

## Les Waters

Manager, Licensing  
Railway Markets and Economics  
E-mail [les.waters@orr.gsi.gov.uk](mailto:les.waters@orr.gsi.gov.uk)  
Telephone 020 7282 2106



6 June 2018

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

### **Network licence condition 7 (land disposal): Hudson's Place, Victoria station, London**

#### **Decision**

1. On 20 April 2018, Network Rail gave notice of its intention to dispose of land at Hudson's Place, Victoria station, London (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). Network Rail has also provided additional plans at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties you have 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 all relevant stakeholders with current information and that the issues raised were resolved.
4. In considering the proposed disposal we note that:
  - the disposal would be a short-term lease (three years);
  - there is no evidence that railway operations would be affected adversely;
  - Network Rail has stated that the proposal would not affect access to the station; and
  - Network Rail will, through the lease, secure alternate parking facilities for any loss of parking spaces it requires.
5. 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.
6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> 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

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<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)





exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

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

**Les Waters**

**Duly authorised by the Office of Rail and Road**

# 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	Hudson's Place, Victoria, London. SW1V 1LQ  A paved private road owned by Network Rail immediately to the east of Victoria Station. It is currently used as a taxi rank, a pedestrian thoroughfare and as servicing parking for Victoria Station.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The site is shown edged blue on the attached plan number 5757952.
Clearance Ref:	The Clearance reference number is CR/29237. Business Clearance Certificate 37565 dated 17 June 2016 and Technical Clearance Certificate 38124 dated 23 August 2016 both relate to the proposed disposal.
Project No.	Not Applicable
Ordnance survey coordinates	E: 528279, N:178956
Details of attached photographs (as required)	Please see attached Google Earth image of Hudsons Place.
2. Proposal	
Type of disposal	3 Year Lease. Network Rail is proposing to grant a 3 year Lease without termination provisions of the area shown by the area edged blue on the attached plan. The lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.
Proposed party taking disposal	Victoria Garden Developments Limited (hereinafter "the Developer") (company registration number 08644111), 5 New Street Square, London, EC4A 3TW

Proposed use / scheme	The proposal is for the Developer of the adjoining Stockley House to use the property as a demolition and works enabling compound in connection with the adjoining development.
Access arrangements to / from the disposal land	Access is available from the adjoining highway.
Replacement rail facilities (if appropriate)	<p>Although there will be a loss of parking facilities the tenant is under an obligation to provide alternative vehicle parking throughout the term of the lease, the area used by the Station is not to be taken up in its entirety by the tenant and the lease is being taken forward with the approval of the Station operating staff both prior to and after completion so that the area can continue to be used to support Station operations.</p> <p>Vehicles which would have parked along the Eastern elevation of Hudsons Place (a maximum of 10 vehicles) will now park in the Raft Car Park. For the avoidance of doubt this proposal is limited to the parking spaces along the eastern elevation of Hudson Place.</p>
Anticipated rail benefits	The land sale proposal will produce a capital receipt for the benefit of the railway.
Anticipated non-rail benefits	<p>Upon completion of the works the development at Stockley House will provide:</p> <ul style="list-style-type: none"> <li>• permanent employment opportunities</li> <li>• new retail space</li> <li>• an attractive and lively environment</li> </ul>
<b>3. Timescales</b>	
Comments on timescales	It is anticipated that the lease will commence during the first quarter of 2018.
<b>4. Railway Related Issues</b>	
History of railway related use	The property is currently used as a taxi rank, a pedestrian thoroughfare and as servicing parking for Victoria Station. It is proposed that use as a taxi rank and a thoroughfare will continue during the tenancy. Replacement vehicle parking is to be provided by the tenant throughout the term.

When last used for railway related purposes	See above.
Any railway proposals affecting the site since that last relative use	This is not applicable.
Impact on current railway related proposals	<p>The proposal has no impact on current railway proposals. It has been promoted in the knowledge of the Victoria Station Masterplan and it has also been authorised by the Masterplan Team. The Masterplan Team will be asked to approve the lease immediately before completion to avoid compromising their objectives.</p> <p>With regards to the Masterplan Network Rail is currently considering its options in relation to the development of Victoria Station. The options include carrying out internal development works or carrying out a more extensive redevelopment which could possibly include other ownerships within the area. The plan seeks to improve pedestrianised access and flow on the surface and down to the concourse areas, to open up the front of the station and either restoring or replacing the roof. It is suspected it would take a number of years to get the Masterplan agreed therefore what is proposed within this document should not affect the Masterplan proposals once they are finalised.</p>
Potential for future railway related use	Please see above.
Any closure or station change or network change related issues	None.

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The proposal will impact on the servicing operations in terms of parking for station servicing vehicles for Victoria Station however it has been promoted in the knowledge of and with the co-operation the Station Operating Staff.</p> <p>The Station Operating Staff have been involved in the process so far and will be asked to approve the lease immediately before completion to avoid disruption to the station. The lease area to be taken up will prevent access for parking by station servicing vehicles however replacement parking facilities are to be provided by the tenant and Network Rail are currently concluding a licence agreement with the tenant in respect of this.</p> <p>It should be noted that the area in its entirety will not be taken up and much of Hudsons Place will remain unaffected.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p>

## 5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Stockley House benefits from full planning permission granted on 11 December 2015 for a conversion into a 15 storey residential block of between 104 and 110 apartments, with two retail premises at ground floor and three basement levels providing parking and services.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Not applicable.</p>

## 6. Local Authorities

<p>Names &amp; Email Addresses:</p>	<p>London Borough of Westminster.</p>
<p>Local Transport Authorities:</p>	<p>Transport for London.</p>
<p>Other Relevant Local Authorities:</p>	

## 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:		Proposer's job title: Surveyor
Signed.....		Date.....
Authorised by (name):		Authoriser's job title: Property Services Manager

## 8. Consultations

Internal consultation	The sale proposal has received internal Network Rail clearance, see section 1.
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<p>Summary of position as regards external consultations</p>	<p>We consulted with 24 stakeholders and received 13 no comments, 7 no objections, 1 OK, 1 no issues, 1 justified and 1 approval from those that responded. The responses included a number of comments and queries and these are detailed below.</p> <p>As well as consulting these stakeholders, the Victoria Station Masterplan Team and the Infrastructure Services Director for the route have been consulted and kept updated with regards to the consultation.</p> <p>There were some comments to note from the replies:</p> <ol style="list-style-type: none"> <li>1. Transport for London (TfL) advised they had no concerns in relation to the grant of the lease to the Developer. However they requested that the Developer to submit construction and logistics management plans to and agree with TfL in advance of works commencing. This obligation will be included in the lease to ensure there will be no adverse impacts on the TLRN (Transport for London Road Network). Their comments were forwarded on to the Developer who responded with plans and agreed to TfL's request. TfL have responded advising they have no further comments.</li> <li>2. London Travelwatch responded with no objection to the aforementioned proposal, providing, it does not impede current or future railway related works, a reply was sent back confirming the proposal does not impede current or future railway related works. London Travelwatch confirmed there are no further issues.</li> <li>3. Southeastern Railway responded advising they had no comment although requested that the station management team are kept informed throughout the works. A reply was sent back confirming the team had been involved in the process so far and we would endeavour to keep them updated following the consultation and during the works. Southeastern Railway responded advising they have no further comment on this proposal.</li> <li>4. The British Transport Police responded advising the disposal is justified as long as the safety and security of the railway is not compromised and standards are maintained or where needed improved. From the information I have received in the consultation paper, I am happy that the disposal would not compromise the safety and security of the railway.</li> <li>5. New Southern Railway Limited (Southern) had a number of comments to make, all of which were resolved. Please see the email thread in the Annex to the consultation report.</li> </ol> <p>All of the responses and email threads detailed here are annexed to the consultation report.</p>
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Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections.
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**9. Internal approval to dispose**

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal
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Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
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Proposer's name:	Proposer's job title: Surveyor
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Signed.....	Date.....
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Authorised by (name):	Authoriser's job title: Property Services Manager
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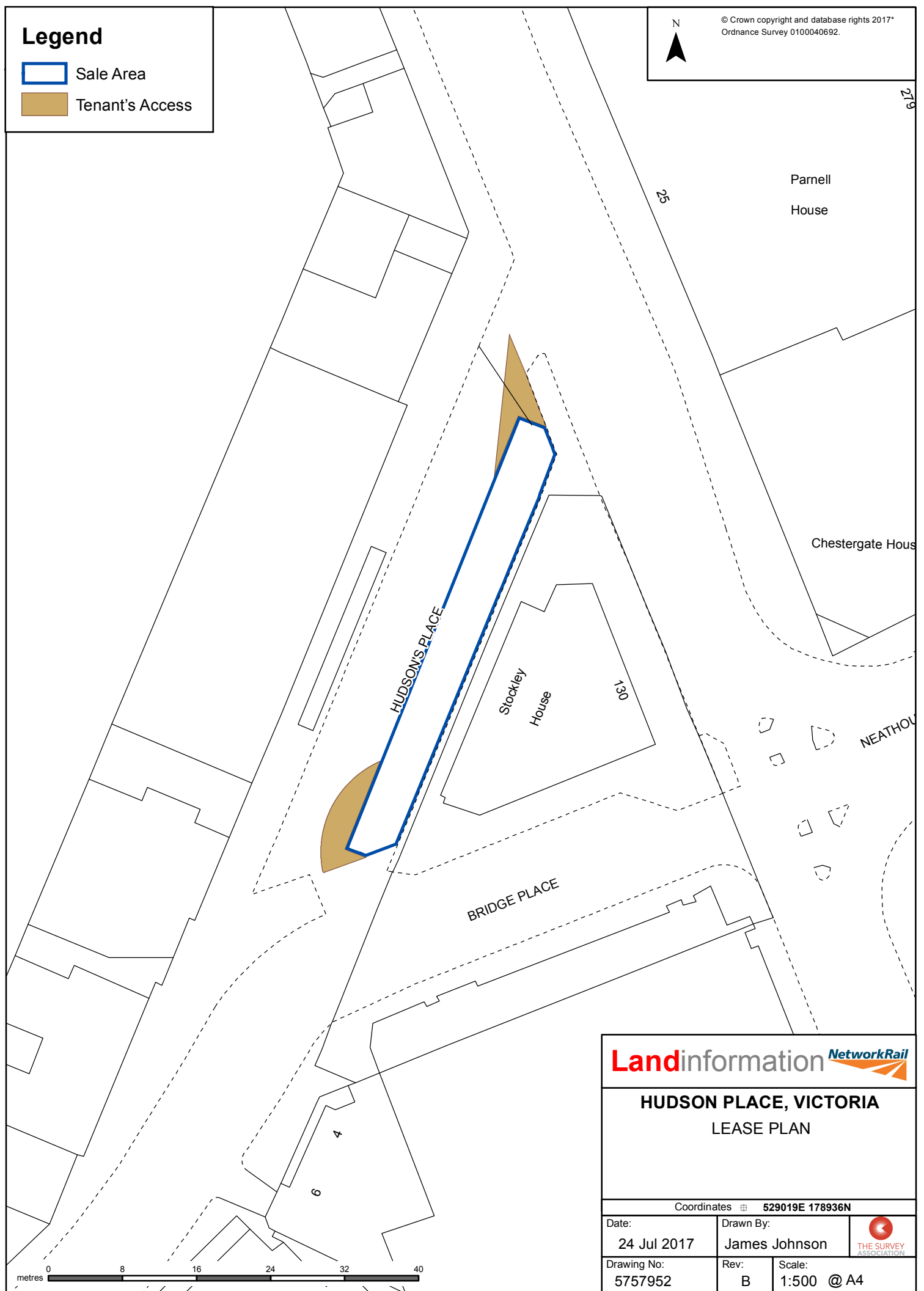
Signed.....	Date.....
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# Legend

- Sale Area
- Tenant's Access



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Ordnance Survey 0100040692.



**Landinformation**

## HUDSON PLACE, VICTORIA LEASE PLAN

Coordinates [grid icon] **529019E 178936N**

Date: <b>24 Jul 2017</b>	Drawn By: <b>James Johnson</b>	 <small>THE SURVEY ASSOCIATION</small>
Drawing No: <b>5757952</b>	Rev: <b>B</b>	Scale: <b>1:500 @ A4</b>

An aerial photograph of a city street scene. A yellow text label 'Hudsons Place' is positioned vertically, pointing to a specific building. The building is a large, multi-story structure with a light-colored facade and a flat roof. To the right of the building is a large parking lot filled with cars. The surrounding area includes other buildings, streets, and some greenery. The image is rotated 90 degrees clockwise.

Hudsons Place

# CONSULTATION REPORT

## Relating to

### PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at: Hudsons Place, Victoria, London, SW1V 1LQ

Site location and description: Hudsons Place, Victoria, London, SW1V 1LQ. A paved private road owned by Network Rail immediately to the east of Victoria Station. It is currently used as a taxi rank, a pedestrian thoroughfare and as servicing parking for Victoria Station.

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

Summary of position regarding responses: We consulted with 24 stakeholders and received 13 no comments, 7 no objections, 1 OK, 1 no issues, 1 justified and 1 approval from those that responded. The responses included a number of comments and queries and these are detailed below.

As well as consulting these stakeholders, the Victoria Station Masterplan Team and the Infrastructure Services Director for the route have been consulted and kept updated with regards to the consultation.

There were some comments to note from the replies:

1. Transport for London (TfL) advised they had no concerns in relation to the grant of the lease to the Developer. However they requested that the Developer to submit construction and logistics management plans to and agree with TfL in advance of works commencing. This obligation will be included in the lease to ensure there will be no adverse impacts on the TLRN (Transport for London Road Network). Their comments were forwarded on to the Developer who responded with plans and agreed to TfL's request. TfL have responded advising they have no further comments.

2. London Travelwatch responded with no objection to the aforementioned proposal, providing, it does not impede current or future railway related works, a reply was sent back confirming the proposal does not impede current or future railway related works. London Travelwatch confirmed there are no further issues.
3. Southeastern Railway responded advising they had no comment although requested that the station management team are kept informed throughout the works. A reply was sent back confirming the team had been involved in the process so far and we would endeavour to keep them updated following the consultation and during the works. Southeastern Railway responded advising they have no further comment on this proposal.
4. The British Transport Police responded advising the disposal is justified as long as the safety and security of the railway is not compromised and standards are maintained or where needed improved. From the information I have received in the consultation paper, I am happy that the disposal would not compromise the safety and security of the railway.
5. New Southern Railway Limited (Southern) had a number of comments to make, all of which were resolved. Please see the email thread in the Annex to the consultation report.

All of the responses and email threads detailed here are annexed to the consultation report.

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The full list of external consultees is set out below:

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	Department for Transport		Y	03/01/2018	No comments	
2	Arriva Trains Cross Country		Y	20/12/2017	No comment	
3	c2c Rail Limited		Y	19/12/2017	No objection	
4	Chiltern Railway Company Limited		Y	05/01/2018	No comment	
5	Eurostar International Limited		Y	02/01/2018	No comment	

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6	Great Western Limited		Y	19/12/2017	No objection	
7	Grand Central Railway Company Limited		Y	27/03/2018	No comment	
8	London & South Eastern Railway Limited (Southeastern)		Y	29/01/2018	Southeastern responded advising they had no comment although requested that the station management team are kept informed throughout the works.	A reply was sent back confirming the team had been involved in the process so far and we would endeavour to keep them updated following the consultation and during the works. Southeastern Railway responded advising they have no further comment on this proposal.
9	Merseyrail Electrics 2002 Limited		Y	27/03/2018	No objections	
10	New Southern Railway Limited (Southern)		Y	28/03/2018	Approval offered.	Please see email thread below for detailed resolved comments.
11	Northern Rail Limited		Y	20/12/2017	No objections	
12	West Coast Railway Company		Y	19/02/2018	No comments	

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13	W. H. Malcolm		Y	19/02/2018	No comment	
14	Association of Community Rail Partnerships		Y	06/02/2018	No comment	
15	British Transport Police		Y	17/01/2018	Comments were received advising the land disposal is justified as long as the safety and security of the railway is not compromised and standards are maintained or where needed improved.	From the information they have received in the consultation paper, they are happy that the disposal would not compromise the safety and security of the railway.
16	COLAS Freight		Y	22/12/2017	No comment	
17	Direct Rail Services Limited		Y	02/01/2018	No comments	
18	DB Cargo UK Ltd		Y	09/02/2018	No objection	
19	Freight Transport Association		Y	05/01/2018	No comment	
20	Freightliner Limited		Y	02/01/2018	No comment	



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21	GB Railfreight Limited		Y	19/12/2017	No issues	
22	Rail Freight Group		Y	19/12/2017	OK	
23	London Travelwatch		Y	08/02/2018	No objection to the aforementioned proposal, providing, it does not impede current or future railway related works	A reply was sent to say there are no proposals for railway related use in the future that are known, the proposal does not affect any railway related access needs and furthermore access to the railway is retained and will be improved as a result of associated arrangements with the purchaser. They have confirmed that they have no further unresolved issues.
24	Transport for London		Y	19/02/2018	No objections in principle however made comments.	Please see summary provided above for resolved comments.

Copies of responses are given in the annexes to this report, as indicated above.

A copy of the consultation request is given in Annex 2.

**1. Department for Transport**

**From:** @dft.gsi.gov.uk

**Sent:** 03 January 2018 15:25

**To:**

**Cc:**

**Subject:** Hudson's Place, Victoria, London, SW1V 1LD

Dear

Thank you for the attached land disposal case for Hudson Place. Please note we have no comments.

Kind regards



Network Services Directorate  
Business Support Manager, London and South East  
3/23 GMH, Great Minster House  
33 Horseferry Road, London, SW1P 4DR

[Follow us on twitter @transportgovuk](https://twitter.com/transportgovuk)

**2. Arriva Trains Cross Country**

**From:** @crosscountrytrains.co.uk

**Sent:** 20 December 2017 10:52

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

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**3. C2C Rail Limited**

**From:** @c2crail.net

**Sent:** 19 December 2017 15:22

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

Good afternoon

No objection to this proposal from c2c.

**Regards**

**Property and Projects Manager**

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

W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)

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**4. Chiltern Railway Company Limited**

**From:** @chilternrailways.co.uk

**Sent:** 05 January 2018 16:17

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Chiltern have no comment.

Regulatory Contracts Manager  
Chiltern Railways

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

[@chilternrailways.co.uk](mailto:@chilternrailways.co.uk)

[www.chilternrailways.co.uk](http://www.chilternrailways.co.uk)

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**5. Eurostar International Limited**

**From:** @eurostar.com

**Sent:** 02 January 2018 11:42

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

No comment from EIL,

Thanks!

Katie

**PA to Chairman and to Company Secretary**

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

**eurostar.com**

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**6. Great Western Railway**

**From:** @gwr.com

**Sent:** 19 December 2017 15:19

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

We have no objection thank you Sally,

Rob

**Robert Holder | 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.

## 7. Grand Central Railway Company Limited

**From:** @grandcentralrail.com

**Sent:** 27 March 2018 15:28

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Apologies – GC has no comment on the proposal.

Regards

Chief Operating Officer | **Grand Central Rail**

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Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

**W:** [grandcentralrail.com](http://grandcentralrail.com) | **Twitter:** [@gc\\_rail](https://twitter.com/gc_rail) | **Facebook:**

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## 8. London & South Eastern Railway Limited (Southeastern)

**From:** [@southeasternrailway.co.uk](https://www.southeasternrailway.co.uk)

**Sent:** 11 January 2018 08:47

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Good Morning

Thank you for the opportunity to review the below.

Southeastern have no comment on this proposal although request that the station management team are keep informed throughout the works.

## Land disposal consultation report

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Kind Regards

Access Contracts Business Partner  
southeasternrailway.co.uk

**southeastern**  
Friars Bridge Court  
41-45 Blackfriars Road  
London, SE1 8NZ

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Sent:** 29 January 2018 14:18  
**To:** [southeasternrailway.co.uk](mailto:southeasternrailway.co.uk)  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Many thanks for your response below.

I can confirm the Station operating team have been involved in the process so far and we will endeavour to keep them updated following this consultation and into the works period.

Please could you confirm you have no further unresolved issues?

Kind regards,

Surveyor | Network Rail Property

**From:** [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk)  
**Sent:** 29 January 2018 14:21  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Good Afternoon

Thank you for your response.

## Land disposal consultation report

V 1.1

Southeastern have no further comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)  
[southeasternrailway.co.uk](http://southeasternrailway.co.uk)

**southeastern**  
Friars Bridge Court  
41-45 Blackfriars Road  
London, SE1 8NZ

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### 9. Merseyside Electronics 2002 Limited

**From:** @merseyrail.org

**Sent:** 27 March 2018 15:04

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hello,

We also have no objections for this.

Thanks

**Legal & Contract Assistant**  
**Merseyrail**

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## Land disposal consultation report

V 1.1

### 10. New Southern Railway Limited (Southern)

**From:** [@gtrailway.com](mailto:@gtrailway.com)

**Sent:** 23 February 2018 15:26

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

Hi

With regards to the Hudson's Place land disposal, I have distributed this within GTR and have received the following questions and comments:

- Hudson's Place is currently the access point for deliveries of consumables (eg ticket stock, vending machine refills, toilet rolls etc). With this area removed, the impact will be on the Gatwick Express lift area to move stocks to other parts of the station.
- The taxi rank being removed from Hudson's place will also push everyone requiring a taxi or being dropped off through the Gatwick Express portal as most drop offs at Hudson's Place are those with luggage.
- During times of engineering works, this area is used for replacement buses and as a result, GTR would still need use of this area. Can Network Rail guarantee that GTR would always be able to use the raft upstairs for our buses?
- GTR require a review of the station plan re managing engineering works/major events as we are relying on the Raft.

At this point, GTR does not agree to the Land disposal at Hudson's Place.

Kind regards

Access Contracts Analyst

Tel:

Mobile:

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 09 March 2018 16:05

**To:**

## Land disposal consultation report

V 1.1

Cc:

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

The proposed tenant has come back as follows:

- Hudsons Place is currently the access point for deliveries of consumables (eg ticket stock, vending machine refills, toilet rolls etc). With this area removed, the impact will be on the Gatwick Express lift area to move stocks to other parts of the station. **Please see attached plan. This comment in not relevant as existing loading / re-stocking is done from the south of Hudson Place and not from the zone we are looking to Lease.**
- The taxi rank being removed from Hudson's place will also push everyone requiring a taxi or being dropped off through the Gatwick Express portal as most drop offs at Hudson's Place are those with luggage. **Don't understand the relevance of this comment. Taxi rank relocation is part of wider VSU, nothing to-do with our Lease. If anything the relocation of the rank (away from Hudson Place) assists (e.g. taking pressure / footfall away from Hudson Place).**
- During times of engineering works, this area is used for replacement buses and as a result, GTR would still need use of this area. Can Network Rail guarantee that GTR would always be able to use the raft upstairs for our buses? **Status quo would remain unchanged. With the taxi rank gone you would have the same area (m2) for replacement buses etc. You would also have benefit of the parking on the raft (access to which will be controlled via bollards).**
- GTR require a review of the station plan re managing engineering works/major events as we are relying on the Raft. **Comment from me (Sally Birks) could you please advise what the raft is? I don't think this lies within Property Services Team for future engineering works.**

Please advise as soon as you are able on your responses copying my colleague Sue Brown in on your return as I am on annual leave until 19<sup>th</sup> March.

Kind regards,

Surveyor | Network Rail Property

**From:** @gtrailway.com

**Sent:** 28 March 2018 14:50

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

Hi

## Land disposal consultation report

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With regards to the land disposal, I have received the following queries/comments:

*We have no impact assessment in terms of volume of traffic removed from Hudsons Place which will now use the raft/Gatwick Express entrance to the station. Often the car park is already 3/4 blocked by taxis queuing up.*

*There has been no indication of any consideration for late/overnight train services and the raft/GX gates being an access point. Will Victoria place be open to allow access from the station?*

*Has there been any consideration of the additional work that will need to be undertaken by GX colleagues to allow access to and from the raft entrance (only lift access to station). Will there be further impact on GX pending timetable changes.*

As a result of the above queries/comments, GTR are not yet in a position to provide our approval for the land disposal at Hudson's Place.

Kind regards

Access Contracts Analyst

Tel:

Mobile:

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 28 March 2018 15:42

**To:**

**Cc:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Please see comments in red below.

Please could you pass these on and let me know if there are any outstanding comments asap? I am on leave tomorrow (back as normal Tuesday) so if you could keep my colleague cc'd into your response.

Kind regards,

## Land disposal consultation report

V 1.1

Surveyor | Network Rail Property

**From:** [@gtrailway.com](mailto:@gtrailway.com)

**Sent:** 28 March 2018 14:50

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

Hi

With regards to the land disposal, I have received the following queries/comments:

*We have no impact assessment in terms of volume of traffic removed from Hudsons Place which will now use the raft/Gatwick Express entrance to the station. Often the car park is already 3/4 blocked by taxis queuing up. Hudsons Place will remain open and the use as a taxi rank and thoroughfare will continue during the lease term. The only change in use of the raft / Gatwick Express entrance would be from the vehicles which would have parked along the Eastern elevation of Hudson place (a maximum of 10 vehicles) which would now park in the raft car park.*

*There has been no indication of any consideration for late/overnight train services and the raft/GX gates being an access point. Will Victoria place be open to allow access from the station? I assume this was meant to say Hudsons Place. It will remain open during the lease term as described above. This proposal does not affect access to the station. For the avoidance of doubt this proposal is limited to the parking spaces along the eastern elevation of Hudson Place.*

*Has there been any consideration of the additional work that will need to be undertaken by GX colleagues to allow access to and from the raft entrance (only lift access to station). Will there be further impact on GX pending timetable changes. This proposal does not affect access to the station or any train timetables.*

As a result of the above queries/comments, GTR are not yet in a position to provide our approval for the land disposal at Hudson's Place.

Kind regards

Access Contracts Analyst

Tel:

Mobile:

## Land disposal consultation report

V 1.1

**From:** @gtrailway.com  
**Sent:** 28 March 2018 17:09  
**To:**  
**Cc:**  
**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

Hi

I can now advise that GTR can offer its approval of the Hudsons Place land disposal at Victoria.

Kind regards

Access Contracts Analyst  
Tel:  
Mobile:

---

### 11. Northern Rail Limited

**From:** @northernrailway.co.uk  
**Sent:** 20 December 2017 13:37  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Northern have no objections to the below proposal.

Thanks,

---

## Land disposal consultation report

V 1.1

### 12. West Coast Railway Company

**From:** @aol.com

**Sent:** 19 February 2018 12:55

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

No comments.

Apologies,your e-mail had gone into spam!

Best

WCR

E [wotho@aol.com](mailto:wotho@aol.com)

---

### 13. W.H. Malcolm

**From:** Ronnie McCrone [mailto:mccroner@whm.co.uk]

**Sent:** 27 December 2017 09:01

**To:** Birks Sally

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

No objections.

Regards.

**Contracts, Rail & Estate Management | W H Malcolm Ltd**

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

**DD: | Mobile:**

**Email:** [@whm.co.uk](mailto:@whm.co.uk) | **Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

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## Land disposal consultation report

V 1.1

### 14. Association of Community Rail Partnerships

**From:** @acorp.uk.com

**Sent:** 06 February 2018 16:59

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

No comment

Brian Barnsley  
ACORP

---

### 15. British Transport Police

**From:** @btp.pnn.police.uk

**Sent:** 17 January 2018 08:54

**To:**

**Subject:** FW: Hudson's Place, Victoria, London, SW1V 1LD

Good Morning,

Please response re the above.

Regards

Senior Personal Assistant to Mike Furness  
Head of Strategy & Performance Department  
British Transport Police;  
FHQ, 25 Camden Road, London, NW1 9LN  
DX 151960, CAMDEN 4  
Telephone:  
Extn:  
Email: [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

## Land disposal consultation report

V 1.1



Please consider the environment before printing this email

**Please consider the environment before printing this email**

**Unless otherwise stated above this e-mail is considered 'OFFICIAL'**

**From:**

**Sent:** 16 January 2018 16:33

**To:**

**Cc:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Good afternoon,

The land disposal at Hudson's Place, Victoria, London, SW1V 1LD is justified as long as the safety and security of the railway is not compromised and standards are maintained or where needed improved. From the information I have received in the consultation paper, I am happy that the disposal would not compromise the safety and security of the railway.

Kind regards,

**Designing Out Crime Officer  
Crime Reduction Unit**

British Transport Police, Force Headquarters,  
25 Camden Road, London, NW1 9LN

Office:

Mobile:

E-mail: [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

[www.btp.police.uk](http://www.btp.police.uk)

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## Land disposal consultation report

V 1.1

### 16. COLAS Rail Limited

**From:** @colasrail.co.uk  
**Sent:** 22 December 2017 14:05  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

No comment on proposed short term lease



Property & Estate Manager

Tel. - ~~www~~Mob.  
[@colasrail.co.uk](mailto:@colasrail.co.uk)

---

**COLAS RAIL LTD**

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

[www.colasrail.co.uk](http://www.colasrail.co.uk)



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### 17. Direct Rail Services Limited

**From:** @drsl.co.uk  
**Sent:** 02 January 2018 09:30  
**To:**  
**Cc:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Good Morning

DRS have no comments.

## Land disposal consultation report

V 1.1

Best Regards,

### 18. DB Cargo UK Ltd

**From:** @deutschebahn.com

**Sent:** 09 February 2018 15:58

**To:**

**Subject:** Re: Hudson's Place, Victoria, London, SW1V 1LD

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

---

### 19. Freight Transport Association

**From:** @fta.co.uk

**Sent:** 05 January 2018 18:56

**To:**

**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Apologies we have no comment.

---

**Head of Policy – Rail Freight and Scotland**  
**Freight Transport Association**

Mobile :

[www.fta.co.uk](http://www.fta.co.uk)

**20. Freightliner Limited**

**From:** @Freightliner.co.uk  
**Sent:** 02 January 2018 09:22  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Freightliner has no comment to make on this proposal

Regards

---

**21. GB Railfreight Limited**

**From:** @gbrailfreight.com  
**Sent:** 19 December 2017 19:00  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

No issues from GB Railfreight.

Regards,

National Access Manager,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.  
Tel:  
Mobile:  
E-mail: [@gbrailfreight.com](mailto:@gbrailfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.  
Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

**22. Rail Freight Group**

**From:** @rfg.org.uk  
**Sent:** 19 December 2017 16:20  
**To:**  
**Subject:** RE: [SPAM]Hudson's Place, Victoria, London, SW1V 1LD

Ok with RFG

Executive Director

Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
Mobile  
[maggie@rfg.org.uk](mailto:maggie@rfg.org.uk)

Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK

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**23. London Travelwatch**

**From:** @londontravelwatch.org.uk]  
**Sent:** 12 January 2018 14:04  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Dear

London TravelWatch has no objection to the aforementioned proposal, providing, it does not impede current or future railway related works.

Regards

## Land disposal consultation report

V 1.1

**From:**  
**Sent:** 29 January 2018 13:30  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Thank you for your response below.

I can confirm the proposal does not impede current or future railway related works.

Please could you confirm you have no further unresolved issues?

Many thanks,  
Surveyor | Network Rail Property

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Sent:** 07 February 2018 09:59  
**To:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Please would you be able to confirm there are no further unresolved issues?

Kind regards,

Surveyor | Network Rail Property

**From:** [@londontravelwatch.org.uk](mailto:@londontravelwatch.org.uk)  
**Sent:** 08 February 2018 10:51

## Land disposal consultation report

V 1.1

To:

Subject: RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

I can confirm there are no further issues.

Regards

---

### 24. Transport for London

From: [@tfl.gov.uk](mailto:@tfl.gov.uk)

Sent: 07 February 2018 16:08

To:

Cc:

Subject: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Thank you for consulting TfL on this land proposal.

TfL have in principles no concerns about the lease of the network rail land to the developer of Stockley House for the use as a compound.

We would however request, that a requirement for the developer of Stockley House to submit the construction and logistics management plan to and agree it with TfL in advance of works commencing is included in the lease to ensure there will be no adverse impacts on the TLRN.

This should include:

- Detail of vehicle management strategy within Hudson's Place and on approach to ensure no overspill or queuing back on to the TLRN which would block the Inner Ring Road and affect taxi operations / road safety
- Details of when any vehicles will be accessing site other than via the Hudson's route, i.e. cranes or other vehicles that will need to drive through the no entry signage at Neathouse Place / Wilton Road to access Wilton Rd
- As per taxis, ensure that the head of the rank has returned to the station front with its feeder fully operational. Maintaining access to the Hilton Hotel during any works.

Please let me know if you require any further information.

## Land disposal consultation report

V 1.1

Kind Regards

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)  
**Sent:** 14 February 2018 11:10  
**To:**  
**Cc:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

Further to your email below the outside party have come back as follows.

"Please see attached the latest copies of Erith's DEMP and Outline Method Statement for the Demolition and Enabling Works to Stockley House, which incorporate the points in your email below (dated 08.02.2018).

Sally, if needs be then yes we can append to the Lease.

However, I would reiterate we have an obligation to deliver the scheme in accordance with the DEMP as approved under the respective planning condition (which TFL were previously consulted on)."

Please would you be able to advise whether this is sufficient for TfL and if so, that there are no further unresolved issues?

Kind regards,

Surveyor | Network Rail Property

**From:** @tfl.gov.uk]  
**Sent:** 19 February 2018 11:44  
**To:**  
**Cc:**  
**Subject:** RE: Hudson's Place, Victoria, London, SW1V 1LD

Hi

## Land disposal consultation report

V 1.1

Many thanks.

I can confirm that TfL has no further comments.

Regards

**Rail Development Team** | Surface Transport Directorate | Transport for London  
Zone 10G4, Palestra, 197 Blackfriars Road, Southwark, London, SE1 8NJ

Tel: | Auto: | Email: [@tfl.gov.uk](mailto:@tfl.gov.uk)

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Annex 2

**From:**

**Sent:** 19 December 2017 15:13

**To:** @dft.gsi.gov.uk'; @crosscountrytrains.co.uk'; @c2crail.net'; @eurostar.com'; @gwr.com'; EXTL:@grandcentralrail.com); @southeasternrailway.co.uk'; @merseyrail.co.uk'; @GTRailway.com'; @northernrailway.co.uk'; '@aol.com'; @whm.co.uk'; @colasrail.co.uk'; @colasrail.co.uk'; @drsl.co.uk'; @deutschebahn.com'; @freightliner.co.uk'; EXTL: @rfg.org.uk'; @londontravelwatch.org.uk'

**Cc:**

**Subject:** Hudson's Place, Victoria, London, SW1V 1LD

Dear Sir/Madam,

We seek to consult you as regards your views, please, on our proposed lease at Hudson's Place, Victoria, London, SW1V 1LD

We attach a draft application form which, with its related plans and attachments, explains the proposal in detail.

We request your comments on this proposed disposal by 19 January 2018 (including any "no comment" response).

**Please note that the consultation period takes into account the Christmas and New Year break. Comments are requested please by 19 January 2018.**

Following this consultation and having considered any comments that are received we will submit a formal application to the Office of Rail and Road (ORR) for consent to proceed with the lease under the terms of our network licence land disposal condition. Once we have made a formal application to ORR we will, in accordance with ORR's regulatory arrangements for land disposal, we will send you a notification of the application in due course.

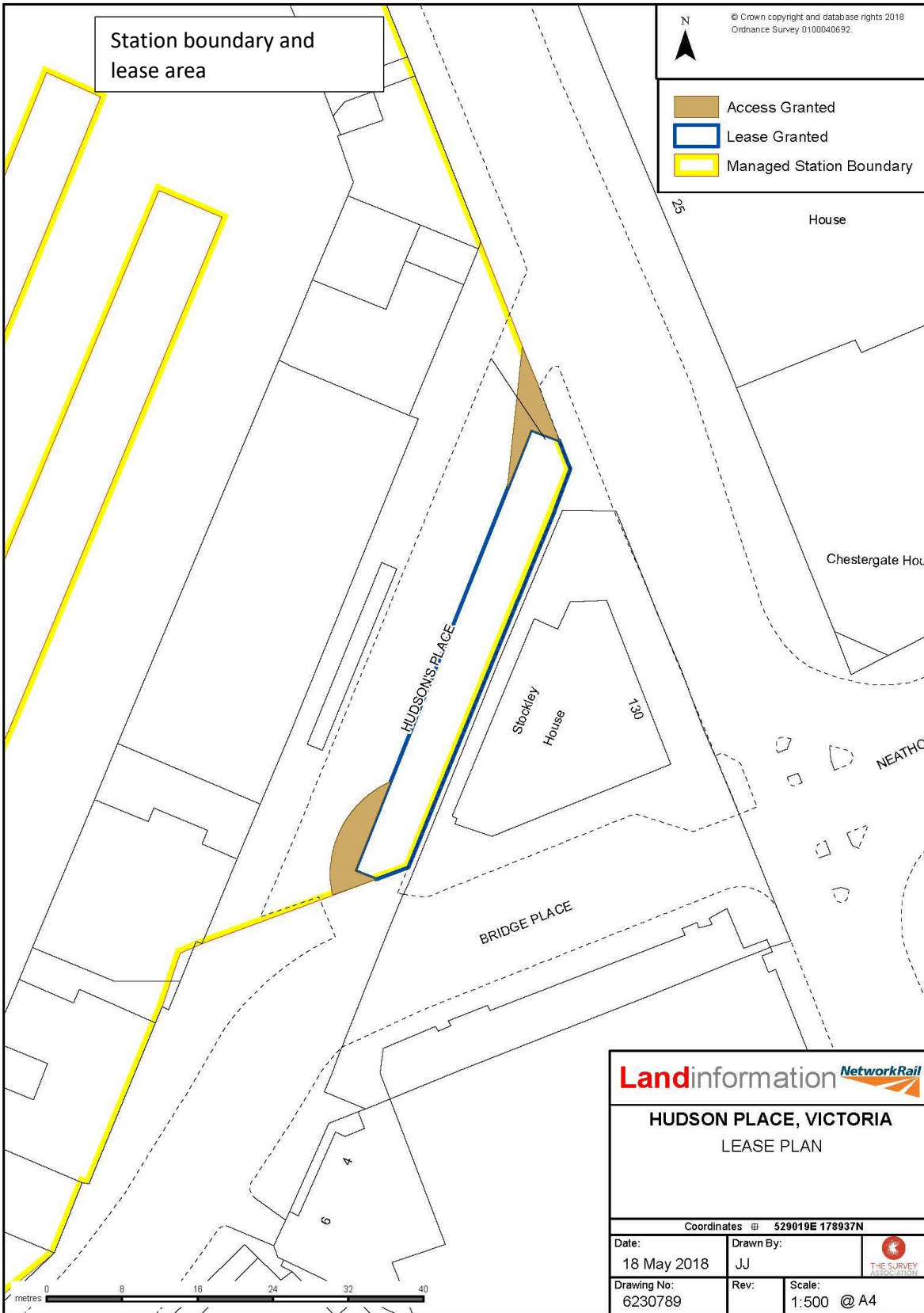
If you have any queries as regards this proposal, please contact myself using the contact details at the foot of this email.

If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Kind regards,

# Annex B





Station boundary and lease area

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Ordnance Survey 0100040692.

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- Access Granted
- Lease Granted
- Managed Station Boundary

<b>Land</b> information	
<b>HUDSON PLACE, VICTORIA</b> LEASE PLAN	
Coordinates # 529019E 178937N	
Date: 18 May 2018	Drawn By: JJ
Drawing No: 6230789	Rev: Scale: 1:500 @ A4