

Les Waters
Manager, Licensing
Railway Markets and Economics
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Telephone 020 7282 2106



14 February 2017

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

Network licence condition 7 (land disposal): Hampton Court station, Surrey

Decision

1. On 14 December 2016, Network Rail gave notice of its intention to dispose of land at Hampton Court station, Surrey (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 information included in 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. Network Rail had previously gained ORR consent for the disposal of the same area of land in September 2009¹, by way of a freehold sale. Network Rail has carried out a fresh consultation, with current railway stakeholders, as more than five years have passed and some of the development details have changed.
4. Network Rail's submission showed that it did not consult First South Western Trains Limited, a bidder for the South Western franchise. Network Rail has subsequently received confirmation from First South Western Trains Limited that it has no objections. We are now satisfied that Network Rail has consulted all relevant stakeholders with current information.
5. In considering the proposed disposal we note that:
 - railway operations at the station would not be affected adversely in the long-term; and
 - no other reasonably foreseeable railway use for the land was identified by relevant stakeholders.
6. Network Rail stated that the current two platforms at Hampton Court station would be able to accommodate four trains per hour as foreseen if Crossrail 2 services were to



¹ http://webarchive.nationalarchives.gov.uk/20131001175041/http://www.rail-reg.gov.uk/upload/pdf/ld-HamptonCrt_decision.pdf

proceed. Network Rail also stated that any future enhancement at the station is likely to be in the form of extending the platforms to allow for longer trains. By retaining land as described in its submission, including the currently disused third platform, Network Rail will retain the passive provision for additional operational requirement.

7. We note that Network Rail has also considered current and future car parking requirements for railway users at the station. The existing station car park can accommodate approximately 200 cars. Network Rail has stated that on weekdays it is approximately 60% full and used by railway users and non-railway users. At weekends approximately 90% of capacity is used, mainly by non-railway passengers visiting Hampton Court.

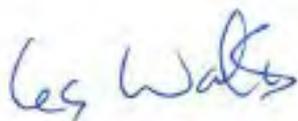
8. We note that the proposed basement parking provision of 194 spaces for railway users would provide capacity that is surplus to current station requirements. This excess capacity could be utilised if Crossrail 2 services were to call at the station. The Station Facility Owner would have the ability to manage the spaces for the benefit of current and future railway users.

9. We also note that Stagecoach South West Trains Limited had no objections to the proposal subject to Network Rail completing the Station Change procedure. This procedure deals with matters related to the layout of the station and requires the Station Facility Owner and the train operators using the station to be consulted on any proposed changes. Network Rail must complete the Station Change procedure prior to disposing of the land.

10. 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 further issues for us to address.

11. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,² 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”.

12. We have therefore concluded that the proposed disposal is not contrary to 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

² Available from www.rail-reg.gov.uk/server/show/nav.150

Proposed Property Disposal

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Site	
Site location and description	Development of land at Hampton Court Station
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan 84783 Rev.B: Disposal areas are coloured blue, Network Rail retained land is coloured green. Allies & Morrison General Arrangement Plans 451_01_06_098 to 451_01_06_104 Allies & Morrison Plan No.451_01_00_005, Access & Parking
Clearance Ref:	CR/10989
Project No.	S00264
Ordnance survey coordinates	515395,168310
Photographs (as required)	Aerial Photograph of disposal site
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold Sale
Proposed party taking disposal	Alexpo or its nominee
Proposed use / scheme	Subject to obtaining planning permission it is proposed that the Eastern plot is developed with four storey apartment blocks with two layers of basement car parking and the Western plot with a hotel and shops.
Access arrangements to / from the disposal land	Access to the Eastern plot will be over Alexpo's land to the North. Access to the Western plot is direct from Hampton Court Way
Replacement rail facilities (if appropriate)	A new station forecourt will be constructed on Network Rail's retained frontage to Hampton Court Way. Circa 194 parking spaces will be subject to a long term

	<p>peppercorn lease back to Network Rail and included in the franchised station lease to replace existing station car park.</p> <p>During the construction period, a temporary car park of about 110 spaces as shown on the plan 'Access & Parking' will be available to station users.</p>
Anticipated Rail benefits	Funds will be provided by the Project to the Station Facility Owner (SFO) for the enhancement of Hampton Court Station to make it a "gateway station" that will enhance the passenger experience.
Anticipated Non-rail benefits	<p>The provision of 66 apartments will help reduce the housing shortage.</p> <p>The hotel and shops will contribute towards economic regeneration.</p>
3. Timescales	
Comments on timescales	The timescale is dependent on the developer obtaining planning permission and funding as well as Station Change and Minor Modification consents.
4. Railway Related Issues	
History of railway related use	The land has been used in conjunction with the station since the 19 th century, currently for car and coach parking. A taxi order office on the site closed in 2014.
When last used for railway related purposes	Most of the disposal area is used for railway purposes. The remainder is let to a commercial garage.
Any railway proposals affecting the site since that last relative use	There are none.
Impact on current railway related proposals	There is no impact on current railway proposals. Sufficient land is retained to accommodate facilities for Crossrail 2 if required.
Potential for future railway related use	There are no proposals affecting the land in the Wessex Route Utilisation Strategy.
Any closure or station change or network change related issues	<p>Minor Modification Consent and Station Change consents will be required.</p> <p>It is not anticipated that Network Change consent will be required.</p>

Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	There will be no loss of access for the SFO.
Position as regards safety / operational issues on severance of land from railway	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)	A similar development was approved by the Council subject to a S106 Agreement in 2008. It did not proceed because it was not financially viable at the time.
Contamination / Environmental Issues (if applicable)	The site has been in railway use and there are likely to be contaminants present. The purchaser will buy in the knowledge of that and will assume responsibility for all necessary remediation.

6. Consultations

Railway (internal – Network Rail)	The disposal has Network Rail Business and Technical Clearance.
Summary of position as regards external consultations	ORR consent was granted after due consultation in 2009. Because more than five years have passed a fresh consultation has been carried out with the current railway stakeholders.
Analysis of any unresolved objections together with recommendation by Network	Initially emails were sent to thirty three consultees, but on checking it was established that GoviaThameslink Railway, Transport Advisory Service and Roadways Container Logistics

Rail as regards a way forward	<p>do not require to be consulted on disposal in this area. The remaining 30 consultees all responded:</p> <p>Stagecoach / South West Trains which is the Station Facility Owner, pointed out that the disposal depends on the satisfactory resolution of issues that were not resolved in the Station Change application submitted on 26th April 2012 on behalf of the previous developer, Gladedale. Network Rail confirmed that this disposal will not proceed until a revised Station Change consent which addresses the SWT concerns has been approved by ORR.</p> <p>Elmbridge Council noted that planning permission would be required.</p> <p>Surrey County Council made its approval conditional on the provision of the 194 space basement car park.</p> <p>Transport Focus said that the scheme should provide attractive surroundings for passengers.</p> <p>COLAS hopes the buildings would be sympathetic to the local environment and British Transport Police wish to be involved in the design consultation stages.</p> <p>All the other consultees responded that they did not object or that they did not wish to comment.</p>
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7. Local Authorities

Names & Email Addresses:	Elmbridge Borough Council
Local Transport Authorities:	Surrey County Council
Other Relevant Local Authorities:	

8. Internal Approval

Recommendation:	Based on the above, I recommend / authorise 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.	
Surveyor Name:	xxxx	
Approved by Property Development Manager	Name: xxxx	Date Approved by PDM: 18 th November 2016



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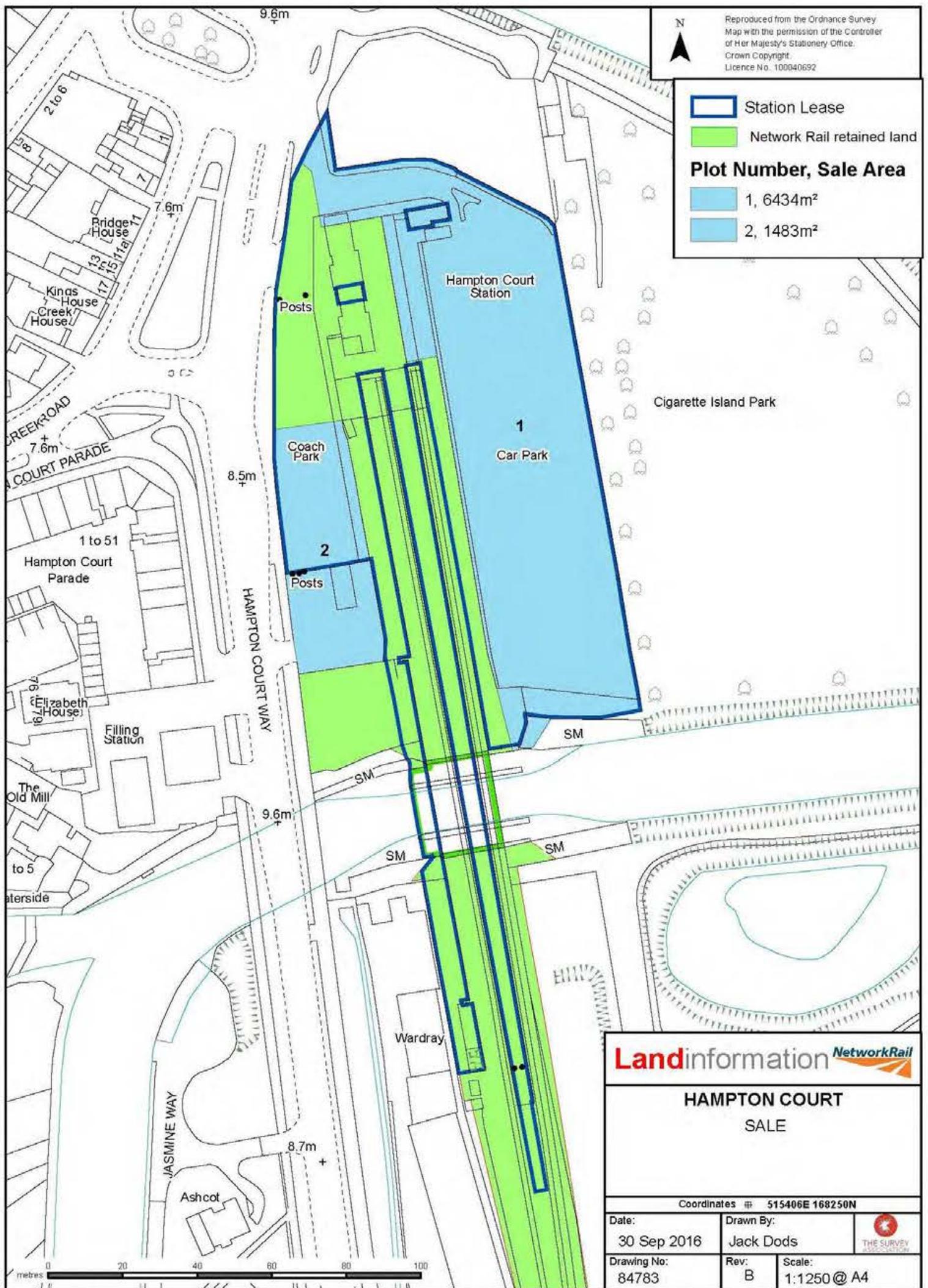
Station Lease
 Station Lease

Network Rail retained land
 Network Rail retained land

Plot Number, Sale Area

1, 6434m²

2, 1483m²

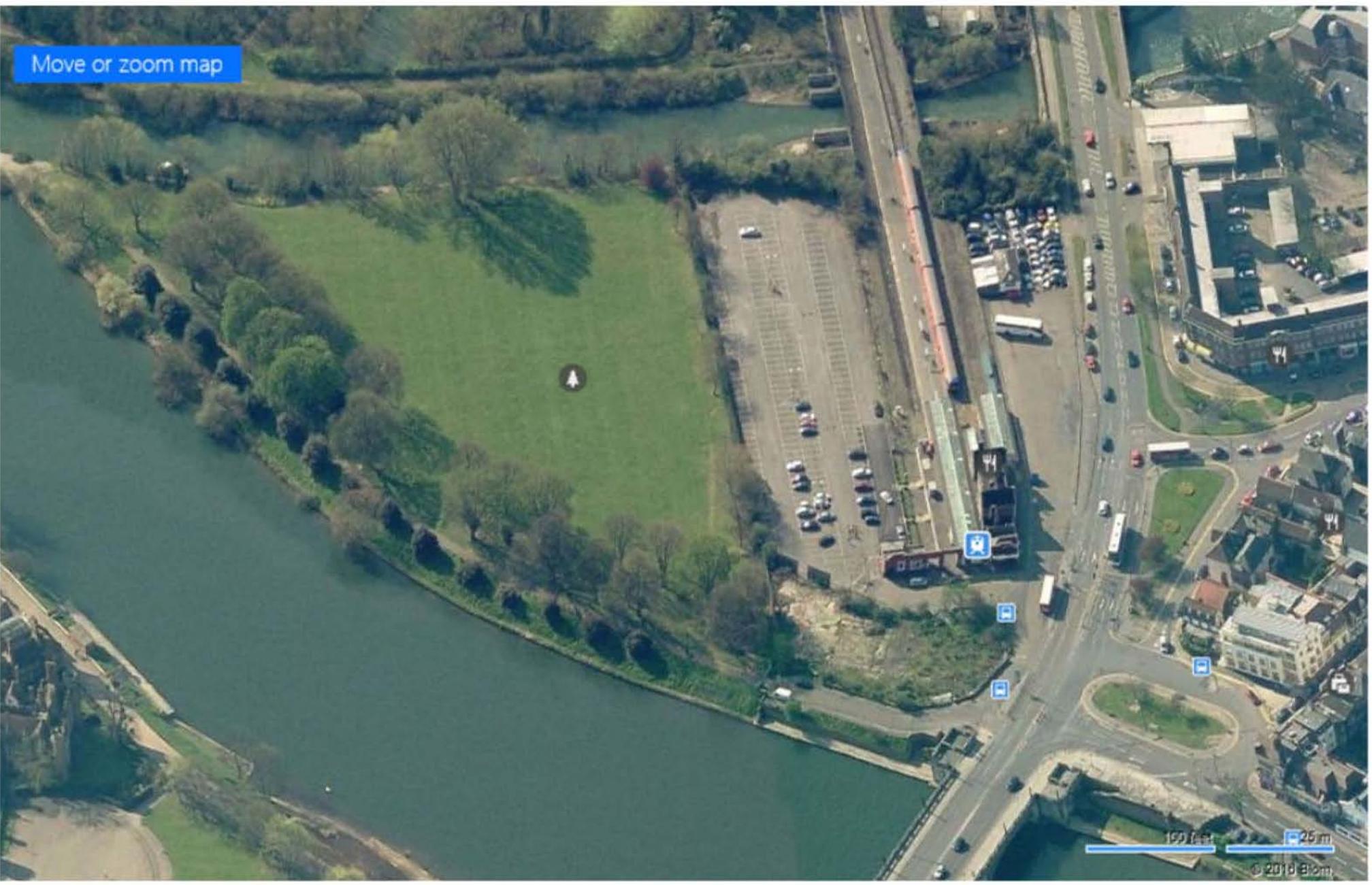


Landinformation NetworkRail

HAMPTON COURT SALE

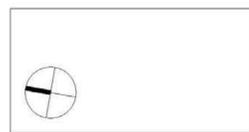
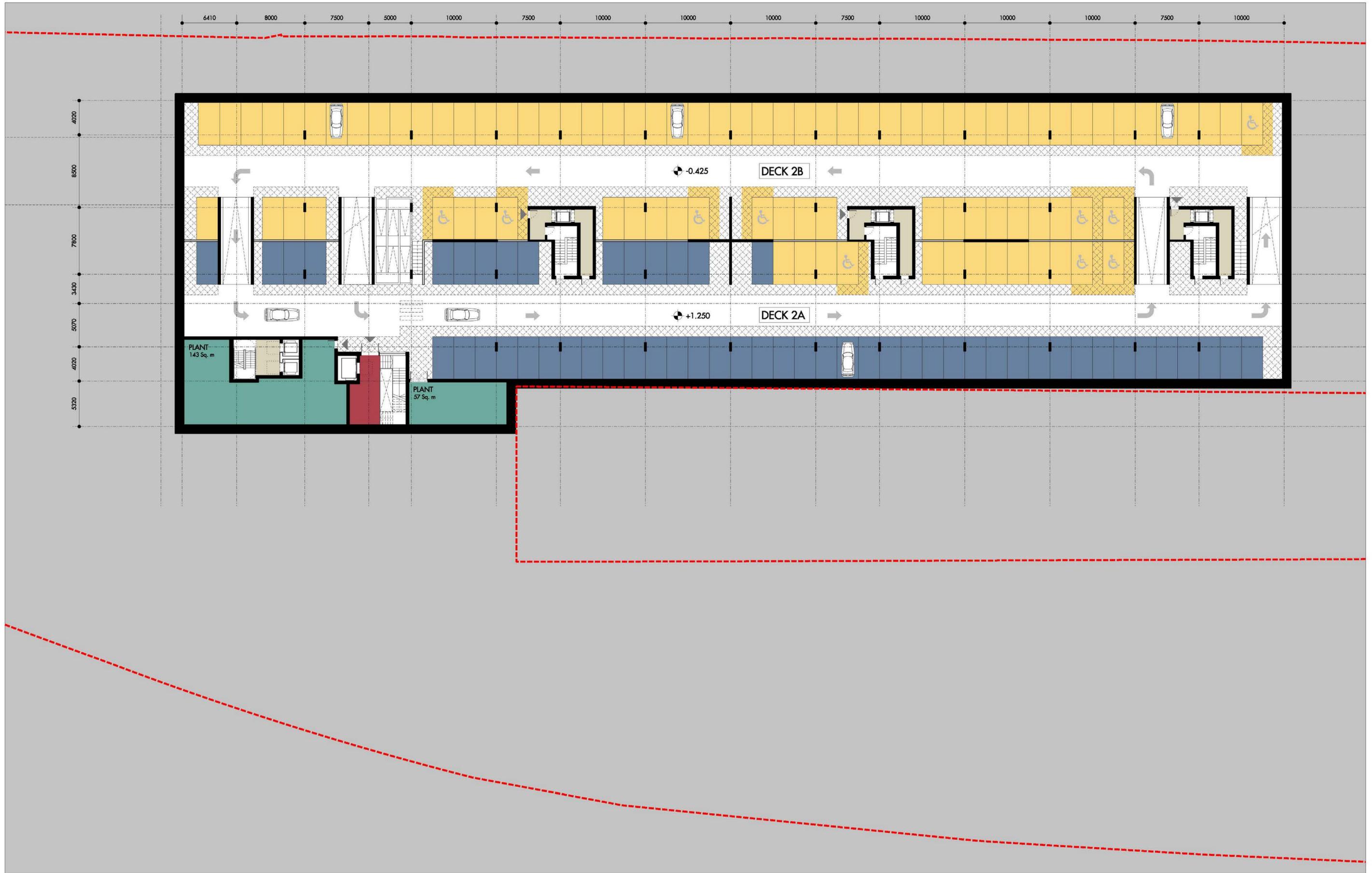
Coordinates # 515406E 168250N		
Date: 30 Sep 2016	Drawn By: Jack Dods	
Drawing No: 84783	Rev: B	Scale: 1:1250 @ A4

Move or zoom map



199 feet 25m

© 2018 BLM



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy.

REV	DATE	DESCRIPTION	OXD

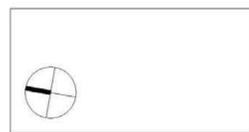
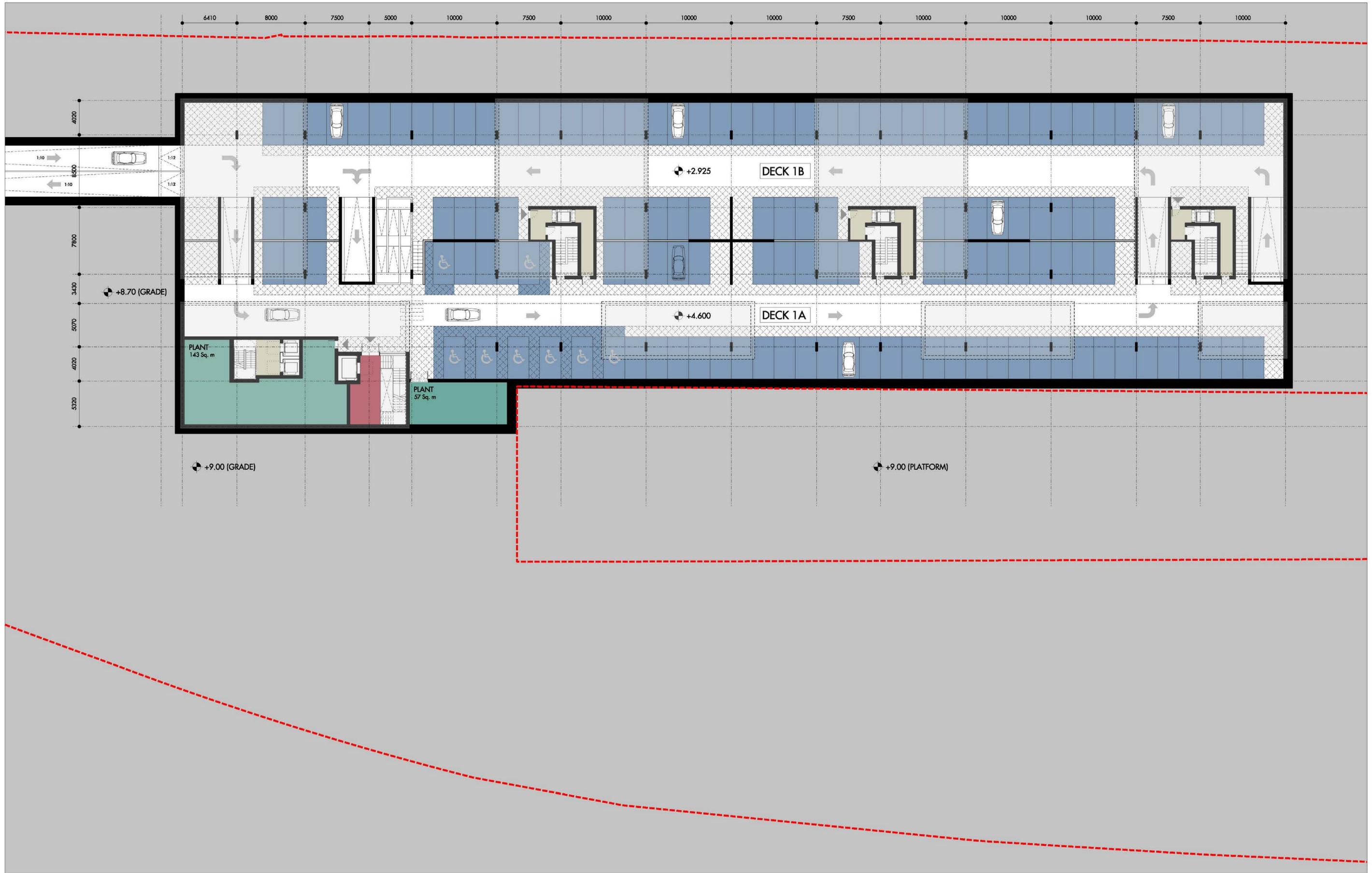
 Station	 Hotel Foyer	 general circulation
 1B/2P	 Hotel B.O.H	 residential parking
 2B/4P	 Hotel standard room	 station parking
 3B/6P	 Hotel DDA room	
	 Storage/plant	

Allies and Morrison
 85 Southwark Street
 London SE1 0HX
 020 7921 0100
 020 7921 0101
 info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 BASEMENT 02
 451_01_06_098
 SCALE 1:200 @ A1

DRAFT

P1
 Revision



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy.

REV	DATE	DESCRIPTION	OXD

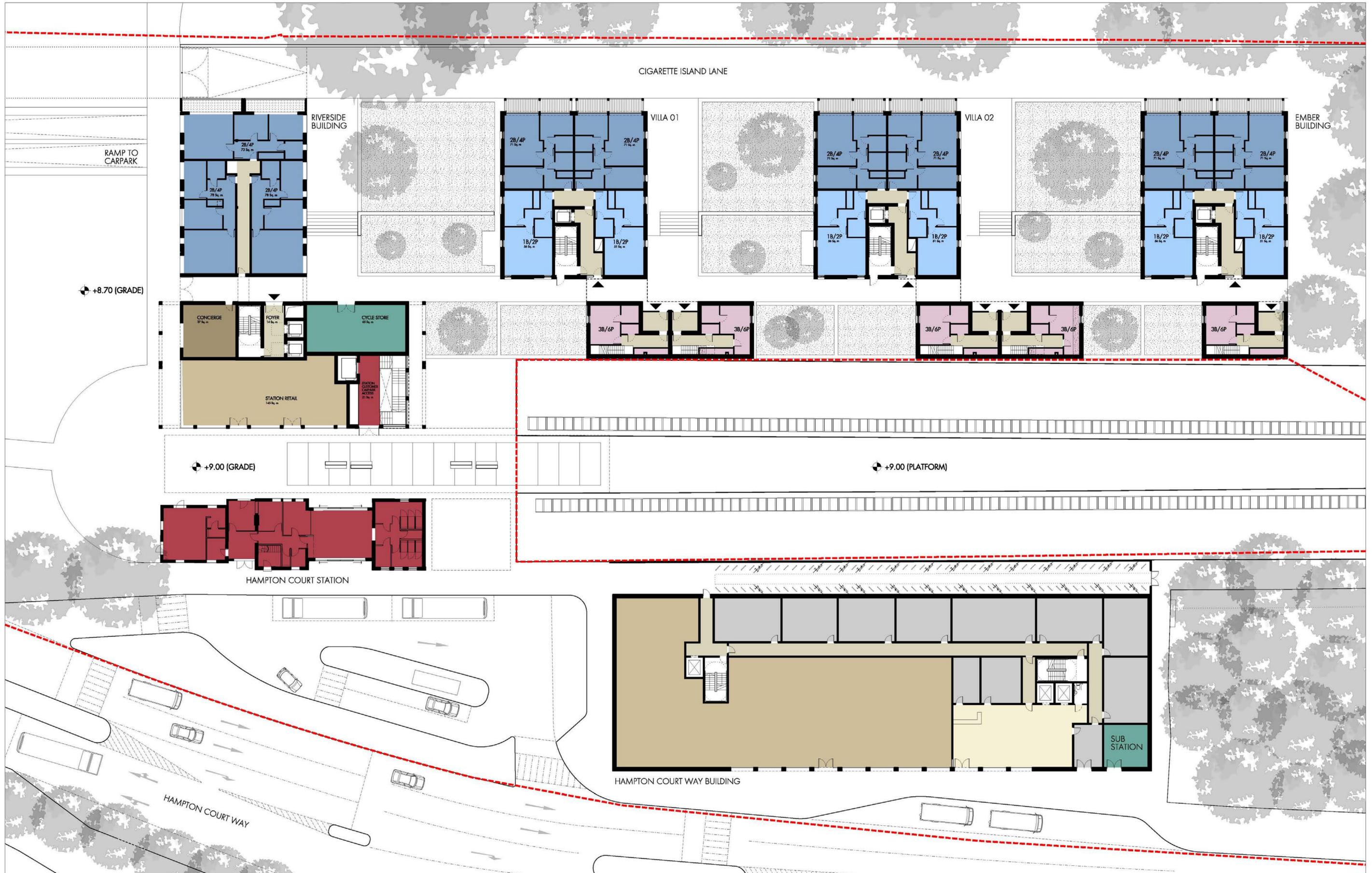
Station	Hotel Foyer	general circulation
Retail	Hotel B.O.H	residential parking
1B/2P	Hotel standard room	station parking
2B/4P	Hotel DDA room	
3B/6P	Storage/plant	

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 info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 BASEMENT 01
 451_01_06_099
 SCALE 1:200 @ A1

DRAFT

P1
Revision



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REV	DATE	DESCRIPTION	OXD

■ Station	■ Concierge	■ general circulation
■ Retail	■ Hotel Foyer	■ residential parking
■ 1B/2P	■ Hotel B.O.H	■ station parking
■ 2B/4P	■ Hotel standard room	■ Storage/plant
■ 3B/6P	■ Hotel DDA room	

Allies and Morrison
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 telephone
 facsimile
 email
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HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 GROUND FLOOR PLAN
 451_01_06_100
 SCALE 1:200 @ A1

DRAFT
 Revision P2



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REV	DATE	DESCRIPTION	OXD

■ Station	■ Concierge	■ general circulation
■ 18/2P	■ Hotel B.O.H	■ residential parking
■ 28/4P	■ Hotel standard room	■ Storage/plant
■ 38/6P	■ Hotel DDA room	

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 London SE1 0HX
 020 7921 0100
 020 7921 0101
 info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 FIRST FLOOR PLAN
 451_01_06_101
 SCALE 1:200 @ A1

DRAFT
 Revision P2



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy.

REV	DATE	DESCRIPTION	ORD

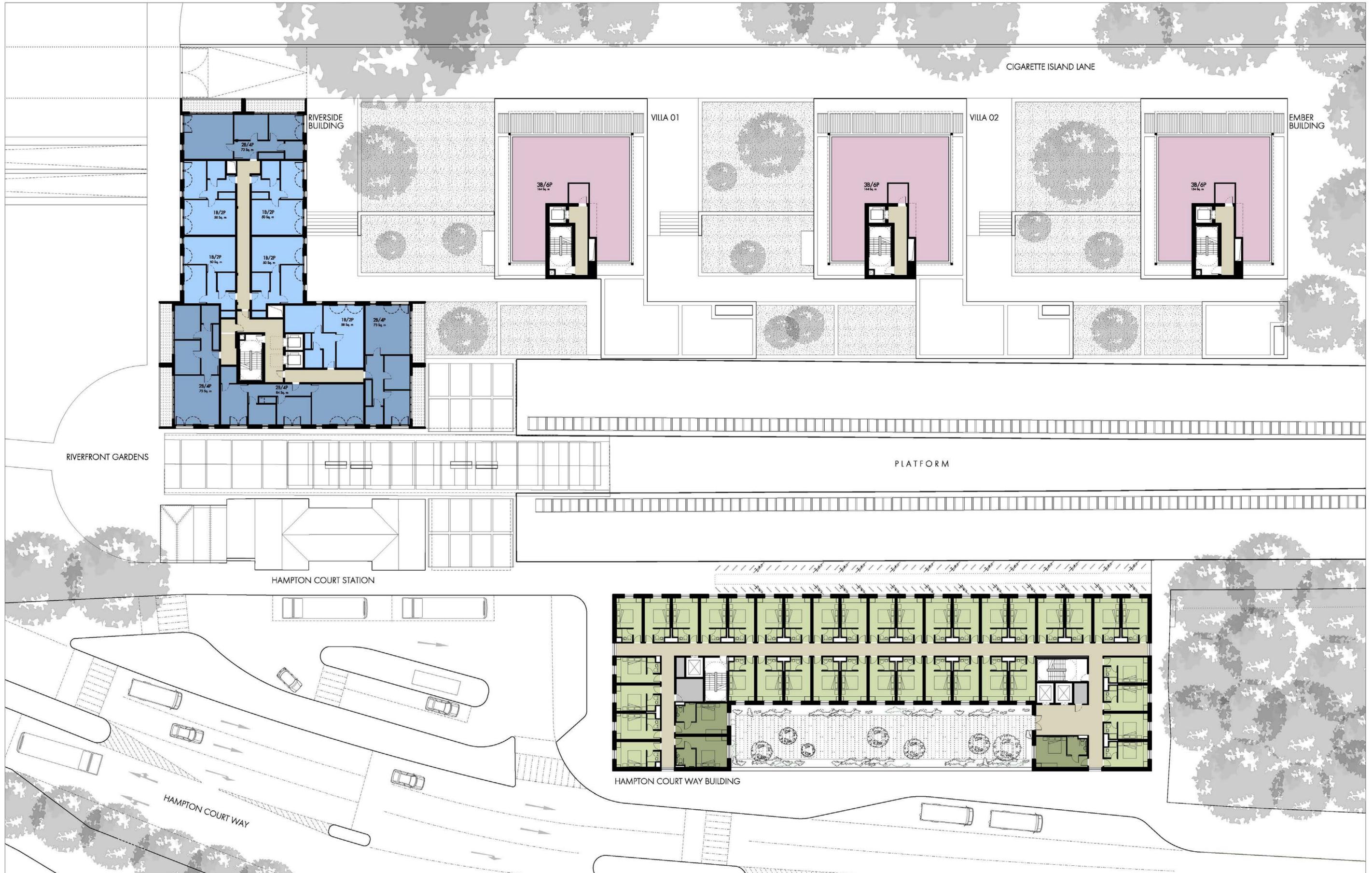
Station	Concierge	general circulation
Retail	Hotel Foyer	residential parking
1B/2P	Hotel B.O.H	station parking
2B/4P	Hotel standard room	Storage/plant
3B/6P	Hotel DDA room	

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 020 7921 0101
 info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 SECOND FLOOR PLAN
 451_01_06_102
 SCALE 1:200 @ A1

DRAFT

P2
 Revision



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and Ordnance Survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy.

REV	DATE	DESCRIPTION	OXD

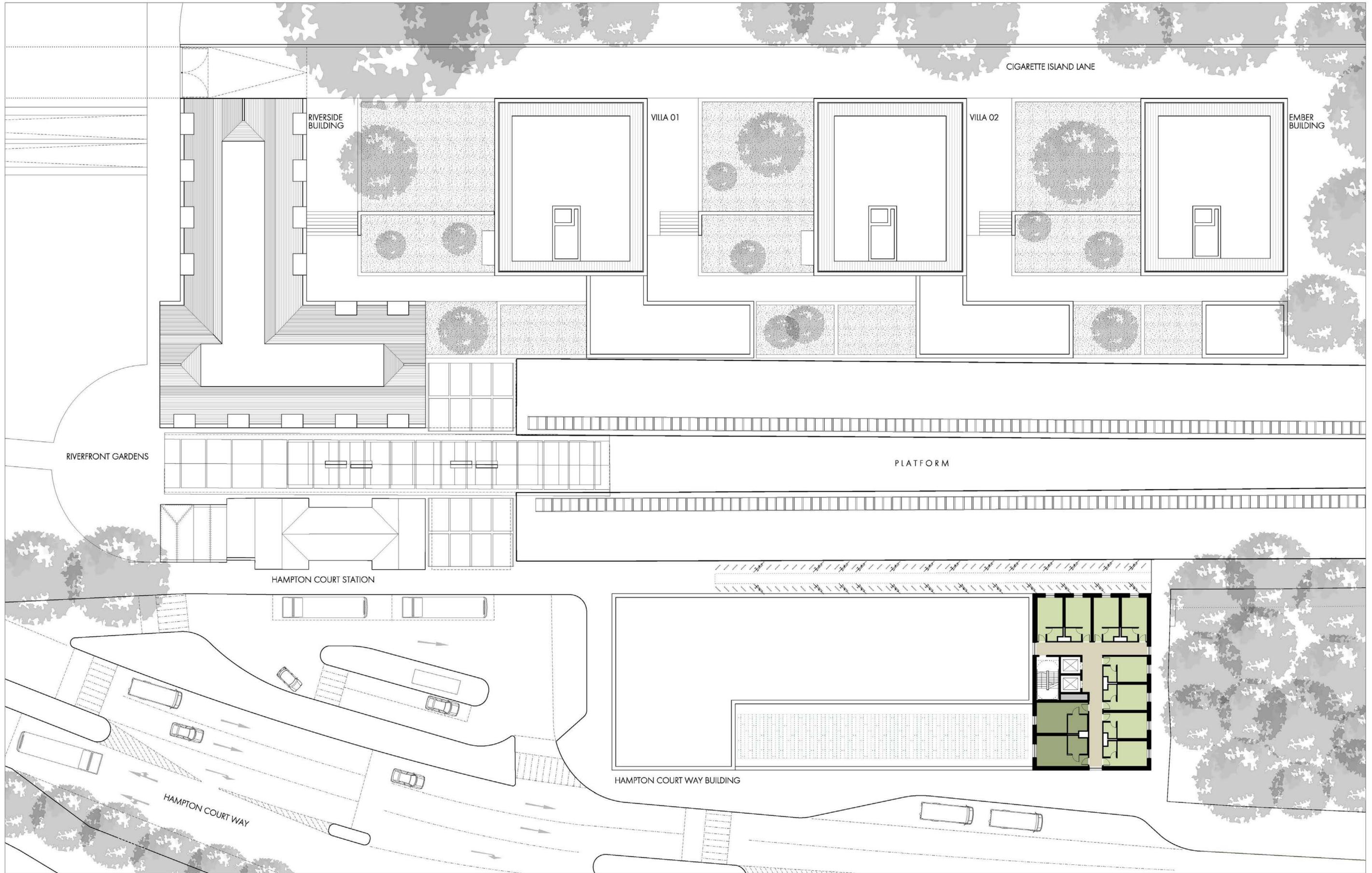
Station	Concierge	general circulation
Retail	Hotel Foyer	residential parking
1B/2P	Hotel B.O.H	station parking
2B/4P	Hotel standard room	Storage/plant
3B/6P	Hotel DDA room	

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 facsimile 020 7921 0101
 email info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 THIRD FLOOR PLAN
 451_01_06_103
 SCALE 1:200 @ A1

DRAFT

P2
 Revision



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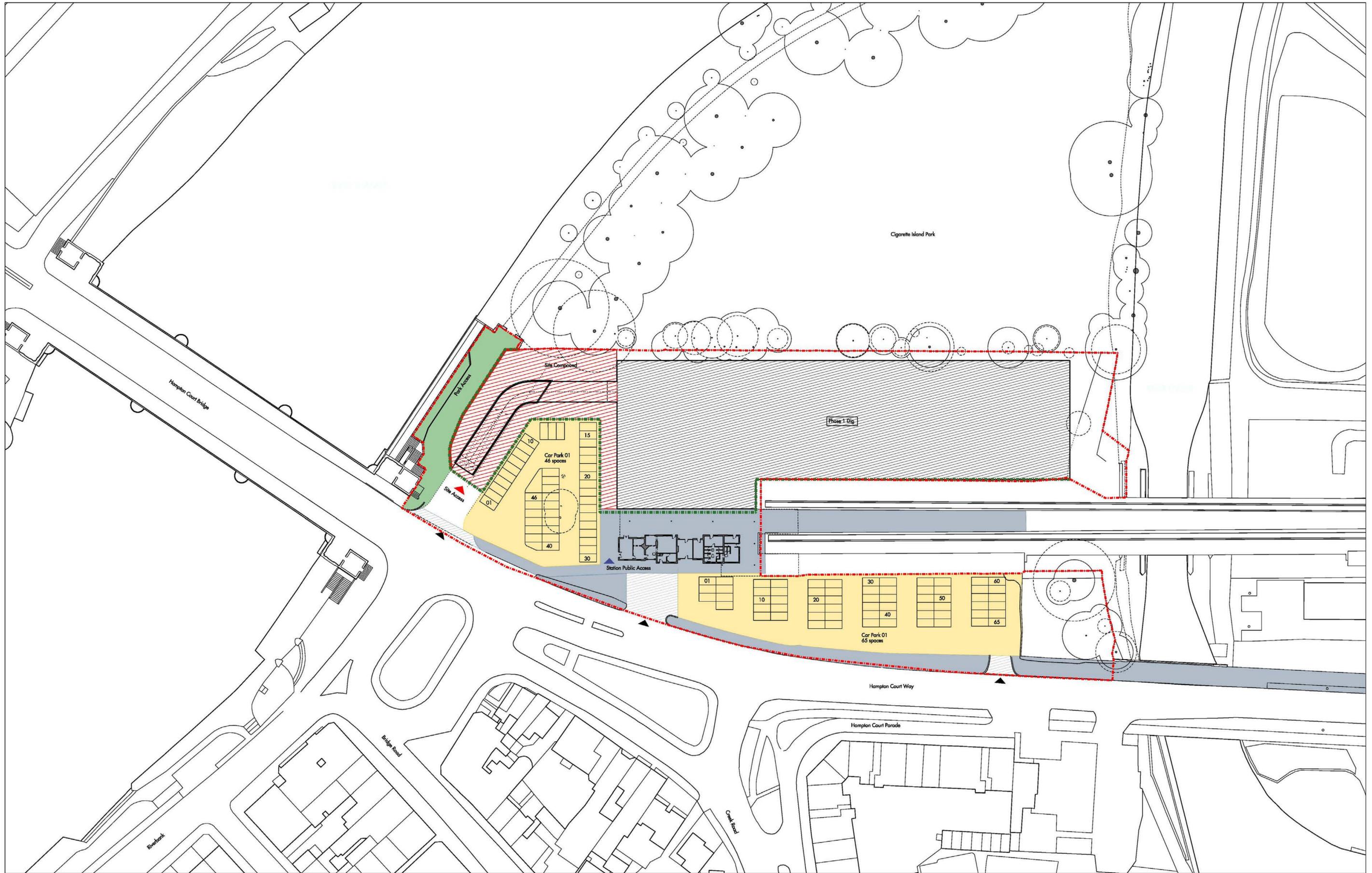
REV	DATE	DESCRIPTION	OXD

Station	Concierge	general circulation
Retail	Hotel Foyer	residential parking
1B/2P	Hotel B.O.H	station parking
2B/4P	Hotel standard room	Storage/plant
3B/6P	Hotel DDA room	

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 facsimile 020 7921 0101
 email info@alliesandmorrison.com
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 GENERAL ARRANGEMENT
 FOURTH FLOOR PLAN
 451_01_06_104
 SCALE 1:200 @ A1

DRAFT P2
 Revision



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with the features and ordinance survey. Boundaries are indicative only and are to be verified by others. The architect must be notified of any discrepancy.

REV	DATE	DESCRIPTION	OXD

Station and Public Access	Site Boundary	Station Access
Temporary Car Park	Hoarding	Site Access
Public Crossings	Park Access Way	Vehicular Access
Site Offices		
Phase 1 Dig		

Total Temporary Parking Spaces: 104

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 020 7921 0101
 info@alliesandmorrisson.com
 telephone
 facsimile
 email
 A&M JOB NO: 451_01

HAMPTON COURT STATION
 SITE CONSTRUCTION PHASE
 ACCESS AND PARKING
 451_01_00_005
 SCALE 1:500 @ A1 1:1000 @ A3

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Hampton Court Station: Car park, Coach park and garage premises

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

Land Disposal Licence Condition 7 consent was granted by ORR for this site on 11th September 2009. Because more than five years have passed and Network Rail wishes to sell to a different developer, a second consultation was circulated on 3rd October 2016.

Initially emails were sent to thirty three consultees, but on checking it was established that GoviaThameslink Railway, Transport Advisory Service and Roadways Container Logistics do not require to be consulted on disposal in this area. The remaining 30 consultees all responded: Stagecoach / South West Trains which is the Station Facility Owner, pointed out that the disposal depends on the satisfactory resolution of issues that were not resolved in the Station Change application submitted on 26th April 2012 on behalf of the previous developer Gladedale. Network Rail confirmed that the disposal will not proceed until a revised Station Change consent which addresses the SWT concerns has been approved by ORR.

Elmbridge Council noted that planning permission would be required.

Surrey County Council made its approval conditional on the provision of the 194 space basement car park, as proposed.

Passenger Focus said that the scheme should provide attractive surroundings for passengers.

COLAS hopes the buildings would be sympathetic to the local environment and BTP wish to be involved in the design consultation stages. All the other consultees responded that they did not object or that they did not wish to comment.

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	National Express Group and NXET Trains Limited		Y	3/10/16	No objection	
2	Great Western Railway		Y	3/10/16	No objection	
3	Chiltern		Y	3/10/16	No comments	
4	London Overground Rail		Y	3/10/16	No comment	
5	Merseyrail		Y	3/10/16	No comments	
6	Northern Rail		Y	3/10/16	No objection	
7	Eurostar International Limited		Y	3/10/16	No issue	
8	GB Railfreight Ltd		Y	3/10/16	No issues	
9	West Coast Railway		Y	3/10/16	No comment	

Land disposal consultation report

V 1.1

10	Freightliner		Y	4/10/16	No comment	
11	London & South Eastern Railway		Y	4/10/16	No comment	
12	Cross Country Trains		Y	4/10/16	No comment	
13	Rail Freight Group		Y	4/10/16	OK with RFG	
14	COLAS Rail		Y	5/10/16	No comment other than a hope that the new buildings are sympathetic to the local environs	
15	Aliance Rail		Y	10/10/16	No comments	
16	Direct Rail Services		Y	14/10/16	No comments	
17	W H Malcolm Ltd		Y	17/10/16	No objections	
18	Transport Focus		Y	31/10/16	No objection – passengers deserve attractive surroundings	
19	Hutchinson Ports (UK) Ltd		Y	31/10/16	No objection	
20	Heathrow Express		Y	31/10/16	No objection	
21	Crossrail		Y	31/10/16	No comment	
22	DB Cargo UK		Y	31/10/16	No objection	
23	Association of Community Rail Partnerships		Y	2/11/16	No objections	
24	British Transport Police		Y	4/11/16	No objections provided nothing compromises the safety and security	

Land disposal consultation report

V 1.1

					of the station and railway. Recommends that a Crime Prevention Design Advisor / Officer is fully involved at the design consultation stages	
25	Freight Transport Association		Y	4/11/16	No comment	
26	Grand Central Railways		Y	7/11/16	No comment	
27	Department for Transport		Y	7/11/16	No comments	
28	Surrey County Council		Y	8/11/16	No objection subject to the provision of the 194 space replacement car park	
29	Elmbridge Borough Council		Y	9/11/16	No comment (subject to planning!)	
30	Stagecoach South West Trains Ltd		Y	9/11/16	No objections subject to Station Change addressing the issues raised during the previous proposed scheme	

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

A copy of the consultation request (before customisation for any individuals) is given in Annex 2

Annex 1 – Stakeholder responses

1. National Express Group

From: EXTL:
Sent: 03 October 2016 15:00
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station

On behalf of National Express Group and NXET Trains Limited, I confirm that we have no objection to the proposed disposal.

Rgds

2. Great Western Railway

From: [mailto:@gwr.com]
Sent: 03 October 2016 15:02
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Good afternoon

We have no objection thank you.

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.

3. Chiltern Railways

From: EXTL:
Sent: 03 October 2016 15:13

Land disposal consultation report

V 1.1

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Hi

There are no comments from Chiltern.

All the best,

4. London Overground

From: [mailto: @lorol.co.uk]

Sent: 03 October 2016 15:24

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Given that we don't operate to, or in the vicinity of, Hampton Court station, LOROL has no comment to make on this matter.

Regards,

London Overground



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

5. Merseyrail

From: [mailto:@merseyrail.org]
Sent: 03 October 2016 15:41
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

I can confirm Merseyrail have no comments on the above proposal.

Regards,

Merseyrail

Tel	
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org



Excellence 600
2015

6. Northern Rail

From: [mailto:@northernrailway.co.uk]
Sent: 03 October 2016 15:46
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Land disposal consultation report

V 1.1

Hello

Northern has no objection to the land disposal at Hampton Court Station

Kind regards

Telephone:
Mobile:

Northern House, 9 Rougier Street
York, YO1 6HZ

@northernrailway.co.uk

northernrailway.co.uk

7. Eurostar International

From: [mailto:@eurostar.com]

Sent: 03 October 2016 17:05

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

No issue for EIL,

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com



8. GB Railfreight

From: EXTL:
Sent: 03 October 2016 17:23
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

No issues from GB Railfreight.

Regards

GB Railfreight Ltd.,

3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel: 020 .
Mobile: .
E-mail: @gbrailfreight.com.

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

9. West Coast Railway Company

From: [mailto: @aol.com]
Sent: 03 October 2016 17:55
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station

Land disposal consultation report

no comment

V 1.1

WCR

T
M
E @aol.com

10. Freightliner

From: [mailto:@Freightliner.co.uk]

Sent: 04 October 2016 08:16

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Hi

Freightliner has no comment to make on this proposal

Regards

11. London & South Eastern Railway

From: [mailto:@southeasternrailway.co.uk]

Sent: 04 October 2016 11:22

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Good Morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards
southeasternrailway.co.uk

southeastern

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



12. Cross Country Trains

From: [mailto:@crosscountrytrains.co.uk]
Sent: 04 October 2016 16:05
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Phone: 0121 Mobile: Fax: 0121

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



13. Rail Freight Group

From: RFG [mailto:@rfg.org.uk]
Sent: 04 October 2016 14:39
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station

Ok with RFG

Rail Freight Group

@rfg.org.uk

14. COLAS Rail

From: [mailto:@colasrail.co.uk]
Sent: 05 October 2016 17:41
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

No comment other than a hope that the new buildings are sympathetic to the local environs



Tel. - Mob.
@colasrail.co.uk

COLAS RAIL LTD

, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom
www.colasrail.co.uk



15. Alliance Rail

From: [mailto:@alliancemail.co.uk]
Sent: 10 October 2016 13:16
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Alliance has no comments

Regards

16. Direct Rail Services

From: [mailto:@drsl.co.uk]
Sent: 14 October 2016 10:22
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Good Morning

DRS have no comments.

Kind Regards,



Direct Rail Services, Regents Court,
Baron Way, Carlisle, CA6 4SJ.

Tel:

Protect our environment – Print only if you need to.

17. W. H. Malcolm

From: [mailto:@whm.co.uk]

Sent: 17 October 2016 14:56

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

No objections.

Regards.

W H Malcolm Ltd

Malcolm Logistics, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, ML1 5RY

DD: | Tel: | Mobile:

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

♻️ SAVE PAPER - Please do not print this e-mail unless absolutely necessary



18. Transport Focus

From: [mailto:@transportfocus.org.uk]

Sent: 31 October 2016 10:26

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station 0410b17

Thank you for sending Transport Focus details of the proposed land disposal at Hampton Court station. They note that:

it is a re-consultation for a disposal approved by the ORR in 2009, but which was not carried out;

a new developer has now been selected and wishes to proceed;

it is proposed to sell the land freehold to Alexpo or its nominee;

the proposed development includes:

on the east side of the station, four-storey apartments with a basement car park,

on the west side, an hotel with shops on the ground floor;

a new station forecourt will be built fronting onto Hampton Court Way;

194 parking spaces will replace the existing station car park;

Land disposal consultation report

V 1.1

they will be included in the station lease;

110 parking spaces will be available in a temporary station car park whilst construction takes place;

the requirements of Crossrail 2 have been taken into account.

Transport Focus also notes that the project will provide funding to the SFO for improvements intended to make Hampton Court a “gateway station”.

Transport Focus has noted the local concerns over the development of the areas around the station. Passenger Focus, as they then were, replied about a previous scheme (o/r 1904b13, sent 22/5/12) and listed concerns about car parking. SWT replied: *A complete loss of parking is also a concern for SWT to and NR have been giving us assurances that they will look at all possible solutions for phasing the work appropriately to try to retain some parking during the commencement of the works.*

The current scheme appears to have addressed that concern.

Transport Focus is only indirectly concerned with the built environment, being focused on ‘getting the best deal for transport users’. However, passengers do deserve and rightly expect attractive surroundings. The fact that the developer will have to obtain planning permission, and the need for Station Change and Minor Modification consents, do appear to provide safeguards for passengers’ interests. Transport Focus has no objection to the proposed disposal.

Regards,

Tel. .

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

19. Hutchinson Ports

From: [mailto:@hpuk.co.uk]

Sent: 31 October 2016 14:32

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Dear

Land disposal consultation report

V 1.1

Please be advised that Hutchison Ports (HPUK) has no objection to this proposal.

Regards

Strategic Rail Network Development

Hutchison Ports (UK) Limited

Tel: +44 (0) Mob: +44 (0)

Fax: +44 (0)

Email: @hpuk.co.uk

Website: www.hpuk.co.uk

Please consider the environment before printing this email

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20. Heathrow Express

From: [mailto:@heathrowexpress.com]

Sent: 31 October 2016 14:41

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

No objection

Sent from my Windows Phone

21. Crossrail

From: [mailto:@crossrail.co.uk]

Sent: 31 October 2016 14:43

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

'No Comment'

Best regards,

Crossrail Limited | 25 Canada Square | London | E14 5LQ

Tel: | Helpdesk (24hr)

T 020

@crossrail.co.uk

www.crossrail.co.uk

MOVING LONDON FORWARD

22. DB Cargo UK

From: EXTL:

Sent: 31 October 2016 16:18

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

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

Yours,

DB Cargo (UK) Ltd

310 Goswell Road

London EC1V 7LW

Tel:

23. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]

Sent: 02 November 2016 09:47

To: @networkrail.co.uk

Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station

Land disposal consultation report

V 1.1

Hello - apologies for the delay.

ACoRP have no objections to this disposal.

Kind regards

ACoRP

Sent from my iPad

24. BT Police

From: [mailto:@btp.pnn.police.uk]

Sent: 04 November 2016 13:08

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: FW: Consultation on proposed land disposal: Land at Hampton Court Station - CRU 0831

Good afternoon,

Please note the email below.

Regards

Strategy & Performance Department

British Transport Police
25 Camden Road
Camden
London NW1 9LN

Tel:

Mobile :

Land disposal consultation report

V 1.1

From: @btp.pnn.police.uk
Sent: 04 November 2016 10:32
To: @btp.pnn.police.uk
Cc: Crime-Reduction
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station - CRU 0831

Hi Both.

Having reviewed the proposal and looked over the plans I have no objections to the land disposal at Hampton Court Station provided nothing compromises the safety and security of the station and surrounding railway infrastructure.

However, with plans for a Hotel, Housing, Car Parks and Retail etc I would strongly recommend that at all times during the consultation phases a Crime Prevention Design Advisor/Designing Out Crime Officer from the appropriate Force i.e. BTP (myself for any rail estate) and Surrey Police (based at Elmbridge Council Offices, Esher - for all non-rail estate) be present in order to ensure appropriate measures are put in place from the outset to ensure that the potential for any crime can be adequately mitigated. Respective Counter Terrorist advisors should also be made aware as a matter of course.

Kind Regards.

British Transport Police

Grenville House, Nelson Gate
Southbrook Road
Southampton S015 1GX

Office
Direct

Mobile

Email @btp.pnn.police.uk

www.btp.police.uk

Land disposal consultation report

V 1.1

From: @btp.pnn.police.uk **On Behalf Of** Crime-Reduction
Sent: 03 November 2016 09:34
To: @btp.pnn.police.uk
Cc:
Subject: FW: Consultation on proposed land disposal: Land at Hampton Court Station - CRU 0831
Importance: High

Hi
Please see attached; CRR no is CRU-2016-0831

Thanks,

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

Office:
Internal:

E-mail: @btp.pnn.police.uk

www.btp.police.uk

From: @btp.pnn.police.uk **On Behalf Of**
Sent: 03 November 2016 09:12
To: @btp.pnn.police.uk
Cc:
Subject: FW: Consultation on proposed land disposal: Land at Hampton Court Station
Importance: High

Good morning,

Please note the above apologies for not forwarding this on sooner. Deadline was the 31st October, can we have a quick turnaround on this please.

Regards

Strategy & Performance Department

British Transport Police
25 Camden Road
Camden
London NW1 9LN

Tel:
Mobile :

25. Freight Transport Association

From: [mailto:@fta.co.uk]
Sent: 04 November 2016 14:01
To: @networkrail.co.uk
Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Apologies we have no comment.

Freight Transport Association

Mobile :
www.fta.co.uk

26. Grand Central Railway

From: EXTL: (@grandcentralrail.com)
Sent: 07 November 2016 13:16
To: @networkrail.co.uk
Subject: Re: Consultation on proposed land disposal: Land at Hampton Court Station

Dear

Apologies for the delay in responding.

GC has no comment to make on this proposal.

Regards

Grand Central Railway

Mobile

27. Department for Transport

From: <mailto:@dft.gsi.gov.uk>

Sent: 07 November 2016 15:58

To: @networkrail.co.uk

Cc: Network Services Briefing

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

The Department has no comments on this proposal.

Kind regards

Rail Network Services Directorate, Department for Transport

|

28. Surrey County Council

From: [\[mailto:@surreycc.gov.uk\]](mailto:@surreycc.gov.uk)

Sent: 08 November 2016 14:48

To: @networkrail.co.uk

Cc:

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Dear

Thank you for sending through the attachments. I can confirm that we have no objection to the sale of the 2 parcels of land shown blue on drawing no.84783. But this is subject to there being 194 parking spaces provided on site and leased back to Network Rail to ensure continued provision of parking for users of the station.

It is also important to note that this email does not in any way give approval to the proposed development details envisaged for the site as these has not yet been assessed.

Land disposal consultation report

Kind Regards

V 1.1

Transport Development Planning

Tel:

Email: @surreycc.gov.uk

29. Elmbridge Borough Council

From: [mailto:@elmbridge.gov.uk]

Sent: 09 November 2016 16:00

To: @networkrail.co.uk

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Dear

On behalf of Elmbridge Borough Council, we have no comment to make, although we reserve the right to do so if and when a planning application has been made.

Kind regards

Asset Management & Property Services

Elmbridge Borough Council

Tel:

30. South West Trains

From: @networkrail.co.uk

Sent: 09 November 2016

To: (SWT)

Cc: (SWT)

Subject: Re: FW: Consultation on proposed land disposal: Land at Hampton Court Station

Many thanks for your response.

Land disposal consultation report

V 1.1

For the record, I am happy to confirm that this disposal will not proceed until a revised Station Change consent which addresses your concerns has been approved by ORR.

Further details are awaited from the developer before the Station Change and Minor Modification applications can be submitted in an acceptable form.

Property

1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M

E @networkrail.co.uk

From: (SWT)

Sent: 09 November 2016 12:36

To: @networkrail.co.uk

Cc: (SWT);

Subject: Re: FW: Consultation on proposed land disposal: Land at Hampton Court Station

With reference the above proposed Land Disposal at Hampton Court, on behalf of Stagecoach South Western Trains Ltd I can confirm that there are no objections to this proposal providing that the necessary Station Change is issued for consultation and addresses the numerous issues raised during the previous proposed scheme, some of which are documented in the minutes of a meeting held between yourself and SWT Management on the 15th December 2015.

Stagecoach South Western Trains / East Midlands Trains

Tel -

Mob -

Head Office:

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

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

Annex 2 – Network Rail’s Consultation email

From: @networkrail.co.uk

Sent: 03 October 2016 14:55

To: EXTL:

Cc:

Subject: RE: Consultation on proposed land disposal: Land at Hampton Court Station

Dear consultee,

Land disposal consultation report

V 1.1

Property: Hampton Court Station Car Park, Coach Park and a Commercial Letting

In 2009 ORR gave consent for a disposal covering this land following consultation with the stakeholders at the time. A copy of his letter is attached. The disposal did not proceed because of the economic conditions at the time and because the cost of the access arrangement made it unviable. Network Rail has now selected another developer and wishes to proceed with an amended development scheme.

As more than five years have elapsed since the original consultation, we seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale

We attach a draft application form to the Office of Rail and Road which, with the related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may advise the ORR that the Stakeholders have been re-consulted and have raised no overriding objections. It is therefore important that we have your views, so that these may be considered in ORR's decision.

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.

We request your comments, please, by 31st October 2016 (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by 31st October, and having made reasonable endeavours to obtain a response, we will proceed with our notification of ORR on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

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

Yours faithfully,

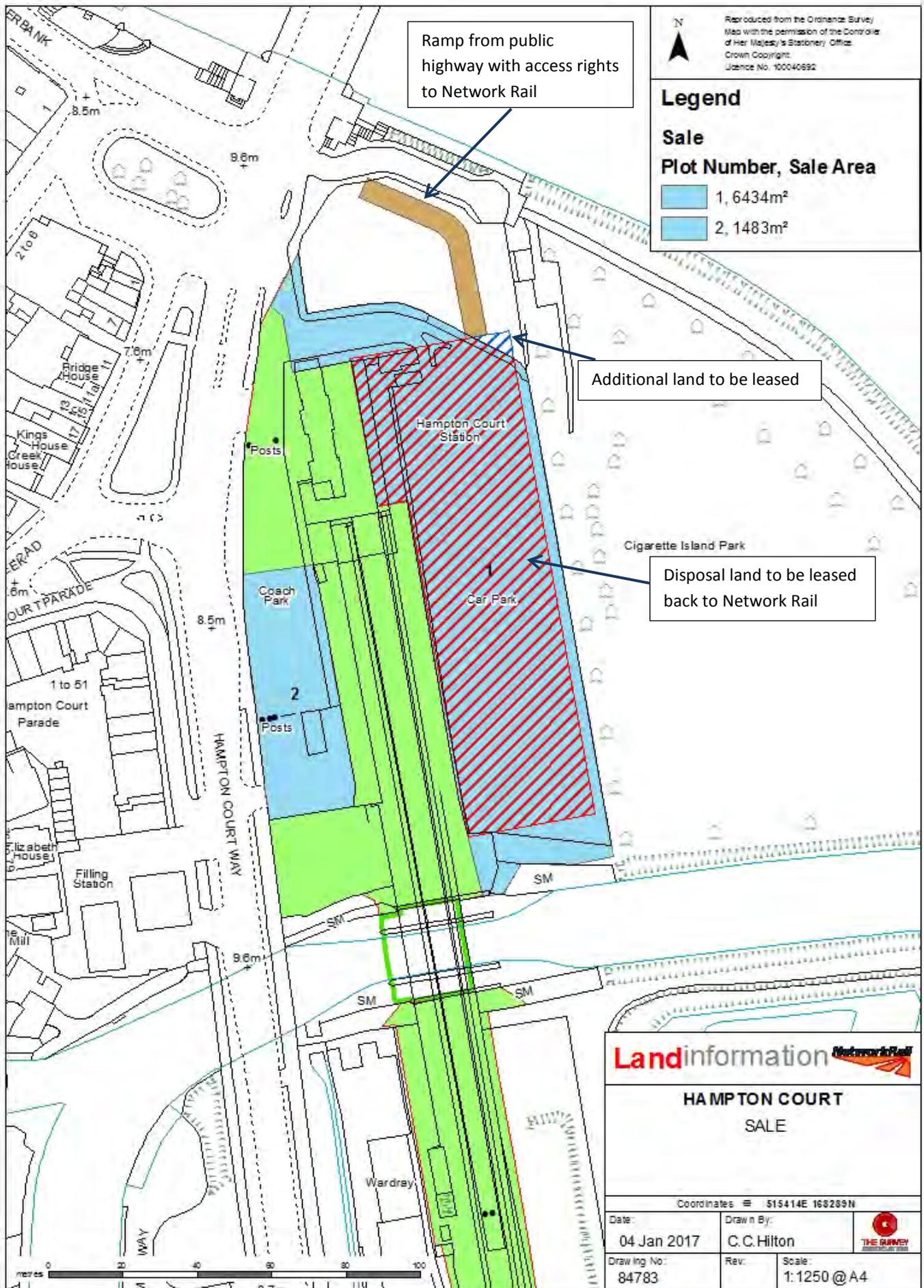


Property
1st Floor, Temple Point, Redcliffe Way, Bristol, BS1 6NL

M
E @networkrail.co.uk

www.networkrail.co.uk/property

Annex B: Additional information supplied by Network Rail



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Legend

Sale
Plot Number, Sale Area

	1, 6434m ²
	2, 1483m ²

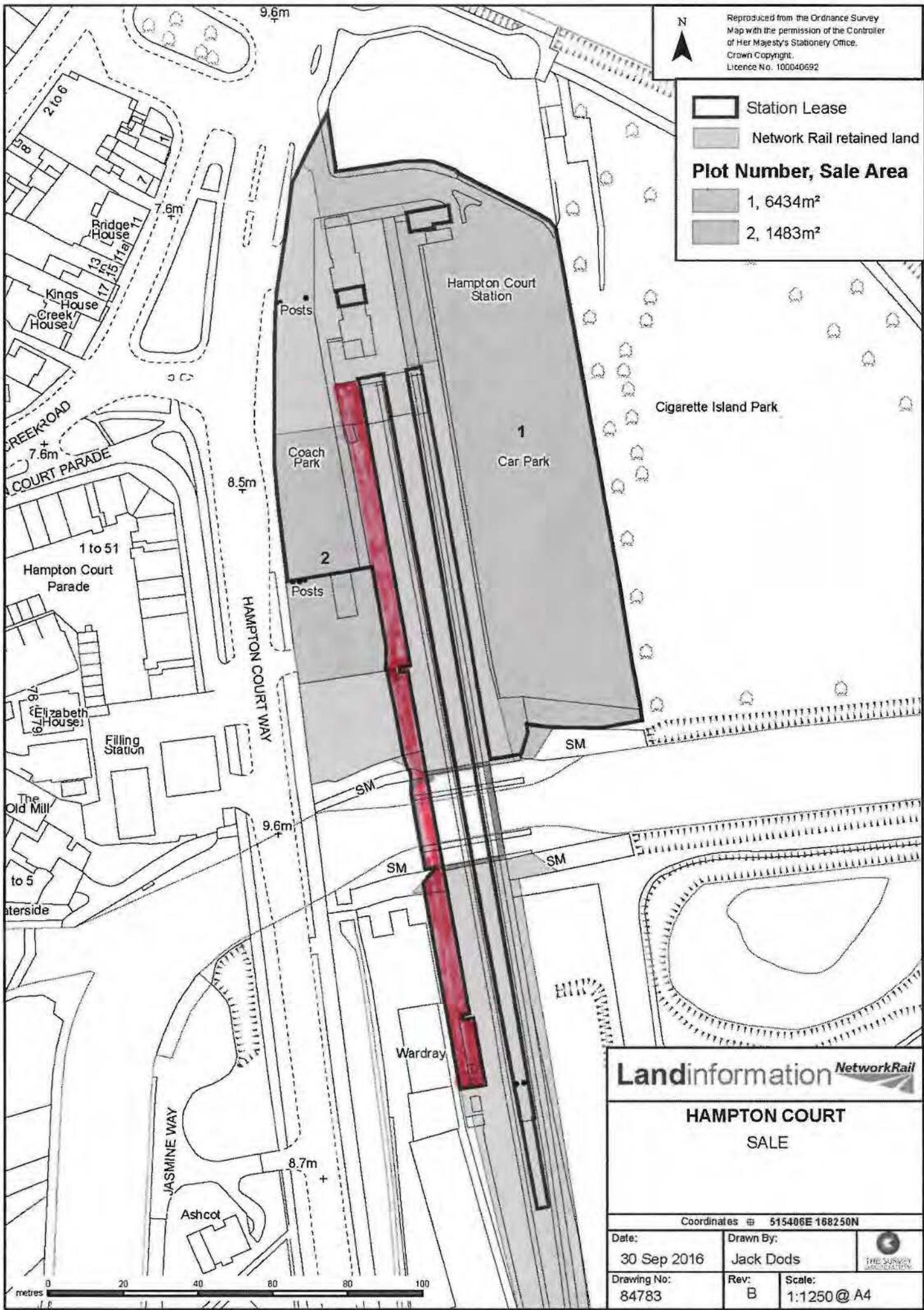
Additional land to be leased

Disposal land to be leased back to Network Rail

Landinformation

HAMPTON COURT SALE

Coordinates = 515414E 168269N		
Date:	Drawn By:	
04 Jan 2017	C. C. Hilton	
Drawing No:	Rev:	Scale:
84783		1:1250 @ A4



N
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Station Lease
 Network Rail retained land
Plot Number, Sale Area
 1, 6434m²
 2, 1483m²

Landinformation NetworkRail
HAMPTON COURT SALE
 Coordinates: 515406E 168250N
 Date: 30 Sep 2016 Drawn By: Jack Dods
 Drawing No: 84783 Rev: B Scale: 1:1250 @ A4