

Les Waters

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Railway Markets and Economics
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Telephone 020 7282 2106



15 December 2017

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

Network licence condition 7 (land disposal): Paddington Triangle Site, London**Decision**

1. On 9 November 2017, Network Rail gave notice of its intention to dispose of land at its Paddington Triangle site, near Paddington 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).
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 no objections to the proposed disposal were received.
4. In considering the proposed disposal we note that:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - Network has stated that it will ensure that passenger facilities are maintained during construction.
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*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to

¹ Available from 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

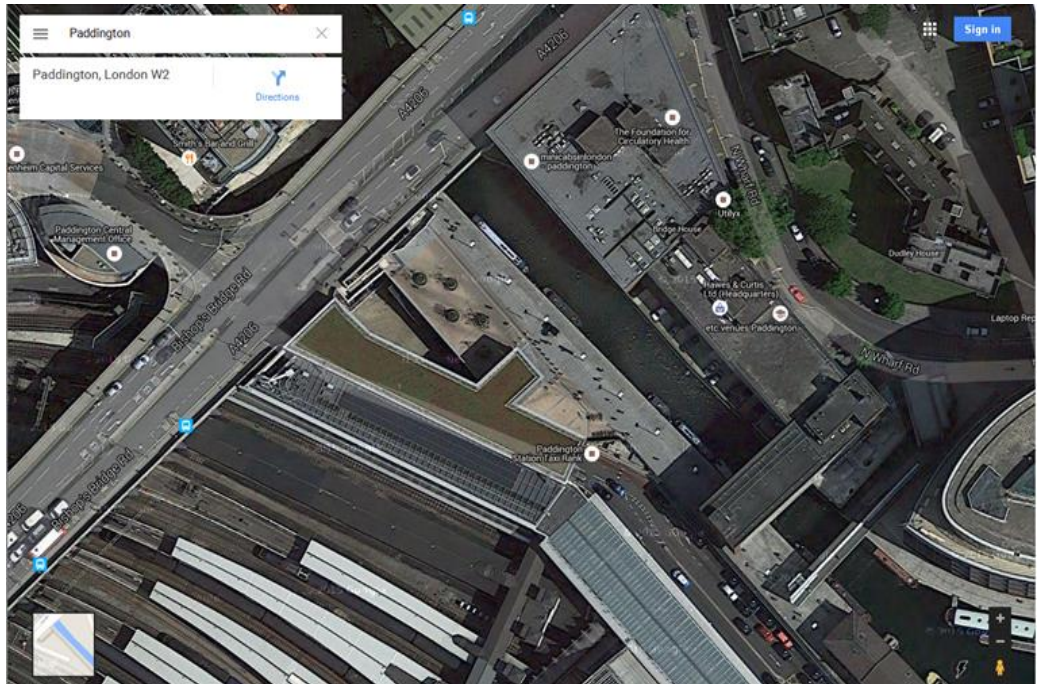
Proposed Property Disposal

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	<p>The Paddington Triangle Site is situated to the north-west of Paddington station and is located at the junction of Bishop's Bridge Road and the Grand Union Canal. The Triangle Site is shown edged red on the attached Land Registry plan. The site was acquired by Crossrail Limited in 2008/2009 for the purposes of re-locating the taxi drop off facility that previously was located on Departures Road at Paddington, and for the re-development of the Hammersmith & City Line station. A new Hammersmith & City Line station has now been constructed on part of the site, a new entrance into the station has been built and a Taxi Ramp links Bishops Bridge Road and Network Rail's retained land where a new taxi drop off facility has been created. These facilities are now fully operational.</p> <p>Crossrail/Transport for London (TfL) are now proposing to redevelop the airspace above these new railway facilities and have Planning Permission for a 350,000 sq ft office development comprising 15 storeys of high-quality office space with the office reception and retail at canal level. The development oversails Network Rail's land and Network Rail proposes to grant TfL a 250 year lease of the area edged orange on the attached Land Registry plan. This will enable TfL to grant a single leasehold interest to a developer. The plan also shows the Hammersmith & City Line edged green, the freehold of which is owned by Network Rail.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> 1. Land Registry plan showing the Paddington Triangle Site boundary edged red. The extent of the oversail area subject to this consultation is shown coloured orange. The Hammersmith & City Line is edged green. 2. Proposed OSD plan number 'C131-MMD-A-DDB_B071_Z-73002' showing the proposed office development in relation to the LU Hammersmith & City Line railway. 3. Plan number C131-MMD-T2-DDB-B071_Z-13053 which shows the new taxi ramp that connects Bishops Bridge Road and Paddington Station (Marked "NR demise to ramp"), the new Northern entrance to Paddington Station (marked "NR demise to entrance/concourse"). The new LU Hammersmith & City Line station is shown above the railway.
Clearance Ref:	CR/26905
Project No.	Crossrail
Ordnance survey coordinates	E:526465 N:181513

Details of attached photographs (as required)

1. Google Earth overview of the Triangle Site showing the as built railway facilities.



2. CGI Impression of completed oversite office development from Bishops Bridge.



3. Further CGI impression of the oversite development as would be seen from Platform 1 at Paddington station.



2. Proposal

Type of disposal	Leasehold (250 years) disposal of airspace above the Hammersmith & City Line as shown edged orange on the Land Registry Plan.
Proposed party taking disposal	Transport for London, who will then grant a single leasehold interest to a developer for the entire development site.
Proposed use / scheme	Proposed office development to be built above the recently built Hammersmith & City Line Station and Taxi Ramp.
Access arrangements to / from the disposal land	Not applicable as disposal area is airspace.
Replacement rail facilities (if appropriate)	Enhanced rail facilities have already been built and are operational. A new Hammersmith & City Line station has been constructed and is now operational. A new taxi facility has also been built on Network Rail's retained land which is accessed by a ramp running through the Paddington Triangle Site from Bishops Bridge Road.
Anticipated rail benefits	The enhanced rail facilities at Paddington described above were built on the basis that the site above could be redeveloped once they were operational. This of course releases funds that contributes to the schemes overall cost.

Anticipated non-rail benefits	A high quality office development at Paddington.
3. Timescales	
Comments on timescales	The disposal will be completed on the successful completion of this stakeholder clearance.
4. Railway Related Issues	
History of railway related use	The Paddington Triangle Site was previously owned by Railtrack Group PLC who, prior to the administration of Railtrack PLC, had planned a major redevelopment of the north side of Paddington Station. Following the administration of Railtrack the site was acquired by Hammerson PLC on 27 th December 2002 who intended to develop the site in a joint venture with Ballymore Properties Ltd. The site remained vacant until approximately 2008/2009 when Crossrail Limited acquired the site using its compulsory powers. Prior to this date the site had not been used for railway related purposes for a number of years.
When last used for railway related purposes	The site was not used for railway related purposes until it was acquired by Crossrail. As described above the site has been redeveloped for railway purposes and includes a new LU station as well as a new entrance and taxi facility. The airspace above the railway development is now to be commercially exploited.
Any railway proposals affecting the site since that last relative use	The Crossrail proposals described above have been fully implemented.
Impact on current railway related proposals	None as the site was acquired for railway purposes and those facilities have now been constructed and are in use. It is the airspace above these new facilities which is now to be redeveloped.

Potential for future railway related use	As above.
Any closure or station change or network change related issues	None for this scheme.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed	Not applicable.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal in this case is of airspace above the Hammersmith & City Line which is operated by TfL (via London Underground) but is on land that is owned by Network Rail. Network Rail and TfL both have stringent Asset Protection Regimes (which in Network Rail's case forms part of its Licence Condition) that must be in place before any development on or near their respective infrastructure can proceed. In this particular case it is proposed that Network Rail will grant a head-lease of the airspace to TfL as it is TfL that will have the main interface with any developer of the site given the development will be predominately within the Triangle Site and directly over TfL infrastructure. Network Rail will be particularly concerned that there is no risk to its infrastructure during the construction phase and during the building's occupation. This will be protected by way of appropriate Asset Protection Agreements which provide for NR/TfL asset protection team liaison during construction of the building, subsequent occupation and any future redevelopment.</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)	Planning Permission for the development has been granted by Westminster City Council and the consented scheme with supporting documentation can be seen at: http://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M80XL0RP01R00
Contamination / Environmental Issues (if applicable)	Not applicable

6. Local Authorities

Names & Email Addresses:	Westminster City Council of Westminster City Hall, 64 Victoria Street, London, SW1E 6QP.
Local Transport Authorities:	Transport for London – @tfl.gov.uk or s@tfl.gov.uk London Travelwatch –care of @londontravelwatch.org.uk
Other Relevant Local Authorities:	Not applicable

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:	
Signed.....	Date.....	
Authorised by (name):	Authoriser's job title:	

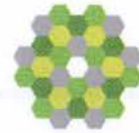
8. Consultations

Internal consultation	CR/26905 (Business and Technical Clearance) has been granted.
Summary of position as regards external consultations	<p>Please see attached consultation report. Initial consultation was carried out by email on 29th August 2017. Twenty Four consultees were included in the consultation exercise. Two consultees did not respond despite being chased further. They were Department for Transport and the Freight Transport Association. None of those organisations operate regular services out of Paddington or near the subject site. Given the location of the proposed disposal is above the Hammersmith & City Line and not Paddington Mainline the impact on these parties is minimal.</p> <p>All responses were 'no comment' or 'no objection' apart from GWR who expressed interest in whether the accommodation could be used for station beneficiary accommodation. When it was explained that this scheme was not a Network Rail one but Transport for London led, they responded with a 'no objection'.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	None.

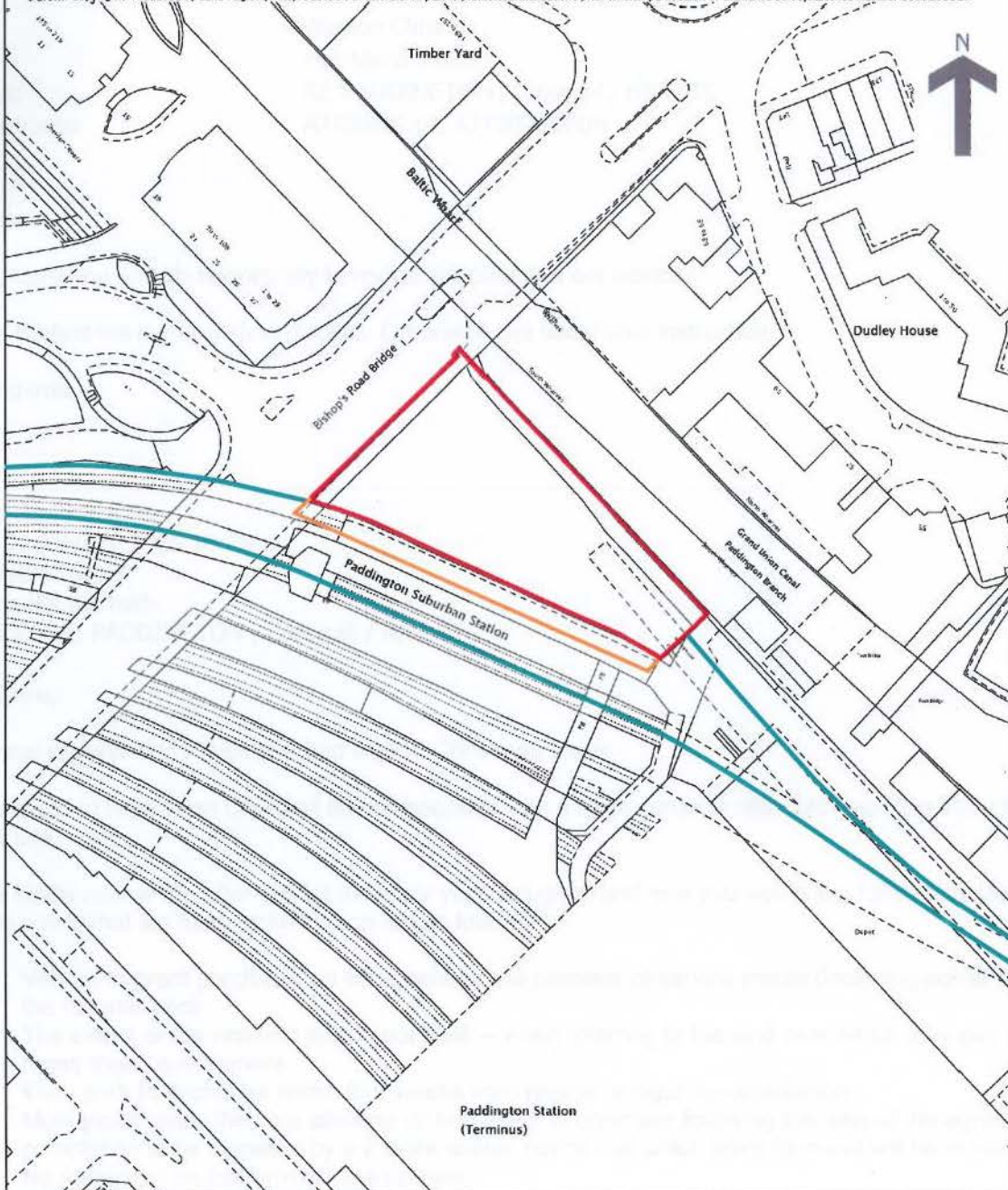
9. Internal approval to dispose

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

Signed.....	Date.....



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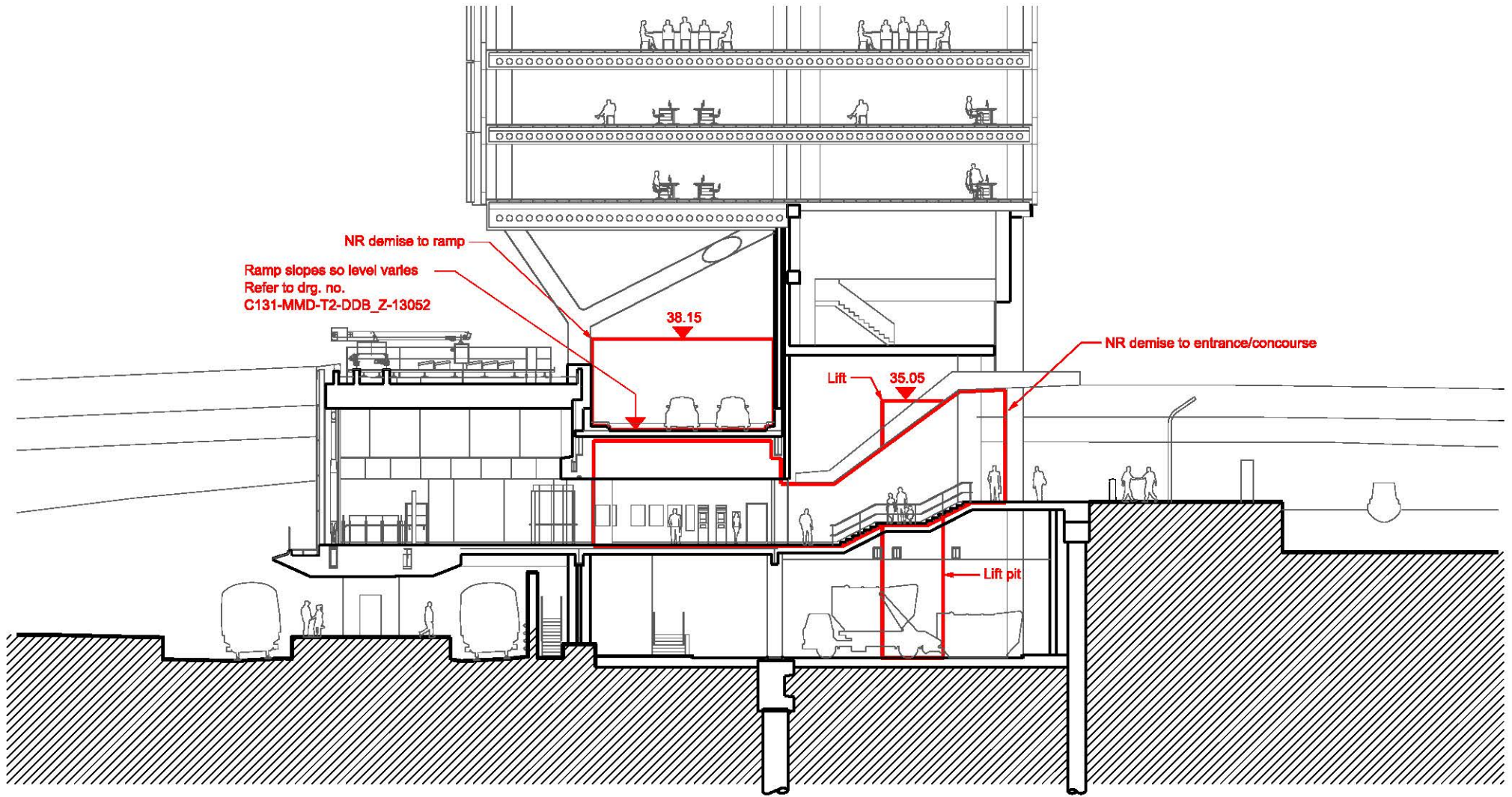


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This title is dealt with by Land Registry, Croydon Office.



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 It should not be relied upon by any other party, unless the contrary intention is expressly stated in the contract, or used for any other purpose;
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- Notes:**
- Levels indicated above OS Datum.
 - To be read in conjunction with drawings:
 C131-MMD-T2-DDB-B071_Z-13050, 13051
 13052, 13054, 13055 & 13056

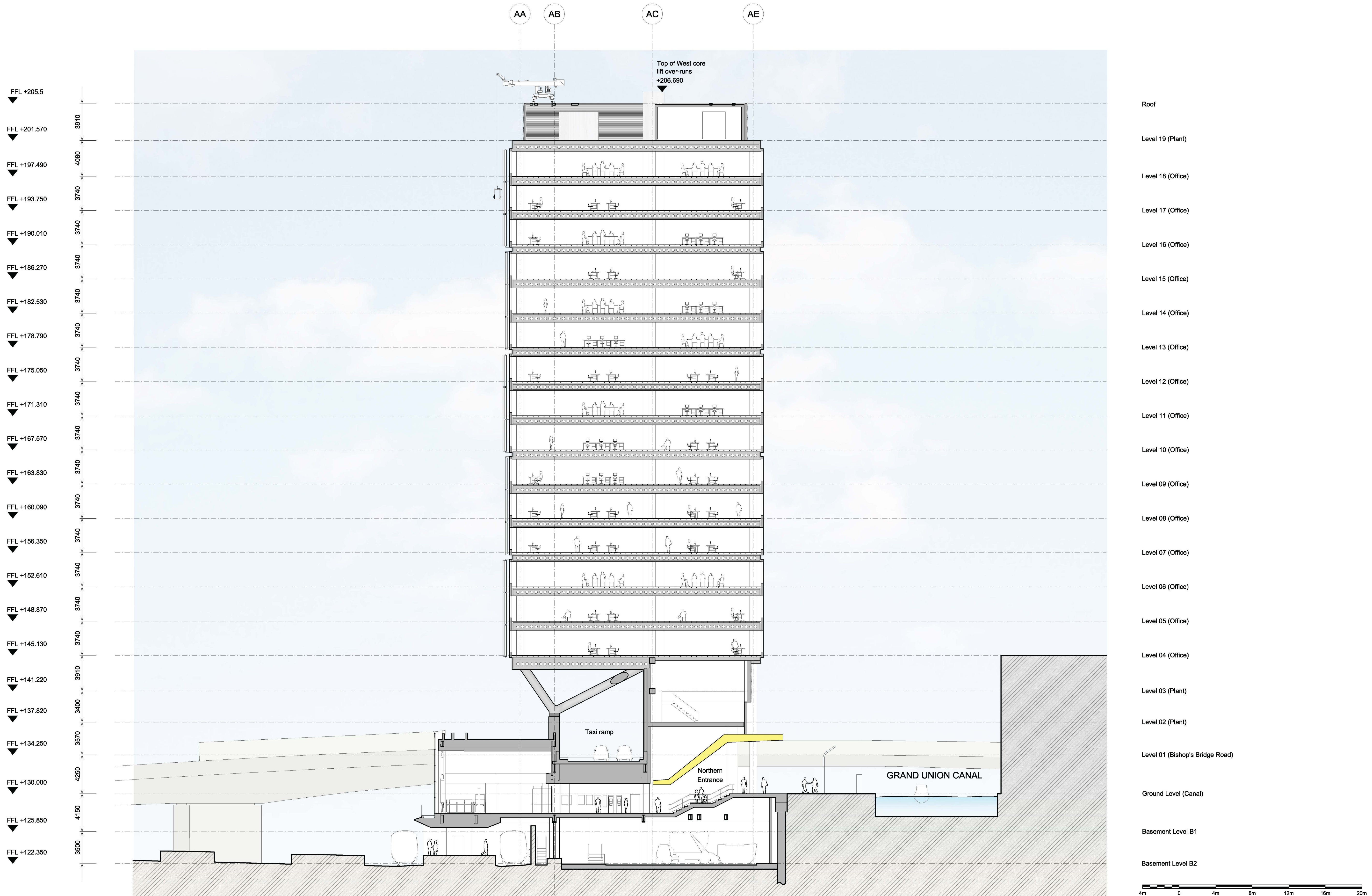
 **Crossrail Limited**
 25 Canada Square
 Canary Wharf
 London
 E14 5LQ
 © Crossrail
 www.crossrail.co.uk

Contract: Paddington Integrated Project (PIP)
Originator: Mott MacDonald Limited
Location: Paddington Stn Bakerloo Praed Street
Title: Paddington Triangle Site
 Demise Boundaries (Network Rail)
 Transverse Section Through Northern Entrance
Drg No: C131-MMD-T2-DDB-B071_Z-13053

By: —
Chk: —
App: —
Auth: —

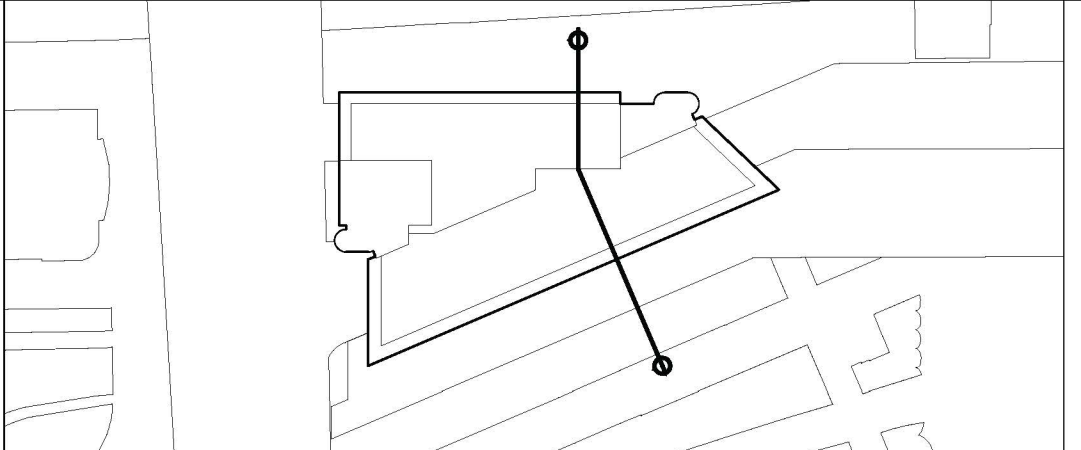
Rev.	Date	Description	By	Chkd	App	Auth
P01	11/06/2013	First Issue	WH	CG	CL	-
P02.1		Title revised	-	-	-	-

Scale: 1:200 @ A3
Rev: P02.1 **Suit:** S0



Notes

1. Do not scale from drawing
2. All levels are in metres
3. Drawing to be read in conjunction with relevant civil, structural and services drawings
4. All drawing references prefaced C131-MMD-A- unless otherwise noted
5. Drawing to be read in conjunction with C131-MMD-A-DL-B071-Z-52000 keyplan
6. For grid lines/setting out refer to structural engineer's drawings
7. All dimensions to existing elements nominal-final setting out subject to coordination with further detailed surveys & all other workstreams
8. For full list of current approved drawings, refer to approved document issue register for the relevant work package



1. Confirmation of all survey data must be obtained from the Crossrail survey team.
2. Coordinates to the London Survey Grid, heights to the London height datum which is 100 metres below Ordnance Datum Newlyn. See Crossrail standard CR-STD-010.

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Crossrail Limited
25 Canada Square
Canary Wharf
London
E14 5LQ

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www.crossrail.co.uk

Contract: Paddington Integrated Project (PIP)		By: D Foreman	Rev: P01	Suitability: S0
Originator: Mott MacDonald Limited		CHK: D McCafferty		
Location: Paddington Station Bakerloo Praed Street		APP: J Dakin		
Title: Paddington Triangle Site OSD Section Z-73002 C131		Auth:		
Scale: 1:200@A1	Drawing and CAD file No: C131-MMD-A-DDB_B071_Z-73002			

Rev.	Date	Description	DF	DM	JD
By	Chkd	App	Auth		
P01	20.07.12	Issue for Planning			

CONSULTATION REPORT

relating to a lease of airspace at Paddington Station

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at Paddington Station.

Site location and description: The Paddington Triangle Site is situated to the north-west of Paddington station and is located at the junction of Bishop's Bridge Road and the Grand Union Canal. The Triangle Site is shown edged red on the attached Land Registry plan. The site was acquired by Crossrail Limited in 2008/2009 for the purposes of re-locating the taxi drop off facility that previously was located on Departures Road at Paddington, and for the re-development of the Hammersmith & City Line station. A new Hammersmith & City Line station has now been constructed on part of the site, a new entrance into the station has been built and a Taxi Ramp links Bishops Bridge Road and Network Rail's retained land where a new taxi drop off facility has been created. These facilities are now fully operational.

Crossrail/Transport for London (TfL) are now proposing to redevelop the airspace above these new railway facilities and have Planning Permission for a 350,000 sq ft office development comprising 15 storeys of high-quality office space with the office reception and retail at canal level. The development oversails Network Rail's land and Network Rail proposes to grant TfL a 250 year lease of the area edged orange on the attached Land Registry plan. This will enable TfL to grant a single leasehold interest to a developer. The plan also shows the Hammersmith & City Line edged green, the freehold of which is owned by Network Rail. The development does not directly oversail Network Rail's operational infrastructure.

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

Summary of position regarding responses: Initial consultation was carried out by email on 29th August 2017. Twenty Five consultees were included in the consultation exercise. All consultees responded. All responses were ‘no comment’ or ‘no objection’ apart from GWR who expressed interest in whether the accommodation could be used for station beneficiary accommodation. When it was explained that this scheme was not a Network Rail one but Transport for London led, they responded with a ‘no objection’.

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	30/08/17	No comment	
2	Aviva Trains Cross Country		Y	31/8/17	XC Trains Ltd has no comment on this proposed disposal.	
3	C2C Rail Limited		Y	30/8/17	No objection	
4	Chiltern Railway		Y	23/10/17	No comment	

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	Company Limited					
5	Eurostar International Limited		Y	30/8/17	No comment	
6	Great Western Railway		Y	Initial response on 10/10/2017 Further response on 12/10/2017	Initial comment "GWR sees this as an opportunity for an improved accommodation offering to the Beneficiary TOCs at Paddington, including GWR – especially as it is understood MTR is also looking for accommodation. Some of the accommodation in the development could be designated for TOC, NR or "Railway" use". Response explained that this was not in Network Rail's gift to provide (i.e. this is a Crossrail/TfL scheme). Further response on 12/10/2017 from GWR of 'no objection'.	
7	Grand Central		Y	3/10/17	GC has no comment on this proposal	
8	Heathrow Express/Connect		Y	30/08/17	No comments from Heathrow Express or	

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	Limited				Heathrow Connect	
9	London & South Eastern Railway Limited		Y	6/9/17	No comments	
10	Northern Rail Limited		Y	7/9/17	No Comment	
11	Colas Rail		Y	30/08/17	No comment	
12	Direct Rail Services Limited		Y	08/09/17	No comments	
13	DB Cargo UK Limited		Y	30/08/17	No comments	
14	Freight Transport Association		Y	02/10/17	No Comment	
15	Freightliner Limited		Y	30/08/17	No comment	
16	GB Railfreight Limited		Y	27/08/17	No comment	
17	Rail Freight Group		Y	29/08/17	No comment	
18	West Coast Railway		Y	26/10/17	No comments	
19	W.H. Malcolm		Y	30/08/17	No comment	
20	Association of Community Rail Partnerships		Y	30/08/17	No comment	
21	British Transport Police		Y	21/09/17	No comment	
22	Crossrail		Y	30/08/17	No comment	

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23	London Travelwatch		Y	31/08/17	No objection	
24	Transport for London		Y	27/09/17	TfL fully supports this land disposal	
25	Merseyrail		Y	30/08/17	No Objections	
26						
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Annex 1 – Responses from Consultees

1. **From:** @dft.gsi.gov.uk]
Sent: 30 August 2017 11:16
To:
Cc:
Subject: FW: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Dear

Thanks for your mail and attachments. The Department has no comment to make on the proposed disposal.

Kind regards

Rail Planning & Investment Manager, Network Services West, Department for Transport
4/28

-
2. **From:** @crosscountrytrains.co.uk]
Sent: 31 August 2017 11:28
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

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Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website

3. **From:** @c2crail.net]
Sent: 30 August 2017 07:41
To:
Subject: Re: FW: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Good morning

No objection to this proposal from c2c

Rgds

4. **From:** @chilternrailways.co.uk]
Sent: 23 October 2017 15:35
To:
Subject: Re: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Hi

Sorry for the lack of reply- I can confirm Chiltern have no objection.

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5. **From:** @eurostar.com]
Sent: 30 August 2017 09:22
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No comment for EIL
Thanks

PA to Strategy Director & General Counsel

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com

-
6. **From:** @gwr.com]
Sent: 12 October 2017 11:47
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Yes - thank you

I thought that may well be the case.

We have no objection.

Many thanks.

Land disposal consultation report

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Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

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

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

From: @networkrail.co.uk

Sent: 10 October 2017 19:08

To: @gwr.com

Subject: Re: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Thanks for your note. This is not an Network Rail scheme. It is being developed by Crossrail Limited, and by building over the LU lines slightly (which is Network Rail land) it increases viability to what is a difficult site. We have no control over the development as the vast majority is on land acquired for Crossrail.

Regards

On 10 Oct 2017, at 15:29, @gwr.com wrote:

Hello

Thank you for this and for the reminder.

GWR sees this as an opportunity for an improved accommodation offering to the Beneficiary TOCs at Paddington, including GWR – especially as it is understood MTR is also looking for accommodation.

Some of the accommodation in the development could be designated for TOC, NR or “Railway” use.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](http://GWR.com)

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

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

7. **From:** @grandcentralrail.com

Sent: 03 October 2017 08:28

To:

Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

GC has no comment on this proposal.

Chief Operating Officer | **Grand Central Rail**

[@grandcentralrail.com](http://grandcentralrail.com)

Grand Central Railway Company Limited, 3rd Floor, Northern House, Rougier Street, York, YO1 6HZ

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/gc_rail) | **Facebook:** facebook.com/grandcentralrail

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8. **From:** @heathrowexpress.com
Sent: 30 August 2017 07:44
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No comments for HEX or HEC

9. **From:** @southeasternrailway.co.uk
Sent: 06 September 2017 16:06
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)
southeasternrailway.co.uk
southeastern
Friars Bridge Court
41-45 Blackfriars Road
London, SE1 8NZ

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10. **From:** @northernrailway.co.uk
Sent: 07 September 2017 14:36
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Northern has no objections to the land disposal at Paddington Station.

Moving forward, please send through all land disposal e-mails to me – I am the new Compliance Manager at Northern.

Many Thanks,

- From:** @colasrail.co.uk
Sent: 30 August 2017 10:26
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No comment on proposal



Property & Estate Manager

@colasrail.co.uk



11. **From:** @drsl.co.uk
Sent: 08 September 2017 13:38
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Hi

DRS have no comments on the below.

Regards

13. **From:** @deutschebahn.com @deutschebahn.com **On Behalf Of** DBCargoConsultations@deutschebahn.com
Sent: 30 August 2017 09:33
To: xxxx
Subject: Re: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

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

Yours,

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

14. **From:** @fta.co.uk
Sent: 02 October 2017 16:32
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Apologies we have no comment.

Sent from my Windows 10 phone

-
15. **From:** @Freightliner.co.uk
Sent: 30 August 2017 09:41
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No comments from Freightliner

Regards

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16. **From:** @gbrailfreight.com
Sent: 29 August 2017 17:46
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No issues from GB Railfreight.

Regards,

National Access Manager,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel:
Mobile:
E-mail: @gbrailfreight.com.

-
17. **From:** @rfg.org.uk
Sent: 29 August 2017 18:56
To:
Subject: Re: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Still ok with RFG

Thanks

Executive Director
Rail Freight Group

18. **From:** @aol.com
Sent: 26 October 2017 10:58
To:
Subject: Re: Consultation on proposed land disposal at Paddington Station, London, W2 ...

no comments

WCR

E @aol.com

19. **From:** @whm.co.uk
Sent: 30 August 2017 07:10
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

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

Land disposal consultation report

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20. **From:** @acorp.uk.com
Sent: 30 August 2017 12:41
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

No objection

Senior Operations Manager

21. **From:** @btp.pnn.police.uk
Sent: 21 September 2017 08:16
To:
Subject: FW: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Hi

Please see response below.

Regards

Senior Personal Assistant xxxxx
Head of Strategy & Performance Department
British Transport Police;
FHQ, 25 Camden Road, London, NW1 9LN
Telephone:
Extn:
Email: @btp.pnn.police.uk

22. **From:** @crossrail.co.uk]
Sent: 30 August 2017 14:38
To:
Cc:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Dear

I hope my email finds you well.

Thank you for the information regarding the land disposal at Paddington.
Crossrail has 'no comment' to make regarding the proposals.

Best regards,

Safeguarding Coordinator

Crossrail Limited | 25 Canada Square | London | E14 5LQ
Tel: Helpdesk

23. **From:** @londontravelwatch.org.uk]
Sent: 31 August 2017 16:51
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Dear

London TravelWatch has no objection to this land disposal.

Yours sincerely

Director, Policy and Investigation

24. **From:** @tfl.gov.uk
Sent: 04 October 2017 11:44
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Hi

Sorry for the delay. I can confirm that TfL has no comment on this proposal.

Regards

25. **From:** @merseyrail.org
Sent: 30 August 2017 09:22
To:
Subject: RE: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Hi, We have no objections,
thanks

Legal & Contract Assistant
Merseyrail

Annex 2 – Original consultation email

From:

Sent: 29 August 2017 17:43

To: @dft.gsi.gov.uk; @crosscountrytrains.co.uk; @cscrail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; EXTL @grandcentralrail.com; @heathrowexpress.com; @southeasternrailway.co.uk; @merseyrail.org; @northernrail.org; @colasrail.co.uk; @colasrail.co.uk; @drsl.co.uk; @drsl.co.uk; @deutschebahn.com; EXTL: @fta.co.uk; @Freightliner.co.uk; EXTL: @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @crossrail.co.uk; @londontravelwatch.org.uk; Network Rail Media Relations; @tfl.gov.uk; @tfl.gov.uk

Subject: Consultation on proposed land disposal at Paddington Station, London, W2 1LA (Consultation Deadline 27th September 2017)

Dear Consultee

We seek to consult you as regards your views, please, on our proposed disposal of land at Paddington Station, London, W2 1LA. This disposal was subject of a previous consultation in 2015 (please see email below) and no objections were received. The documentation concerning the development was not formally entered into at that time. However, Crossrail now wish to market the site and complete the relevant documents.

We attach a draft application form (both a signed version and word version as the scanned version does not show the photographs particularly well) which, with its related plans and attachments, explains the proposal in detail. To date Network Rail has not been able to identify any reasonably foreseeable railway related use for the proposed disposal area for the following reasons:

1. The disposal, as detailed further in the attached form, is of airspace over the Hammersmith & City Line at Paddington Station which has never been in railway use.
2. The disposal of airspace forms part of a larger development of land adjacent to Network Rail's which is owned by Transport for London (the Paddington Triangle Site).
3. This adjoining site was acquired by Transport for London for Crossrail use and for wider railway related uses. These new railway facilities have been constructed and are operational. They include a new Hammersmith & City Line station, a new taxi facility and a new northern entrance (with lifts) to Paddington mainline station. It is the area above these new facilities that is proposed for development.

4. The disposal does not interrupt or prevent any existing railway use or access and does not prevent the reconfiguration of railway facilities in the future.

Therefore (and subject to stakeholder comments) we are currently minded to treat this disposal as one that falls within ground (d)(ii) of the general consent mechanism, in that the land has no reasonably foreseeable railway use:

- (i) for, or in connection with, services relating to railways; or
- (ii) for any other public transport use, which would provide benefit for rail passengers, through better integration of public transport modes.

We kindly request your comments on this proposed disposal by **27th September 2017** (including any “no comment” response). It would be particularly helpful if your response could indicate whether you believe that that proposed disposal area has any reasonably foreseeable railway related or other public transport use that has not been identified by Network Rail which may mean that ground (d)(ii) should not apply.

Following this consultation and having considered any comments that are received we will decide whether to not to proceed with this disposal. As previously stated we are currently minded to treat this disposal as one falling within the general consent mechanism. However, subject to stakeholder comments we may decide to submit a formal application to ORR for consent to dispose under the terms of our network licence land disposal condition. If we decide to make a formal application to ORR we will, in accordance with ORR’s regulatory arrangements for land disposal send you a notification of our application in due course.

If you have any queries as regards this proposal, please contact me 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.

Regards

Property Services Manager – Anglia, South East & Wessex, Network Rail Property