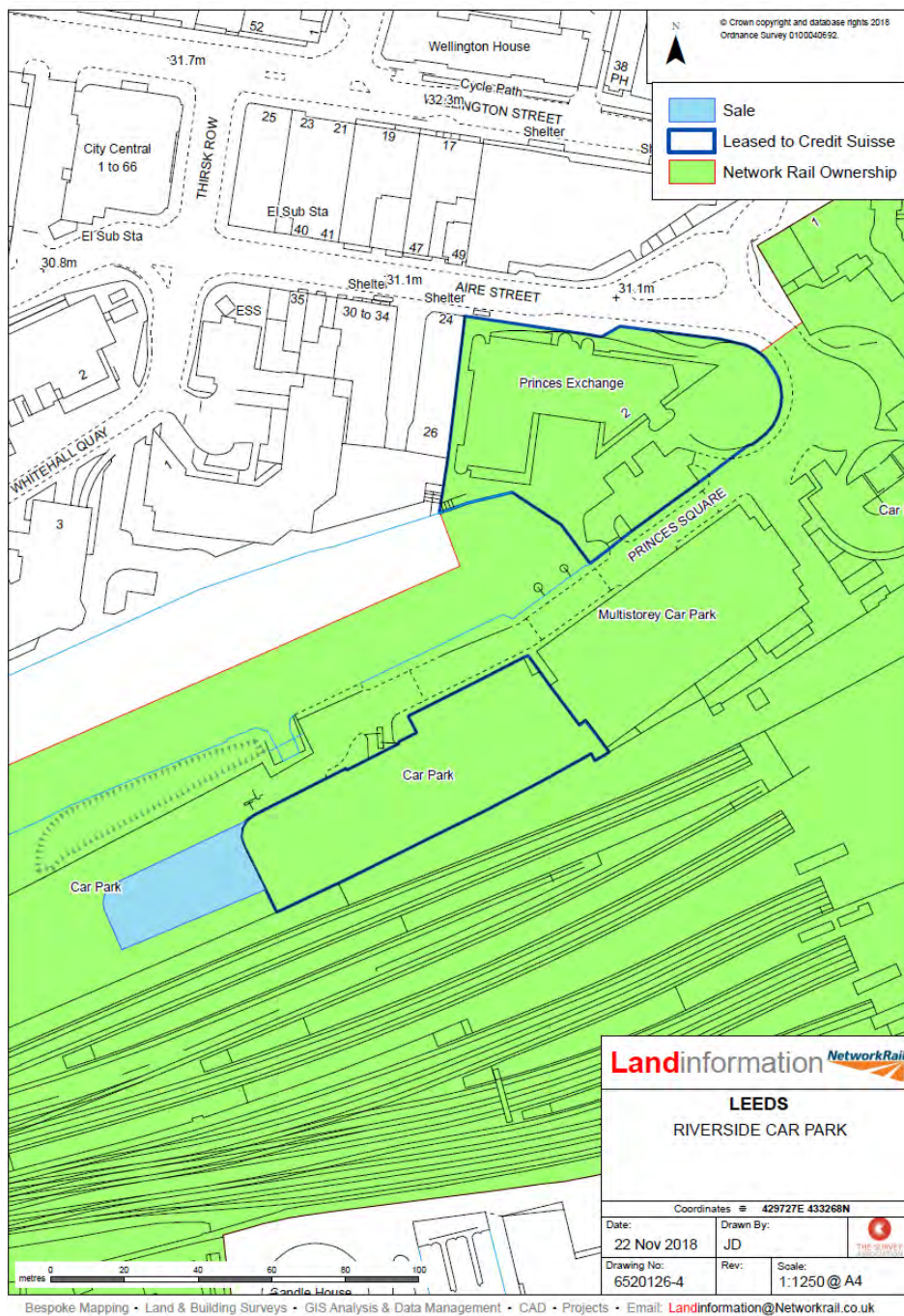
Plan 2: Disposal Plan (Plan Number 6520126-2b)

Proposed disposal site shaded blue. Network Rail's retained freehold land is shown coloured green.



Plan 3: Disposal Area in relation to Princess Exchange Car Park (Plan Number 6520126-4)

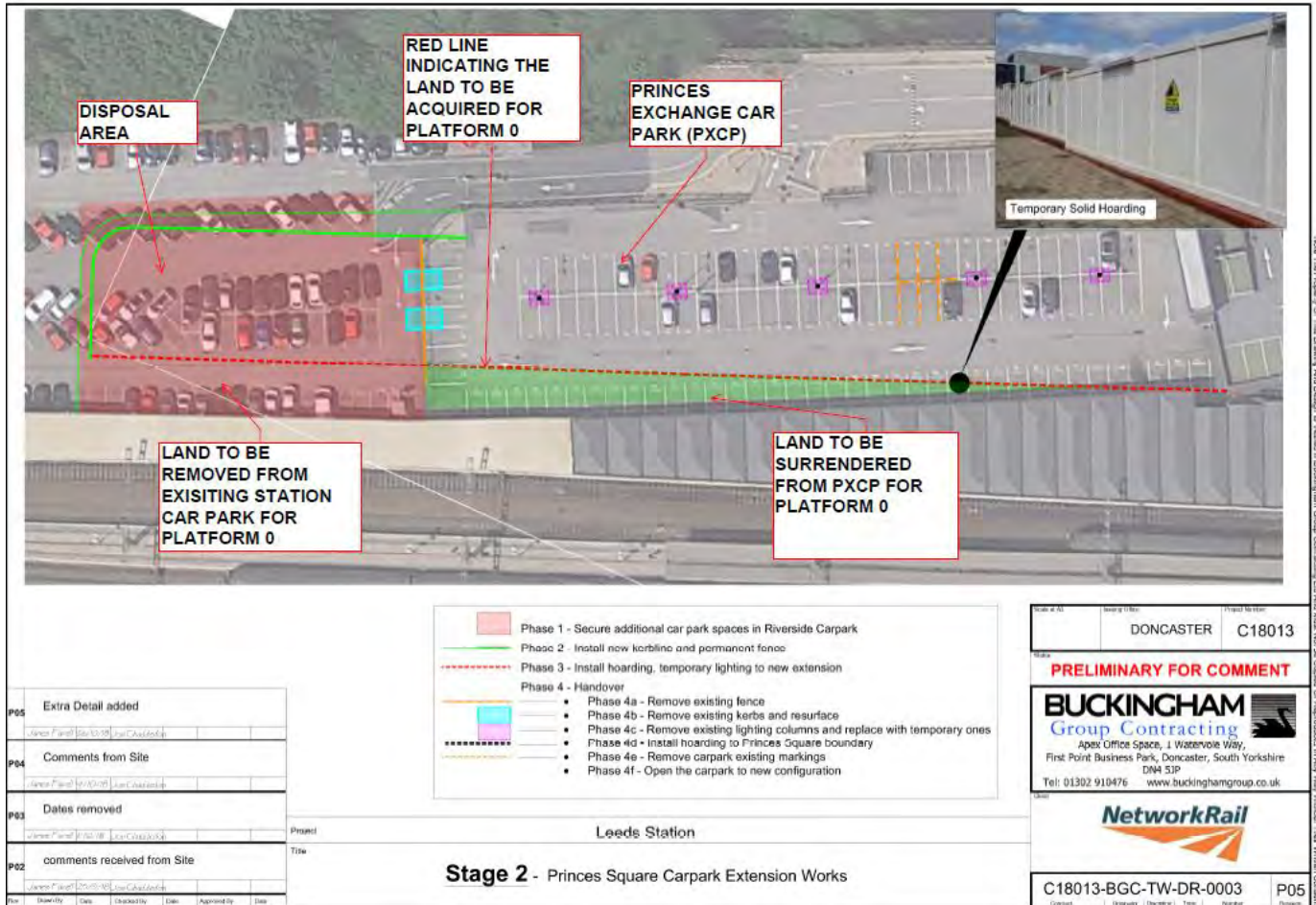
The plan below sets out the location of the disposal site (shaded blue) in relation to the neighbouring Princes Exchange Car Park (edged dark blue) leased to Credit Suisse for 250 years from September 1999. The area of the Princes Exchange office building (to the north east), leased to Credit Suisse, is also edged dark blue.



Plan 4: Land to be acquired for Platform 0 development

This plan is for illustrative purposes only. The boundary of land to be acquired for the Platform 0 development is indicated by the red dashed line.

The acquisition of the land from the PXCP will result in the loss of 37 PXCP car parking spaces. These spaces are to be replaced through the subject disposal.



1. Site Photograph - view looking north east towards PXCP



2. Aerial photograph (proposed disposal site shaded blue)



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: Leeds: Land within station Riverside car park.

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

Summary position regarding responses: 34 stakeholders contacted and 32 replied. The non-replies were from Alliance Rail Holdings and Roadway Container Logistics.

Roadway Container Logistics- Given the nature and location of the site the lack of reply from Roadway Container Logistics is not considered to be material.

Alliance Rail Holdings- We are not aware of any on-going or future projects relating that Alliance Rail Holdings have relating to Leeds Station

therefore non-response is not considered material.

The responses are either No Objection or No Comment.

Leeds Council and WYCA initially objected to the proposal raising comments relating to how the proposal would affect future station schemes. However, having discussed this further they are now satisfied with Network Rail's responses and have released their objections.

There have been comments raised by the TOCs relating to car parking allocations but these have been addressed and are not deemed to be material to this LC7.

The full list of external consultees is set out below:

No.	External party (name)	Contact name and Job Title (where known)	Email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport			Y	25/1/2019	No Comment- See Annex	
2	Leeds Council			Y	21/01/2019	No Objection- See Annex	
3	West Yorkshire Passenger Transport Executive (Metro)			Y	18/1/2019	No Objection- See Comments	
4	Transport for North			Y	29/01/2019	No Comment- See Annex	
5	Transport for London Engineering			Y	19/12/2018	No Comment- See Annex	

6	Arriva Trains Cross Country			Y	06/02/19	No Objection- See Comments	
7	Caledonian Sleeper			Y	17/1/2019	No Comment- See Annex	
8	c2c Rail Limited			Y	19/12/2018	No Objection- See Annex	
9	Chiltern Railway Company Limited			Y	19/12/2018	No Comment- See Annex	
10	Eurostar International Limited			Y	24/12/2018	No Comment- See Annex	
11	Great Western Railway			Y	31/1/2019	No Objection- See Annex	
12	Grand Central Railway Company Limited			Y	30/1/2019	No Comment- See Annex	
13	Hull Trains Limited			Y	19/12/2018	No Comment- See Annex	
14	London & South Eastern Railway Limited (Southeastern)			Y	19/12/2019	No Comment- See Annex	
15	Merseyrail Electrics 2002 Limited			Y	19/12/2018	No Objections- See Annex	

16	Northern Rail Limited			Y	24/1/2019	No Comments	
17	Transpennine Express			Y	23/1/2019	No Objections- See Annex	
18	LNER (London North Eastern Railway) (Virgin Trains East Coast)			Y	5/2/2019	No Objections- See Annex	
19	Alliance Rail Holdings			N	-	-	Sent two follow-up emails and called and left an answerphone message on 30/1/19 with follow-up email
20	COLAS Rail Limited			Y	17/1/2019	No Comment- See Annex	
21	Direct Rail Services Limited			Y	18/1/2019	No Comment- See Annex	
22	DB Cargo UK Ltd. (Formerly DB Schenker)			Y	30/01/2019	No Objection- See Annex	
23	Freight Transport Association			Y	30/12/2018	No Comment- See Annex	
24	Freightliner			Y	24/1/2019	No comment- See	

	Limited					Annex	
25	GB Railfreight Limited			Y	19/12/2018	No Comment- See Annex	
26	Rail Freight Group			Y	19/12/2018	No Comment- See Annex	
27	West Coast Railway Company			Y	19/12/2019	No Comment- See Annex	
28	W. H. Malcolm			Y	24/12/2018	No Objections- See Annex	
29	Association of Community Rail Partnerships			Y	05/02/2019	No Comment- See Annex	
30	British Transport Police			Y	2/1/2019	No Comment- See Annex	
31	High Speed Two (HS2) Ltd.			Y	25/1/2019	No Objection- See Annex	
32	Network Rail Media Relations			Y	06/02/2019	No Comment- See Annex	
33	Transport Focus (formerly Passenger Focus)			Y	24/12/2018	No objection- See Annex	
34	Roadways Container Logistics			N	-	-	Sent three follow-up emails. No telephone number available

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

A copy of the consultation request (before customisation for any individuals or to reflect comments made) is given in Annex 1 below:

Annex 1

1.

From: @dft.gov.uk
Sent: 25 January 2019 17:28
To: @networkrail.co.uk
Cc: @dft.gov.uk; @dft.gov.uk; @dft.gov.uk; @dft.gov.uk; @dft.gov.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Having reviewed this application and consulted with relevant colleagues, I can confirm that we have no comments or queries on the Riverside Car Park proposal.

Kind Regards,

Planning and Investment Manager, Network Services (North), Rail Group, Department for Transport

2.

From: @leeds.gov.uk
Sent: 01 February 2019 15:35
To: @networkrail.co.uk
Cc: @leeds.gov.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Hello

Thank you for these further observations which we have considered.

Having had the opportunity to meet with you to explore the situation further we are content to withdraw our objection to the proposed sale.

In the meantime we look forward to the completion of the new platform and continuing our collaboration with Network Rail to see the regeneration of the station continue.

Kind regards,

Head of Transport Planning
Highways and Transportation
City Development

From: networkrail.co.uk

Sent: 28 January 2019 14:16

To: leeds.gov.uk

Cc: leeds.gov.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Good afternoon

Thank you for your comments relating to this proposal.

I met with your colleague last week to discuss the proposals for Platform 0 and will leave it with to relay our conversation back to you and your team.

As a summary, our response to your comments (below) are as follows.

- I have addressed the future requirements for Platforms -1 and -2 in the application. I am also fully aware, as referred to in the application, of the LISM proposals. However, your comments do not seem to have taken into consideration the fact that this proposed disposal is essentially just a refinement of the existing long leasehold boundary for the Princes Square car park and should be considered as such rather than seeing it as creation of a new interest in the Riverside car park that could affect future rail schemes.

- If this proposed disposal does not proceed then the future land acquisition requirements for both future rail schemes you refer to will remain exactly the same as now as they will require the acquisition of the Princes Exchange long leasehold interest (As set out in the plan attached edged blue). Therefore, as referred to in the application, the additional platform schemes and the LISM proposals cannot proceed without acquiring, and by use of Powers if private treaty doesn't work, the existing long lease interest.
- The proposed disposal will re-align a small section of the existing long leasehold boundaries and makes no difference to the future land acquisition steps that will have to be taken to acquire all of the long leasehold site. It simply shifts the requirement to acquire a long lease interest shown by blue verge on the attached plan, to the acquisition of a long lease interest shown by red verge on the same plan.

In the absence of consent to disposal of the proposed land the rail industry will not be able to acquire from the existing long lease interest the land required for Platform 0 so this project won't be able to proceed as there are no powers available to compel Credit Suisse to surrender part of their lease interest.

Therefore, I would be grateful if you could re-consider your objection and confirm no objection to the proposed disposal.

Kind Regards

From: leeds.gov.uk

Sent: 21 January 2019 18:24

To: networkrail.co.uk

Cc: leeds.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Dear

Thank you for this consultation regarding Network Rail's proposed application for the disposal of land within Leeds Station riverside car park. Whilst the rationale behind the proposed sale to enable the delivery of platform 0 is understood, the Council is concerned about the ramifications of this disposal for the longer term, station plans were it to proceed. Therefore, in the present circumstance we are not able to support the proposed sale of the land in question.

The Council's concerns are particularly around our understanding that the land in question is also being safeguarded for future Platforms -1 and -2 (mainly impacting -2) and which is situated in the middle of the Leeds Integrated Station Masterplan (LISM) riverside commercial development proposal. Obviously we do not wish prejudice the progress of Platform 0 which the Council strongly support, so our view is that if the proposed lease disposal included suitable termination/redevelopment proposals we would be in a better position to support the sale. If redevelopment were to take place at the discussed location, then the Council would request that a lift and shift clause is included in any proposals to ensure car parking is relocated to support future station redevelopment. For further context on the regeneration of the station and surrounding area please visit southbankleeds.co.uk. LISM was adopted into planning policy as part of the South Bank Regeneration Framework Supplementary Planning Document (SPD) in July 2018 and is downloadable from the website.

Since this has come to the Council's attention we have taken the opportunity to raise and share our concerns with your colleagues and who are all closely involved in the station redevelopment planning and long term proposals. We are kindly reviewing this as part of the Programme Team for LISM and will pick up with accordingly. It is our understanding that Network Rail are in contact with Credit Suisse and are progressing discussions regarding provision of car parking.

We are also currently involved in supporting Network Rail in finding a temporary solution for public/rail users car parking to enable construction to start on Platform 0. You may be aware that the present position is that Network Rail are engaging with Town Centre Securities (TCS) to discuss the potential use of their car park on Whitehall riverside. This has been identified as the most suitable location for a temporary car parking solution given the limited opportunity in close proximity to Leeds Station, however it is at the discretion of TCS to enter any agreement with Network Rail.

With respect to the forward progress of LISM, it is our aim to take a report to the Council's February Executive Board seeking approval to establish a capital fund to support land acquisitions that support the redevelopment ambitions for the station and the regeneration of the surrounding area. In this respect it would be most helpful to understand Network Rail's investment approach as well, so that we can work together to align our approaches on this key issue of joint interest for both organisations. We are also aware that London & Continental Railways (LCR) has entered into a JV with NR for 10 pilot stations including Leeds to find commercial redevelopment solutions which the disposal of land also has an impact on.

We will of course continue to approach this issue constructively and offer our support to seeking a suitable resolution. I trust that this response helpful in explaining our current position on this proposal and if you would like to discuss further please get in contact with our Principal Land & Property Officer XXXX (leeds.gov.uk) who is aware of the current position at Leeds Station.

Kind regards,

Head of Transport Planning
Highways and Transportation
City Development

3

From: @westyorks-ca.gov.uk

Sent: 29 January 2019 16:36

To: @networkrail.co.uk

Cc: @westyorks-ca.gov.uk; @westyorks-ca.gov.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

Thank you for the clarification you have provided. I can confirm that I now have no objection to the proposal.

Please can any future property related matters pertaining to the 'Leeds Integrated Station Masterplan' be considered by the entire LISM project team i.e. all project partners collectively, prior to them reaching this stage?

Thanks

Head of Rail

West Yorkshire Combined Authority | Leeds City Region Enterprise Partnership (the LEP)

Wellington House | 40-50 Wellington Street | Leeds | LS1 2DE

westyorks-ca.gov.uk

From: networkrail.co.uk

Sent: 28 January 2019 14:22

To: westyorks-ca.gov.uk

Cc: westyorks-ca.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good afternoon

Further to my response to you below, I have since had a similar query to yours from Leeds Council. They both refer to the effect of the Platform 0 transaction on LISM plans and future platforms -1 and -2. I therefore thought it fitting to provide you with the same response that I sent to Leeds Council which I hope addresses this query.

I hope that after reviewing the below you will be able to provide a 'no objection' to my proposal.

Good afternoon

Thank you for your comments relating to this proposal.

As a summary, in response to your comments (below) are as follows.

- ***I have addressed the future requirements for Platforms -1 and -2 in the application. I am also fully aware, as referred to in the application, of the LISM proposals. However, your comments do not seem to have taken into consideration the fact that this proposed disposal is essentially just a refinement of the existing long leasehold boundary for the Princes Square car park and should be considered as such rather than***

seeing it as creation of a new interest in the Riverside car park that could affect future rail schemes.

- If this proposed disposal does not proceed then the future land acquisition requirements for both future rail schemes you refer to will remain exactly the same as now as they will require the acquisition of the Princes Exchange long leasehold interest (As set out in the plan attached edged blue). Therefore, as referred to in the application, the additional platform schemes and the LISM proposals cannot proceed without acquiring, and by use of Powers if private treaty doesn't work, the existing long lease interest.***
- The proposed disposal will re-align a small section of the existing long leasehold boundaries and makes no difference to the future land acquisition steps that will have to be taken to acquire all of the long leasehold site. It simply shifts the requirement to acquire a long lease interest shown by blue verge on the attached plan, to the acquisition of a long lease interest shown by red verge on the same plan.***

In the absence of consent to disposal of the proposed land the rail industry will not be able to acquire from the existing long lease interest the land required for Platform 0 so this project won't be able to proceed as there are no powers available to compel Credit Suisse to surrender part of their lease interest.

Therefore, I would be grateful if you could re-consider your objection and confirm no objection to the proposed disposal.

Kind Regards

From:

Sent: 21 January 2019 13:00

To: westyorks-ca.gov.uk

Cc: westyorks-ca.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Many thanks for your comments.

The situation with having to acquire land from a 3rd party for Platform 0 is an unfortunate one. When the original 250 year lease for the Princes Exchange Car Park was drafted in 1999 there was no provision for early termination or for Network Rail to take back sections of land. The Princes Exchange car park serves the Princes Exchange office building and without it their tenants would have nowhere to park and the attractiveness and value of the building would be massively reduced. Therefore, the option of a break clause has been completely ruled out by Credit Suisse (the owners of the building).

The only reason that they are agreeing to this transaction now is that they will have the same terms for the new section of land as previous. So if we do not agree to these same terms there will be no transaction and no Platform 0 at this time.

Concerning your comments relating to the future plans for platforms -1 and -2 (referred to below as NPR- Northern Powerhouse Rail) and LISM in this location, we have consulted with the NR Systems Operator and the NR LISM team and this was referred to in the LC7 document in section 4 under 'Impact on current railway related proposals'.

We understand the concerns with safeguarding land in this location, however the proposed disposal for Platform 0 will not lead to any change in impact on these schemes. The reason being that if this disposal does not proceed the Princes Exchange long lease interest will still exist but on a slightly different alignment. Both NPR and LISM require the acquisition of the whole Princes Exchange lease interest to implement its scheme. If the boundary of part of the lease interest can be altered as a result of this proposed disposal then there is still a requirement for NPR and LISM to acquire all of the lease to implement its project – therefore, no change to current position.

I trust that this addresses your concerns relating to this disposal. If you have any further comments, please do not hesitate to contact me.

Kind Regards

From: westyorks-ca.gov.uk
Sent: 18 January 2019 16:36
To: networkrail.co.uk
Cc: westyorks-ca.gov.uk;
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

Thank you for the opportunity to comment on the proposed property disposal which we received on 19 December 2018.

We would like to reiterate our support for the implementation of platform 0 project as part of the Transpennine Route Upgrade. It is our understanding the project will help to increase capacity and services at Leeds station which is vital to accommodate the existing and forecast passengers growth and therefore it is important for the economic growth of this region. The proposed project is in line with our Transport Strategy 2040 and support our objective to increase the efficiency and long-term capacity of Leeds station.

We do however have reservations regarding your proposed land disposal. Our concerns are summarised as below.

- The proposed disposal site is the land required for the future construction of platforms -1 and -2 that allows Leeds station to have capacity to accommodate future growth for local and regional services. Whilst we appreciate that these schemes are not committed, the land should be safeguarded for the operational requirements in the future. We strongly recommend you to liaise with your System Operator team to understand the future requirements of the railways in this region. Our main Network Rail contacts are and.
- The land in question is in the middle of the Leeds Integrated Station Masterplan (LISM) riverside commercial development proposal. We have serious concerns that

the disposal of land in the middle of the plot required for LISM will undermine the viability and deliverability of LISM. Please note that LISM was adopted into planning policy as part the South Bank Regeneration Framework Supplementary Planning Document (SPD) and the document could be downloaded from the website southleeds.co.uk. LISM is jointly developed and endorsed by Network Rail, West Yorkshire Combined Authority, Leeds City Council (LCC), London & Continental Railways (LCR), Transport for North and other key partners. We strongly recommend you to work with the LISM project team regarding any disposal of land we required for LISM. The Network Rail scheme sponsor for LISM is Maria Clayton.

While we strongly support the platform 0 project in principle, we cannot support the proposed property disposal in its current form. We are seeking Network Rail to safeguard the land for the future development of railways in this region and include appropriate termination/ redevelopment clauses within the land disposal proposal.

Should you require any clarification and support in this matter, please do not hesitate to contact me.

Yours sincerely,

Head of Rail

West Yorkshire Combined Authority | Leeds City Region Enterprise Partnership (the LEP)

Wellington House | 40-50 Wellington Street | Leeds | LS1 2DE

westyorks-ca.gov.uk

4.

From: @transportforthenorth.com

Sent: 29 January 2019 06:56

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment

Head of Investment Planning

TfN Strategic rail

5.

From: @tube.tfl.gov.uk

Sent: 19 December 2018 09:05

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Thanks, but I don't think I need worry about Leeds!

BSc CEng MICE Professional Head of Infrastructure Protection

Transport for London Engineering - 7th Floor Zone B5, 5 Endeavour Square, Stratford, E20 1JN

6.

From: @crosscountrytrains.co.uk

Sent: 06 February 2019 14:32

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Further to our recent telephone conversation I can confirm that XC Trains Ltd has no further issue with this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

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

7.

From: @serco.com

Sent: 17 January 2019 15:21

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment from CS.

Regards

Operations Manager Caledonian Sleeper

8.

Sent: 19 December 2018 16:05

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good afternoon

No objection from c2c on this proposal.

Regards

Reactive Works Manager

2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR



W: www.c2c-online.co.uk

9.

From: @chilternrailways.co.uk

Sent: 19 December 2018 09:02

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Chiltern have no comments

Regulatory Contracts Manager

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

10.

From: @eurostar.com

Sent: 24 December 2018 12:41

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW

11.

From: @gwr.com

Sent: 31 January 2019 10:57

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hello

Thank you for this and for calling. I apologise for the delay. We have no objection to this.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

From: @grandcentralrail.com

Sent: 30 January 2019 12:21

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Apologies I am at a business conference.

GC has indeed no comment on the proposals.

Regards

Chief Operating Officer, Grand Central Railway Mobile:

13.

From: @firstgroup.com
Sent: 19 December 2018 09:34
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

We don't have any services operating in this part of the Route so no comment from us.

Regards

Head of Safety and Environment

Tel (m): | firstgroup.com | www.hulltrains.co.uk
4th Floor | Europa House | 184 Ferensway | Hull | HU1 3UT

14.

From: @southeasternrailway.co.uk
Sent: 19 December 2018 09:06
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good morning

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

Kind regards,

Commercial Manager **southeastern**

15.

From: @merseyrail.org
Sent: 19 December 2018 09:10
To: @networkrail.co.uk
Subject: RE: Property - Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

We have no objections thanks

Legal & Contract Assistant
Merseyrail

16.

From: @northernrailway.co.uk
Sent: 07 February 2019 08:28
To: @networkrail.co.uk
Cc: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Morning

Sorry yes no objection.

Thanks

17.

Surveyor (Projects)Property,
Floor 3a, George Stephenson House, Toft Green,
York YO1 6JT

23rd January 2019

Dear Sirs,

Ref:

RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

With reference to the above Property disposal application, please accept this letter as confirmation that TransPennine Express has no objection but would like to make the following comments;

While it's not ideal, and we would not normally agree to land disposal in the Leeds Station area, the argument in favour of this one is unavoidable, as Platform 0 and associated works are essential.

To prevent a net loss of car parking provision in the rail network, would Network Rail support the development of the same number of spaces at one or more stations on routes in Yorkshire that feed into and serve Leeds train station.

To offset the reduction in car parking spaces, would Network Rail encourage greater use of the bus interchange facility at the front of the station by making investment aligned with the requirements of the bus operators and West Yorkshire Combined Authority to improve the customer experience of this area thereby encouraging increased use of buses to compensate for the reduction in car parking.

Yours Faithfully,

Head of Property

18.

From:
Sent: 07 February 2019 10:45
To: @lner.co.uk
Cc: @lner.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good morning

Further to my note from yesterday, I just wanted to confirm that the number of TOC-allocated spaces at Leeds Station is not reducing due to this proposal. Therefore, based on your comments below I have assumed that your concerns have been addressed.

Kind Regards

From: lner.co.uk
Sent: 05 February 2019 14:58
To: networkrail.co.uk
Cc: lner.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

The parking allocation I am referring to is for the permits allocated to our staff members as well as LNER Executive package holders.

We recognise that there is currently a proposed reduction in the total number of car park spaces to be made available to the general public and that this reduction is subject to a Minor Modification as part of the agreed Station Change. However, it has been agreed and documented via email between NR and LNER that there will be no reduction in the current allocations for both our LNER Executive Customers and our staff.

I wanted to make the above conditions to LNER's approval clear in my original response to you.

Kind Regards

19.

From:

Sent: 30 January 2019 11:11

To: @grandcentralrail.com

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good morning

Further to my emails below I just tried to call you on the number we have on file for you () but there was no answer. As the consultation process has now closed (25th Jan) I would like to progress my application to the ORR. Therefore, if I haven't heard back from you by Friday 1st Feb I will assume you have 'no objection' to the proposal.

Kind Regards

Surveyor (Projects) Property



Floor 3a, | George Stephenson House | Toft Green | York | YO1 6JT



✉ @networkrail.co.uk

🌐 www.networkrail.co.uk/property

From:

Sent: 28 January 2019 13:40

Cc: networkrail.co.uk

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good afternoon

Further to my original email of 19th December and my subsequent follow-up email of 17th January, the final date for consultation for the above passed last Friday (25th).

If you are not intending to comment on this consultation, would it be possible to reply back with a 'no comment' email so that I can progress with the application to the ORR?

If you have any issues I would be happy to discuss this by telephone on the contact number below.

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a, | George Stephenson House | Toft Green | York | YO1 6JT



✉ @networkrail.co.uk

🌐 www.networkrail.co.uk/property

From:
Sent: 17 January 2019 12:03
Cc: networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Further to my email below I note that I have not yet received a response concerning the above

Responses are required by Friday 25th January, therefore would it be possible to provide a response as soon as possible?

Thanks and Kind Regards

20.

From: @colasrail.com
Sent: 17 January 2019 12:19
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

– no comment.

Thanks,

21.

From: @drsl.co.uk
Sent: 18 January 2019 10:15
To: @networkrail.co.uk
Cc: @drsl.co.uk; @drsl.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice
Direct Rail Services Ltd
Regents Court
Baron Way Carlisle CA6 4SJ

22.

From: @deutschebahn.com
Sent: 30 January 2019 11:34
To: @networkrail.co.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

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

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

23.

From: @fta.co.uk

Sent: 30 December 2018 18:57

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

FTA does not have a view on this proposal

With regards

Director of UK Policy
Freight Transport Association

www.fta.co.uk

24.

From: @freightliner.co.uk

Sent: 24 January 2019 11:45

To: networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Sorry for the delay.

We have no comment in respect of this disposal.

Kind regards

Group Property Manager
Freightliner Group Limited

Email: freightliner.co.uk
Web: www.freightliner.co.uk
Freightliner® is a registered trademark

25.

From: @gbrailfreight.com
Sent: 19 December 2018 16:23
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.

26.

From: @rfg.org.uk
Sent: 19 December 2018 09:48
To: networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Ok with RFG

Director General

27.

From: @aol.com

Sent: 17 January 2019 12:54

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

no comments

WCR

28.

From: @whm.co.uk

Sent: 24 December 2018 08:42

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU DD: | **Mobile: Email:**
whm.co.uk | **Web:** www.malcolmgroup.co.uk | Malcolm Group on LinkedIn

29.

From: @acorp.uk.com
Sent: 05 February 2019 18:21
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment

Senior Operations Manager



30.

From: @btp.pnn.police.uk
Sent: 02 January 2019 09:35
To: @networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

[For the attention of networkrail.co.uk](mailto:networkrail.co.uk)

I write to you in line with my role as a British Transport Police (BTP) Designing Out Crime Officer (DOCO) and in connection with the consultation process for the proposed land disposal at the Leeds Riverside Car Park, Leeds Railway Station, West Yorkshire to support the future development of Platform Zero at the railway station. If approved the land disposal will result in the reduction of 32 public parking bays in this long stay car park.

The NWR Project number is 131080, Disposal Plan 6520126 refers.

Having reviewed the attached documents I have no observations or comments to offer and support the proposal.

My reference is CRU-2018-2246.

Regards

Designing Out Crime Officer. Designing Out Crime Unit.

British Transport Police, C Division. Pennines Sector.
1st Floor, West Gate House, Grace St, Leeds, LS1 2RP

31.

From: hs2.org.uk

Sent: 25 January 2019 12:09

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Our ref: HS2-LDC-PE-009

Hi

Thank you for consulting HS2 Ltd on the above land disposal.

The proposed disposal site is adjacent to the HS2 Leeds Station Northern Concourse Satellite Compound (the 'Compound'), as shown in the working draft Environmental Statement (WDES). The compound is located on a private car park, known as Princes Exchange Car Park (PXCP).

As you may be aware the disposal site is outside land safeguarded for Phase 2b and the proposed CCB, as such HS2 Ltd does not object to the disposal.

However, it is clear that a potential conflict exists and HS2 Ltd would welcome discussions with NR to explore the opportunity to temporary locate the compound on other NR land. In addition, it would also be useful to understand if there is an opportunity to acquire an equivalent size part of the NR car park for the duration of the compound and re-provide temporary replacement parking for the owner.

HS2 Ltd are in the process of reviewing our requirements in this area and in due course would welcome a meeting to explore the above options.

Thank you

Town Planning Advisor – Phase Two | Infrastructure Directorate | HS2 Ltd

Tel: | [hs2.org.uk](https://www.hs2.org.uk) |

High Speed Two (HS2) Limited, Two Snow Hill, Queensway, Birmingham B4 6GA | www.gov.uk/hs2

32.

From:
Sent: 06 February 2019 14:59
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Sorry you have had to chase. I can confirm we have no objection

Thanks

Interim Head of Communications
Network Rail LNE & EM Route

33.

From: @transportfocus.org.uk
Sent: 24 December 2018 16:22
To: @networkrail.co.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019 1912a19

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

it is part of Riverside car park, and provides 32 of the station's long-stay car parking;

it has to be leased to Credit Suisse Asset Management in exchange for land needed for the new platform (0) that is to be built;

the platform, long enough for two trains formed of four 24-metre long cars, is part of the Leeds Station Capacity project to improve the local network; subject to consents, completion is expected in 2019.

Transport Focus replied to the change (y/r LEE/11/17) for platform 0 on 30/11/17 (o/r 1611d18).

Passengers will benefit from the additional capacity and capability at the station; Transport Focus therefore has no objection to the proposed disposal.

Regards,

34.

From:

Sent: 30 January 2019 11:30

To: @maritimetransport.com' @maritimetransport.com

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good afternoon

Further to my emails below, the consultation process has now ended. If I haven't heard back from you by Friday 1st Feb I will assume you have 'no objection' to the proposal.

Kind Regards

Surveyor (Projects) Property



Floor 3a, | George Stephenson House | Toft Green | York | YO1 6JT



✉ @networkrail.co.uk

🌐 www.networkrail.co.uk/property

From:

Sent: 28 January 2019 13:40

Cc: networkrail.co.uk

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good afternoon

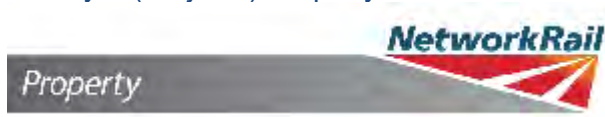
Further to my original email of 19th December and my subsequent follow-up email of 17th January, the final date for consultation for the above passed last Friday (25th).

If you are not intending to comment on this consultation, would it be possible to reply back with a 'no comment' email so that I can progress with the application to the ORR?

If you have any issues I would be happy to discuss this by telephone on the contact number below.

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a, | George Stephenson House | Toft Green |York | YO1 6JT



✉ @networkrail.co.uk

📄 www.networkrail.co.uk/property

From:

Sent: 17 January 2019 12:03

Cc: networkrail.co.uk

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

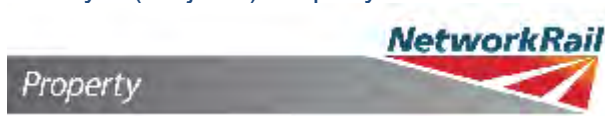
Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Further to my email below I note that I have not yet received a response concerning the above

Responses are required by Friday 25th January, therefore would it be possible to provide a response as soon as possible?

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



✉ @networkrail.co.uk

🌐 www.networkrail.co.uk/property

From:

Sent: 19 December 2018 08:57

Cc: networkrail.co.uk

Subject: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

We are seeking views from relevant parties on our proposed land disposal at the above location.

We attach a Property Disposal Evaluation form together with related plans, explaining 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.

Any application made will be based on this draft Property Evaluation 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 at @networkrail.co.uk by 25th January.

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, please do not hesitate to contact me. If future consultations of this nature should be directed elsewhere within your organisation please advise us of the appropriate contact details so that we may amend our records.

Yours faithfully,

Surveyor (Projects) Property

ANNEX 2

From:
Sent: 19 December 2018 08:57
Cc: @networkrail.co.uk
Subject: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

We are seeking views from relevant parties on our proposed land disposal at the above location.

We attach a Property Disposal Evaluation form together with related plans, explaining 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.

Any application made will be based on this draft Property Evaluation 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 at @networkrail.co.uk by 25th January.

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, please do not hesitate to contact me. If future consultations of this nature should be directed elsewhere within your organisation please advise us of the appropriate contact details so that we may amend our records.

Yours faithfully,

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



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Annex C- Additional Information provided by Network Rail

From:

Sent: 09 January 2019 09:15

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

The number of spaces available in the Credit Suisse car park does not change throughout the project, it will always have 121 spaces. The Credit Suisse parking spaces do not contribute to any of the numbers in the below table.

The number of spaces that we are contractually obligated to provide to the TOCs is 333 spaces. The stats from APOCA, who manage the car park, show that on average 230-295 spaces are used by TOCs at one time. Currently the TOCs only use the Riverside car park.

There will be no public parking in the Riverside car park from the 2nd March 2019, however they will still have access to the multi-storey at this time. From the 6th April LNER, TPE and Cross Country will have access to the multi-storey car park. From the 4th May there will be no public parking in either the Riverside or multi-storey car park, with the exception of the 11 disabled bays within the multi-storey. At this point all the TOCs will have access to the multi-storey car park.

The table below shows the breakdown of spaces between the Riverside and multi-storey car park and how the total of spaces changes throughout the project.

	Riverside Park	Car Multi Story Car	Number of spaces available
Existing	450	284	734
8th Dec 18	420	284	704
5th Jan 19	345	284	629
2nd March 19	310	284	594
6th April 19	240	284	524
4th May 19	49	284	333
Permanent state - 31st May 21	263	284	547

Kind Regards

Project Management Assistant

IP Northern Programme

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