

Les Waters
Manager, Licensing
Telephone 020 7282 2106
E-mail les.waters@orr.gsi.gov.uk

3 June 2015

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

Network licence condition 7 (land disposal): Kew Bridge station, London

Decision

1. On 13 April 2015, Network Rail gave notice of its intention to dispose of land at Kew Bridge 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. No alternative reasonably foreseeable railway use for the land was identified and no objections were received.
4. We note that there is no evidence that railway operations at Kew Bridge station would be adversely affected; Network Rail has stated that passengers will have unfettered access over the proposed disposal area to the retained footbridge. If Network Rail needs to make the station compliant to the Disability Discrimination Act 1995, this can be achieved within the current station lease demise. We also note Network Rail's statement that there has been no route or operational requirement by train operators to retain the land for future car parking provisions. No requirement for any other transport related purpose was identified.
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 exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".

¹ Available from www.rail-reg.gov.uk/server/show/nav.150

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, reading 'Les Waters', is positioned below the text.


Les Waters

Duly authorised by the Office of Rail Regulation

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>Proposed freehold and long lease disposal of land and buildings as shown colored blue on the attached plans in respect of land and buildings at Kew Bridge Station, Kew, London.</p> <p>The area in question is partly let out through Network Rail Commercial Estates and comprises a yard area, a lean-to property and a letting in the former station building (outside of the station lease and a listed building)</p> <p>The majority of the land has been let out on commercial leases for over 20 years and during that time there have been no operational requirements for the land.</p> <p>The former station building was handed back by SW Trains circa 2004, it was highlighted there were no future operational requirements. During this period of time, the former station building fell into a considerable state of disrepair and Network Rail has had to carryout remedial works to make the property wind and water tight. The station is still operational and has operational platforms servicing it, but the station building is no longer needed.</p> <p>There is no parking provision at this station; due to this being a London station and being well served by buses and the Local Authority would likely raise concerns about congestion – especially at morning and evening peaks. There is no need for parking spaces required to serve this station.</p> <p>The proposal is to develop out approx. 3 x town houses, 5 x flats, 3 x commercial units and refurbish and bring the listed building back into use.</p> <p>The disposal does not include any land within the operational station lease.</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 70814 shows the freehold/leasehold disposal area as shown colored blue. The former station building is shown by index reference “1”.</p> <p>7A on the index shows land which will form part of common, circulation/parking areas in respect of the development which will initially be transferred to xxxx (a joint venture between Network Rail and xxxx – a niche residential developer) and will then be transferred to a management company once the development is complete.</p> <p>7C on the index shows land which will be transferred to xxxx and then rights/land will be transferred to xxxx (the adjoining owner to enable them to develop out their scheme which is 56-59 Kew Bridge Road).</p> <p>Areas 1-6 on the index will be transferred to xxxx for onward sale to purchasers.</p> <p>Network Rail’s retained land is shown colored green.</p>

Clearance Ref:	Ref CR/16508 – full business and technical clearance has been granted for this disposal.
Project No.	S09080
Ordnance survey coordinates	E – 534566, N - 174942
Photographs (as required)	<p>Image below shows the former station building</p>  <p>Image below shows the rear of the station building and yard area (scaffolding no longer up)</p> 

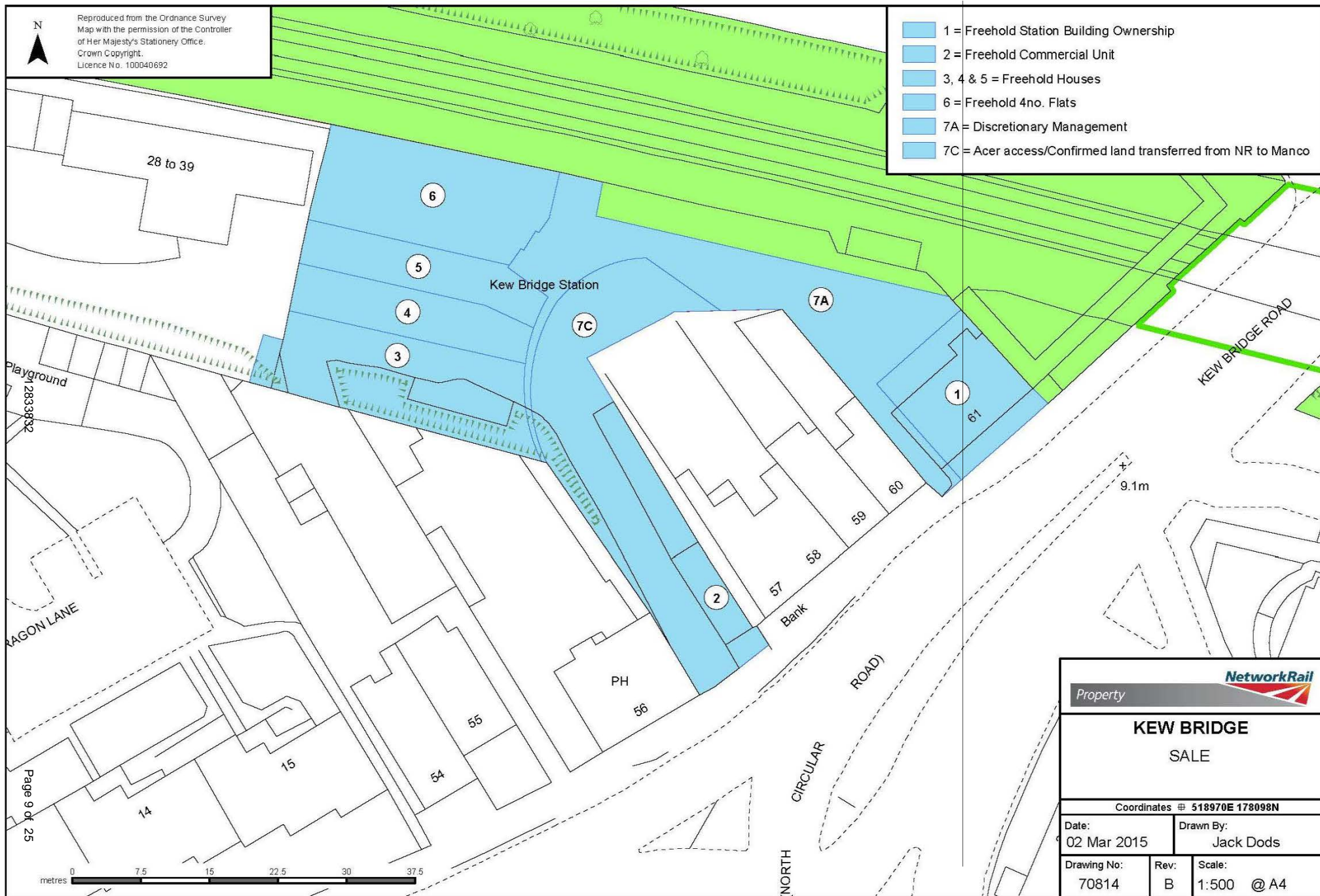
	<p>Image below shows the yard through an aerial image</p> 
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Part freehold and part long lease disposal.
Proposed party taking disposal	xxxx, xxxx or another nominated entity.
Proposed use / scheme	Residential development and associated ancillary uses.
Access arrangements to / from the disposal land	Access is from Kew Bridge Road.
Replacement rail facilities (if appropriate)	None
Anticipated Rail benefits	Reduced liability to Network Rail in maintenance of Listed Building and an improved passenger environment around the station.
Anticipated Non-rail benefits	Capital receipts to be re-invested within the operational railway.
3. Timescales	
Comments on timescales	Disposal to take place within 6 -12 months from receipt of consent.


4. Railway Related Issues

History of railway related use	<p>The operational railway runs adjacent to the disposal land.</p> <p>In the past the former station building was used operationally until approx. 2004. This was handed back to Network Rail by SW Trains and formally removed from the station lease as it was no longer required for current/future operational purposes.</p>
When last used for railway related purposes	The former station building has not been used for approx. 10 years the balance of the land has been let out commercially for between 20-40 years for none operational purposes.
Any railway proposals affecting the site since that last relative use	None to the best of our knowledge
Impact on current railway related proposals	None
Potential for future railway related use	<p>There has been full liaison with route planners through the Wessex capacity study and there is no impact on future railway proposals. There are no future capacity requirements at this station and as such the disposal will not impact the future operational requirements of this station. Further to this, SSWT and the Wessex alliance are fully aware of the proposed disposal.</p> <p>If the need arises to make the station DDA compliant, this can be carried out within the current station lease demise.</p>
Any closure or station change or network change related issues	No
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	No

Position as regards safety / operational issues on severance of land from railway	<ol style="list-style-type: none"> 1. The disposal includes arrangements under which the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest. 2. 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.
5. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	The developer is progressing planning with the LPA and an application has been submitted and consent granted subject to entering into S106.
Contamination / Environmental Issues (if applicable)	N/A
6. Consultations	
Railway (internal – Network Rail)	Full operational clearance has been sought and confirmed for this disposal.
Summary of position as regards external consultations	There have been no objections raised in respect of this consultation and no outstanding comments.
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	N/A
7. Local Authorities	
Names & Email Addresses:	<p>Hounslow Council Case Officer: xxxx</p> <p>@hounslow.gov.uk</p>

Local Transport Authorities:	As above	
Other Relevant Local Authorities:		
8. Declaration		
Declaration of Surveyor:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Declaration of Property Development Manager:	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
9. Internal Approval		
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 23/3/15



		
Property		
KEW BRIDGE SALE		
Coordinates # 518970E 178098N		
Date: 02 Mar 2015	Drawn By: Jack Dods	
Drawing No: 70814	Rev: B	Scale: 1:500 @ A4

PROPOSED PROPERTY DISPOSAL

CONSULTATION REPORT

relating to

APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE

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

Site location and description: Proposed freehold or long lease disposal of land and buildings as shown colored blue on the attached plans in respect of land and buildings at Kew Bridge Station, Kew, London.

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

Summary of position regarding responses: comments received from all consultees and no objections received to disposal or outstanding comments in relation to consultation process. First Great Western's initial no comment/objection email has timed out as over 6 months old, this has been sent out to FGW for updated comments, however no response received, despite emails and phone messages. It is considered, that given this site isn't in FGW's franchise their initial no objection/comment will still stand.

The full list of external consultees is set out below:

No.	External party (name)	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	DfT	Y	11/8/14 & refresh 3/2/15	No comment	n/a
2	Cross Country Trains	Y	4/8/14 & refresh 3/2/15	No objection	n/a
3	National Express Group	Y	12/8/14 & refresh 3/2/15	No objection	n/a
4	C2c Rail	Y	12/8/14 & refresh 3/2/15	No objection	n/a
5	Chiltern Railways	Y	4/8/14 & 3/2/15	No comments	n/a
6	South West Trains	Y	1/10/14	No comment, subject to no station impact	n/a
7	Eurostar International	Y	5/8/14 & refresh 3/2/15	No issues	n/a
8	First Great Western	Y	10/9/14	No objection	First Great Western initial no comment/objection email has timed out as over 6 months old, this has been sent out to FGW for updated comments, however no response received, despite emails and phone messages. It is considered, that

					given this site isn't on FGW patch their initial no objection/comment will still stand
9	Grand Central Railways	Y	8/12/14	No comment	n/a
10	London Overground	Y	7/8/14 & refresh 3/2/15	LOROL has no comment to make regarding this proposal, although I will caveat that statement insofar as we will defer to any comment that xxxx may make, on behalf of TfL, regarding this proposal	
11	South Eastern Railway	Y	4/8/14 & refresh 3/2/15	No comment	n/a
12	MerseyRail	Y	5/8/14 & refresh 3/2/15	No comment	n/a
13	Northern Rail	Y	8/8/14 & refresh 3/2/15	No objection	n/a
14	COLAS Rail	Y	8/8/14 & refresh 3/2/15	No comment	n/a
15	Direct Rail Services	Y	11/12/14	No objection	n/a
16	DB Schenker	Y	5/12/14	No objection	n/a
17	Freight Transport Association	Y	4/12/14	No comment	n/a
18	Freightliner	Y	21/8/14 & refresh 3/2/15	No objection	n/a
19	GB Railfreight	Y	4/8/14 & refresh 4/2/15	No objection	n/a
20	GB Railfreight	Y	4/8/14 & refresh 4/2/15	No objection	n/a
21	Rail Freight Group	Y	19/8/14 & refresh 3/2/15	OK	n/a
22	West Coast Railway	Y	24/9/14	No comment	n/a
23	WH Malcolm	Y	5/8/14 & refresh 9/2/15	No objection	n/a
24	Association of Community Rail Partnerships	Y	24/9/14	No objection	n/a
25	British Transport Police	Y	23/9/14	Subject to site safety and fencing requirements	n/a
26	London Travelwatch	Y	19/8/14 & refresh 6/2/15	No objection	n/a
27	Transport for London	Y	16/9/14 & refresh 17/3/15	TfL's only concern about this proposal is the ability to provide step free access at the station if the disused station building is sold off, given the constrained station footprint at Kew Bridge. As the application form states: "If the need arises to make the station DDA compliant, this can be carried out within the	NR confirmed back that land has been safeguarded to facilitate any potential future DDA access requirements

				current station lease demise", we assume Network Rail has reviewed this and confirmed there is a solution to provide step-free access. TfL therefore has no objection to this proposal provided that Network Rail is satisfied that step free access can be provided at this station in the future without the land proposed for disposal	
28	London Borough of Hounslow	y	10/12/14	I can confirm that the council has no objections to the disposal of this land subject to the completion of a legal agreement that safeguards the land required for the provision of a ramp, which meets all relevant standards, from Kew Bridge Road to platform level. The details set out in the legal agreement need to be in accordance with the council's resolution to grant planning permission for the development on the land to the rear of the station building.	NR confirmed agreement to this

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

Annex 1 – Stakeholder Responses

1. DfT

From: @railexecutive.gsi.gov.uk]

Sent: 03 February 2015 10:40

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hello

yes DfT comments still stand,

Kind regards

Rail Executive | Department for Transport | 3rd Floor - Great Minster House | 33 Horseferry Road | London | SW1P 4DR | @railexecutive.gsi.gov.uk

Leading a world-class railway that creates opportunity for people and businesses

From: @dft.gsi.gov.uk]

Sent: 11 August 2014 13:28

To:

Subject: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hello

Please accept this email as confirmation that DfT have no comment to make about the proposed land disposal at Kew Bridge station.

Thanks and regards

2. Cross Country Trains

From: @crosscountrytrains.co.uk]

Sent: 03 February 2015 11:43

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

No objection from XC Trains.

Regards

CrossCountry

Phone: Mobile: Fax: 0

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

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

From: @crosscountrytrains.co.uk]

Sent: 04 August 2014 13:37

To:

Subject: FW: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

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

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

3. National Express

From: @nationalexpress.com]

Sent: 03 February 2015 12:35

To:

Cc:

Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

It covers both NX and NXET Trains Ltd so yes, covers c2c

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: I@networkrail.co.uk>

Date: 03/02/2015 12:28 (GMT+00:00)

To: @nationalexpress.com>

Cc: @c2crail.net>

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Many thanks, does this response also cover c2c

Regards

1 Eversholt Street

London NW1 2DN

Tel:

Mob:

Email: @networkrail.co.uk

www.networkrail.co.uk/property

From: @nationalexpress.com]

Sent: 03 February 2015 12:21

To:

Cc:

Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Our comments remain as per our original response

Rgds

Sent from my Samsung Galaxy smartphone.

From: @nationalexpress.com]

Sent: 12 August 2014 09:58

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Nick

On behalf of National Express Group, I confirm that we have no objections to this proposed disposal

Rgds

Scott

4. C2C Rail

As above and confirmed by xxxx

5. Chiltern Railways

From: EXTL:

Sent: 03 February 2015 10:54

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hi

I can confirm that the comments from Chiltern Railways still stand.

All the best,

From: EXTL:

Sent: 04 August 2014 12:43

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hi

There are no comments or objections from Chiltern Railways.

Kind regards,

6. South West Trains

From: @networkrail.co.uk

Sent: 24 October 2014 09:23

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

I confirm this will not impact anything within the existing station lease demise

Regards

1 Eversholt Street

London NW1 2DN

Tel: 0207

Mob:

Email: @networkrail.co.uk

www.networkrail.co.uk/property

From: (SWT)

Sent: 01 October 2014 16:29

To:

Cc: (SWT);

Subject: Fw: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Ref: Land and Buildings at Kew Bridge Station (your project ref: S09080) - Blocwork

On the basis this does not affect anything within the existing station lease area, I can confirm South West Trains have no objections to the proposed disposal.

Regards

South West Trains & East Midlands Trains

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

Email: @swtrains.co.uk

Tel: 0207

Mobile:

7. Eurostar

From: @eurostar.com]

Sent: 03 February 2015 10:44

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

No issue for EIL,

Thanks

Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW
T +44 (0)
M +44 (0)
eurostar.com

From: @eurostar.com]

Sent: 05 August 2014 09:27

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

No issue for EIL

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)

eurostar.com

8. First Great Western

From: @networkrail.co.uk

Sent: 20 March 2015 09:26

To: @firstgroup.com

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Really sorry to hound, would you be able to confirm today that there are no objections if your position is still the same as last year

Regards

1 Eversholt Street

London NW1 2DN

Tel: 0207

Email: @networkrail.co.uk

www.networkrail.co.uk/property

From:

Sent: 18 March 2015 16:22

To: @firstgroup.com

Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Sorry to push on this so soon after sending, I was wondering if your position had changed in respect of the proposed disposal. We are wishing to submit to the regulator ASAP

Many thanks

Regards

Sent from my iPhone

On 17 Mar 2015, at 09:08, "@networkrail.co.uk" wrote:

Hi

With regards to your comments below, we are about to submit to the regulator for approval and note that your consultation comments are just over 6 months old, can you confirm whether these comments still stand

Regards

1 Eversholt Street

London NW1 2DN

From: @firstgroup.com

Sent: 10 September 2014 11:37

To: C

Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hello

FGW has no comment thank you.

9. Grand Central

From: EXTL(@grandcentralrail.com)

Sent: 08 December 2014 15:35

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Dear

Sincere apologies for not being in a position to get back to you sooner.

Grand Central has no comment to make on this proposal.

Regards

T:

F:

M:

E: @grandcentralrail.com

W: grandcentralrail.com

Follow us on Twitter @GC_Rail

10. London Overground

From: @lorol.co.uk]

Sent: 03 February 2015 10:34

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Yes, it still stands, verbatim.

Regards,

Overground House, 125 Finchley Road, Swiss Cottage, London NW3 6HY

From: @lorol.co.uk]

Sent: 07 August 2014 08:49

To:

Cc: @tfl.gov.uk)

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

LOROL has no comment to make regarding this proposal, although I will caveat that statement insofar as we will defer to any comment that xxxx may make, on behalf of TfL, regarding this proposal.

Regards,

London Overground

11. South Eastern

From: @southeasternrailway.co.uk]

Sent: 03 February 2015 10:47

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Good Morning

I confirm Southeastern's comments still stand as regards to this proposal.

Regards

From: @southeasternrailway.co.uk]

Sent: 04 August 2014 13:31

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Good Afternoon

Southeastern have no comment in regards to this proposal.

Kind Regards

Southeastern

12. Mersey Rail

From: @merseyrail.org]

Sent: 03 February 2015 11:33

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Merseyrail have no further comments or objections to this proposal.

Regards

Merseyrail

Tel

Mob

Email @merseyrail.org

Web www.merseyrail.org

From: @merseyrail.org]

Sent: 05 August 2014 08:57

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hi

Merseyrail have no comments or objections to the above proposal.

Regards

13. Northern Rail

From: @northernrail.org]

Sent: 03 February 2015 15:12

To: Carvell

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hello

Just to confirm our comments still stand and we have no objections

Kind regards

Northern Rail Ltd

Northern House

York

YO1 6HZ

T:

M:

E: @northernrail.org

W: <http://www.northernrail.org>

From: @northernrail.org]

Sent: 08 August 2014 15:26

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hello

Northern has no objections to the land disposal at Kew Bridge station

Kind regards

Northern Rail Ltd
Northern House
York
YO1 6HZ
T:
M:
E: @northernrail.org
W: <http://www.northernrail.org>

14. COLAS Rail

From: @colasrail.co.uk]

Sent: 03 February 2015 10:28

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
Comments are still standing.



• Dacre House - Floor 2, 19 Dacre Street, London, SW1H 0DJ
• T • M • @colasrail.co.uk • www.colasrail.co.uk

Creating tomorrow's railway



P Please consider the environment before printing this email

From: @colasrail.co.uk]

Sent: 08 August 2014 14:21

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
Apologies for the delay in response. We have no comment.
Regards

15. Direct Rail Services Ltd.

From: @drsl.co.uk]

Sent: 11 December 2014 09:20

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Direct Rail Services have no objections to the proposed land disposal at Kew bridge station, London.

Regards
Tel:
Mobile:
E-mail: @drsl.co.uk

Direct Rail Services Limited
Kingmoor TMD
Etterby Road
Carlisle CA3 9NZ

16. DB Schenker

From: EXTL:

Sent: 05 December 2014 15:29

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

DB Schenker Rail (UK) Ltd.

310 Goswell Road

London EC1V 7LW

Tel:

Fax:

Mobile:

17. Freight Transport Association

From: @fta.co.uk]

Sent: 04 December 2014 11:48

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

FTA has no comment.

Freight Transport Association

Mobile :

18. Freightliner

From: @Freightliner.co.uk]

Sent: 03 February 2015 12:06

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Comments still stand

Regards

From: @Freightliner.co.uk]

Sent: 21 August 2014 10:17

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Hi

Freightliner has no comments to make on this proposal

Regards

19. GB Railfreight

From: EXTL:

Sent: 04 February 2015 13:38

To:

Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Comments still stand.

Regards,

GB Railfreight Ltd.,

3rd Floor,

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

From: @gbrailfreight.com]
Sent: 04 August 2014 11:16
To:
Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
I can confirm that GB Railfreight Ltd has no objection to the proposed land disposal at Kew Bridge as detailed in your email and attachments of today.
Regards

GBRf Sevenoaks

20. GB Railfreight

As above c/o xxxx

21. Rail Freight Group

From: @rfg.org.uk]
Sent: 03 February 2015 19:36
To:
Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
xxxx, yes, fine,
Thanks

Rail Freight Group
@rfg.org.uk
Sent from my iPad
From: @rfg.org.uk]
Sent: 19 August 2014 09:33
To:
Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
Ok with RFG

22. West Coast Railway

From: @aol.com
Sent: 24 September 2014 09:53
To:
Subject: Re: Proposed Land Disposal Licence Condition Consultation - relating to Land ...
no comments
WCR
T
M
E @aol.com

23. WH Malcolm

From: @whm.co.uk]
Sent: 09 February 2015 16:29
To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

I confirm comments are unchanged.

Malcolm Group, Tillyflats, Laurieston Road, Grangemouth, UK, FK3 8XT

Tel: | Fax: Mobile:

Email: @whm.co.uk Web: <http://www.malcolmgroup.co.uk>

From: @whm.co.uk]

Sent: 05 August 2014 13:22

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

WH Malcolm has no objections to the proposal.

Regards.

Malcolm Group, Tillyflats, Laurieston Road, Grangemouth, UK, FK3 8XT

Tel: | Fax: Mobile:

Email: @whm.co.uk Web: <http://www.malcolmgroup.co.uk>

24. Association of Community Rail Partnerships

From: @btconnect.com

Sent: 24 September 2014 11:14

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Apologies for the delay. ACoRP have no objection to this disposal.

ACoRP

25. British Transport Police

From: @btp.pnn.police.uk

On Behalf Of

Sent: 23 September 2014 13:57

To:

Subject: FW: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London - CRO141

Dear

Please see statement from BTP and attached documentation re Kew Bridge.

Having viewed the plan and read the consultation document, I can confirm that the disposal of the land for development of houses, flats, commercial units and refurbishment of the listed station building is supported on the condition that the security of the Rail Network and Safety of Passengers, Rail Staff and future tenants, residents and businesses is not compromised in any way.

I note that the disposal arrangements include new boundary fencing to be put up along parts of the railway and my recommendation would be that this boundary is consistent for the entire perimeter of the project area. Furthermore there may need to be consideration to vehicle access and parking spaces and mitigation thereof, consequently I have included the Force Counter Terrorism Security Advisor for any considerations he may have as appropriate.

Kind Regards

British Transport Police

25 Camden Road

Camden

London

NW1 9LN

26. London Travel watch

From: @londontravelwatch.org.uk]

Sent: 06 February 2015 09:59

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London
Dear
London TravelWatch's comment still stands.
Regards

From: @londontravelwatch.org.uk]

Sent: 19 August 2014 11:02

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Dear

London TravelWatch has no objection to the aforementioned proposal.

Kind regards

27. Transport for London

From: @tfl.gov.uk]

Sent: 17 March 2015 09:33

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

I can confirm that no new issues have arisen at this location and we therefore still have no objection to the proposed land disposal.

Regards

From: @tfl.gov.uk

Sent: 16 September 2014 12:11

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Thank you. On this basis I can confirm we have no objection.

Regards,

From: @networkrail.co.uk]

Sent: 16 September 2014 11:14

To:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Apologies and noted. We have reviewed the retained land and we are confident that if required in the future, Network Rail can procure step free access without the disposal land

Regards

From: @tfl.gov.uk]

Sent: 26 August 2014 11:14

To:

Cc:

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

TfL's only concern about this proposal is the ability to provide step free access at the station if the disused station building is sold off, given the constrained station footprint at Kew Bridge. As the application form states: "If the need arises to make the station DDA compliant, this can be carried out within the current station lease demise", we assume Network Rail has reviewed this and confirmed there is a solution to provide step-free access.

TfL therefore has no objection to this proposal provided that Network Rail is satisfied that step free access can be provided at this station in the future without the land proposed for disposal.

Regards,

28. London Borough of Hounslow

From: @networkrail.co.uk

Sent: 11 February 2015 10:39

To:

Cc:

Subject: RE: Kew bridge station consultation document

Apologies, I should have replied to this sooner, we confirm that the legal agreement will be entered into. We are waiting on your side to progress to enable this document to be completed, do you know what the current position is

Regards

1 Eversholt Street
London NW1 2DN

Tel: 0207

Mob:

Email: @networkrail.co.uk

www.networkrail.co.uk/property

-----Original Message-----

From: @hounslow.gov.uk

Sent: 10 December 2014 15:25

To:

Cc:

Subject: RE: Kew bridge station consultation document

I can confirm that the council has no objections to the disposal of this land subject to the completion of a legal agreement that safeguards the land required for the provision of a ramp, which meets all relevant standards, from Kew Bridge Road to platform level.

The details set out in the legal agreement need to be in accordance with the council's resolution to grant planning permission for the development on the land to the rear of the station building.

Regards,
London Borough of Hounslow

Office: 020

www.hounslow.gov.uk

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Annex 2 – Network Rail's Consultation emails

From: @networkrail.co.uk]

Sent: 03 February 2015 10:28

To: Consultees

Subject: RE: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Dear consultee,

Due to the consultation response being older than 6 months (or coming up to 6 months), I would be grateful if you could confirm whether your comments below still stand.

Regards,

1 Eversholt Street

London NW1 2DN

Tel: 0207

Mob:

Email: @networkrail.co.uk

www.networkrail.co.uk/property

From: @networkrail.co.uk

Sent: 04 August 2014 10:22

To:

Subject: Proposed Land Disposal Licence Condition Consultation - relating to Land at Kew Bridge Station - London

Dear Consultee,

Property: Relating to Land at Kew Bridge Station – London

We seek to consult you as regards your views, please, on our proposed disposal by way of grant of an easement, lease and other rights

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by 1 September 2014 (including any "no comment" response).

It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx – Contact details below. 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

1 Eversholt Street

London

NW1 2DN

T +44 (0) 207

M +44 (0)

E @networkrail.co.uk

www.networkrail.co.uk/property