

Les Waters
Senior Manager, Licensing
Railway Markets and Economics
Email les.waters@orr.gov.uk

12 September 2019
Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence Condition 17 (land disposal): Station Yard, Twickenham station, London

Decision

1. On 19 July 2019, Network Rail gave notice of its intention to dispose of land at Station Yard, Twickenham station, London (the land), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved.
4. In considering the proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely;
 - no other reasonably foreseeable railway use for the land was identified; and
 - Network Rail has gone through the station change procedure¹ notifying us of this on 24 July 2019.
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 17, 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*,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

¹ Required in accordance with the relevant Station Access Conditions.

² Available from www.rail-reg.gov.uk/server/show/nav.150. In that publication, references to the Condition 7 licence requirements should be read as if they were references to the equivalent Condition 17 licence requirements.

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

7. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned to the left of the printed name.

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

Phase 2 - Land to the south of Twickenham Station, Station Yard.

For site location and identification please see Photo 1.

The disposal site is located close to Twickenham station and extends to approximately 0.30 acres shown blue on the attached plan 1.

The site is narrow in shape and is currently used for surface car parking for temporary resident use during the station redevelopment. On completion of the development the land is currently allocated to provide 13 car parking spaces within the station lease.

The site is situated adjacent to a car park owned by TfL to the west and is accessed from Station Yard. The northern rail side boundary is formed by a concrete panel fence and a retaining wall.

Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan 1 –Disposal area.
Clearance Ref:	CR/ 37067 – Business Clearance (approved 07/12/2018) CR/ 37067 Technical Clearance (approved 07/12/2018)
Project No.	S01706
Ordnance survey coordinates	(E/N) 516058,173596
Details of attached photographs (as required)	Photo – 1 Site Location photograph.
2. Proposal	
Type of disposal	Either long leasehold disposal of c.250 years or Freehold disposal of the land shown shaded blue on the attached plan No 1.
Proposed party taking disposal	It is currently intended that the land will be disposed to Solum Regeneration (Twickenham) LLP or such other party or body associated with Solum Regeneration.
Proposed use / scheme	It is proposed that the land will be redeveloped as a multi storey residential scheme subject to obtaining appropriate planning permission. A retail unit may be included at ground floor.
Access arrangements to / from the disposal land	The disposal land fronts directly onto a pavement and Station Yard, a public highway road. There are no rail access points within the disposal land. Access rights will be retained by Network Rail over a strip of land within the disposal site adjoining the retaining wall to enable NR inspection and maintenance of it.

Replacement rail facilities (if appropriate)	The 13 car parking spaces currently allocated within the station lease area will not be re-provided elsewhere. Appropriate compensation arrangements will be agreed as part of the Station Change process.
Anticipated rail benefits	Disposal of land will allow reduction of Network Rail's liability and improved security.
Anticipated non-rail benefits	<ul style="list-style-type: none"> • Redevelopment of underutilised land. • Release of land for housing to enable new homes to be created.
Timescales	
Comments on timescales	Subject to obtaining planning permission for residential development site disposal is expected to occur in 2020.
4. Railway Related Issues	
History of railway related use	It is understood that historically the site accommodated the former station building and station approach. After the 1960's it has been used for non station related car parking.
When last used for railway related purposes	The site was previously used a station until c.1960's when it was then demolished and used as a car park.
Any railway proposals affecting the site since that last relative use	None.
Impact on current railway related proposals	None.
Potential for future railway related use	<p>The future use of the property has been considered by Network Rail's System Operator team with reference to the relevant Long Term Planning Processes, and it is confirmed that the property has no future railway related use.</p> <p>This is subject to agreement via Station Change for the removal of the 13 proposed station parking spaces.</p>
Any closure or station change, or network change related issues	The alteration of the station lease as a result of the removal of the disposal land from the station lease area will be the subject of a separate Station Change application which has been submitted to the ORR for consideration.

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>The disposal does not negatively impact on railway access needs. Access for maintenance to the operational railway track can be obtained via two gate entrances east and west of the disposal site. These access points will not be affected by the development.</p> <p>Access rights will be retained by Network Rail along the rail side boundary to enable inspection and maintenance of the retaining wall and boundary fence.</p>
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<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal will be subject to ensuring all safety and operational issues are protected, such as provision and the maintenance of suitable fencing.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to the impact of the disposal on line side 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>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation</p>	<p>Planning permission has not yet been granted. It is the intention of Solum to submit a planning application in winter 2019.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Any contamination will be addressed as part of the feasibility and development planning process.</p>

6. Local Authorities

<p>Names & Email Addresses:</p>	<p>– Planning Officer</p>
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Local Transport Authorities:	Transport for London - Highway Authority-
Other Relevant Local Authorities:	n/a
7. Internal approval to consult	
Recommendation:	By proceeding to consult I am: <ul style="list-style-type: none"> • Recommending that Network Rail consults on the terms of disposal. • Confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions. • Confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Form.
8. Consultations	
Internal consultation	Network Rail Business and Technical Clearance for the disposal has been granted.
Summary of position as regards external consultations	A small number of consultees did not respond. These included; <ul style="list-style-type: none"> • Grand Central Railway Company Ltd • Northern Rail Limited • DB Cargo • East West Rail It is considered that these are not key stakeholders for the purpose of this disposal.
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	South Western Railway responded to the LC17 consultation with no objections subject to various conditions associated with the Station Change. Separately` South Western Railway have since responded to the Station Change consultation confirming no comments and this has now been submitted to the ORR. Further details are contained within the consultation report.

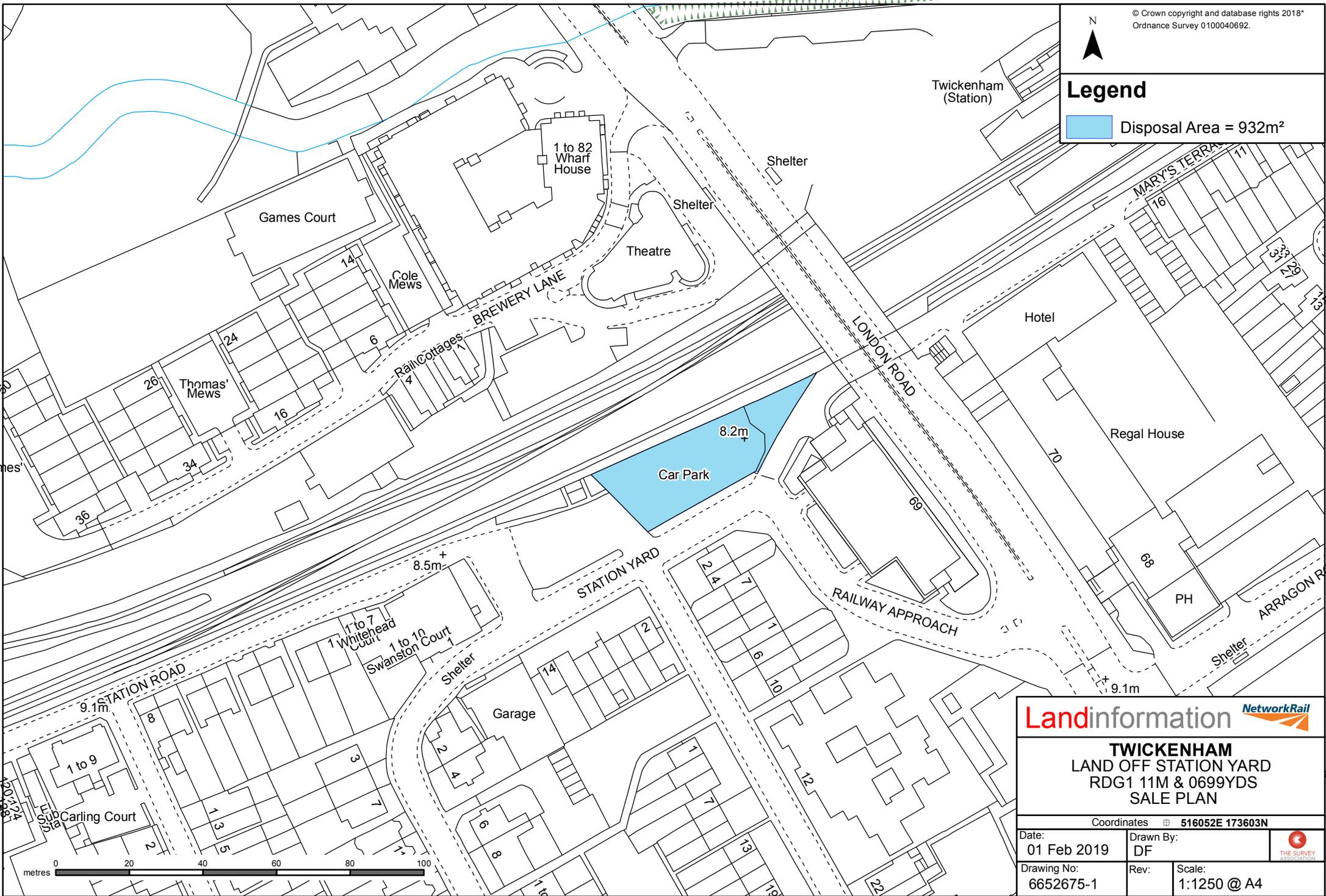
9. Internal approval to dispose

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: Development Surveyor
Signed	Date: 17/07/19
Authorised by	Authoriser's job title: Director, Development
Signed	Date: 17/07/19



Legend

 Disposal Area = 932m²



Landinformation 

TWICKENHAM
LAND OFF STATION YARD
RDG1 11M & 0699YDS
SALE PLAN

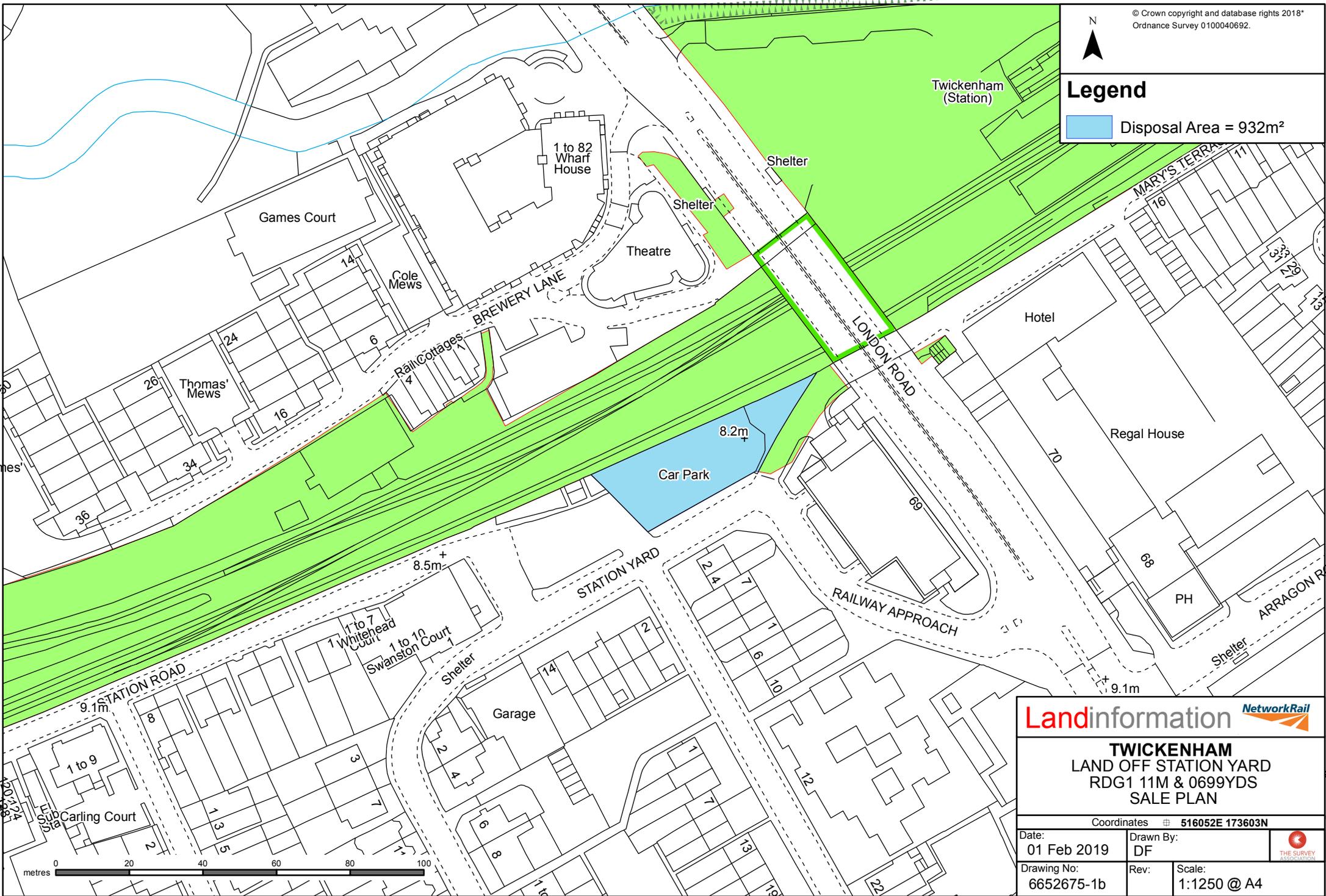
Coordinates \square 516052E 173603N	
Date: 01 Feb 2019	Drawn By: DF
Drawing No: 6652675-1	Scale: 1:1250 @ A4





Legend

 Disposal Area = 932m²

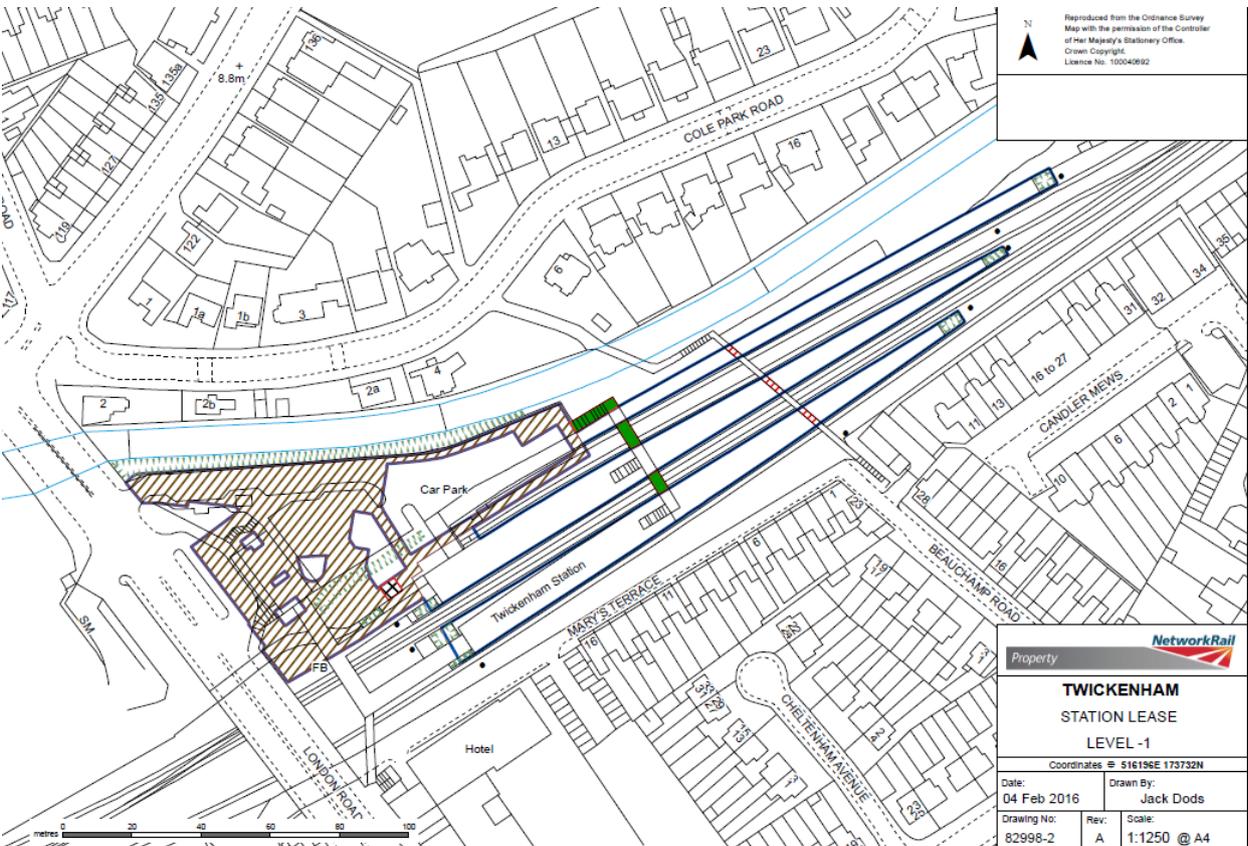
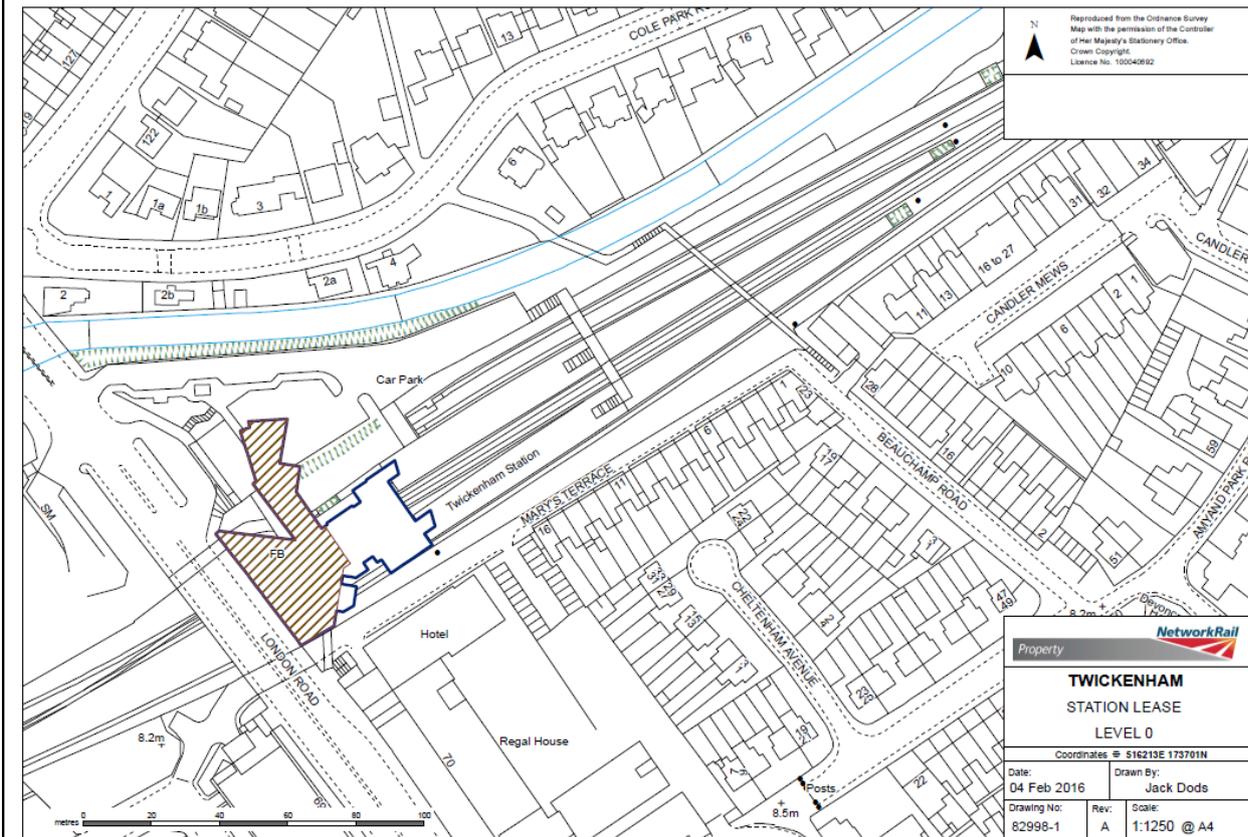


Landinformation 

TWICKENHAM
LAND OFF STATION YARD
RDG1 11M & 0699YDS
SALE PLAN

Coordinates \square 516052E 173603N	
Date: 01 Feb 2019	Drawn By: DF
Drawing No: 6652675-1b	Scale: 1:1250 @ A4







CONSULTATION REPORT

relating to Station Yard, Twickenham

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of Station Yard, Twickenham.

Site location and description:

Station Yard, Twickenham, TW1 4EZ.

Site location and description; The site is located close to Twickenham station to the south and is approximately 0.30 acres. The site is narrow in shape and is currently used for surface car parking for temporary residents use during the station redevelopment.

The site is situated adjacent to a car park owned by TfL to the west and is accessed from Station Yard. The rail side northern boundary is formed by a concrete panel fence and a retaining wall.

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

Summary of position regarding responses: Most of the consultees have responded and no objections were received. Details are contained below. A small number of consultees did not respond despite a number of reminders. These included;

- Grand Central Railway Company Ltd
- Northern Rail Limited
- DB Cargo
- East West Rail

It is considered that these are not key stakeholders for the purpose of this disposal.

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	19/08/19	No Comment	
2	Arriva Trains Cross Country		Y	27/02/19	No comment	
3	c2c Rail Limited		Y	26/02/19	No objection	
4	Chiltern Railways		Y	26/02/19	No objection	
5	Eurostar International Limited		Y	26/02/19	No objection	
6	Great Western Railway		Y	26/02/19	No objection	

Land disposal consultation report

V 1.1

7	Grand Central Railway Company Limited		N			Reminder email sent; 18/03/19 22/03/19 29/03/19
8	South Western Railway		Y		Subject to agreement of compensation via Station Change. Reminder email sent 8 th August 2019. Response received stating no objection subject to the same conditions already highlighted.	Emails reminders sent 22/05/19 09/05/19 17/04/19 05/04/19 04/04/19 03/04/19 28/04/19 08/08/19
9	London & South Eastern Railway Limited (Southeastern)		Y	27/02/19	No objection	
10	Merseyrail Electrics 2002 Limited		Y	27/02/19	No objection	

Land disposal consultation report

V 1.1

11	Northern Rail Limited		N			Reminder email sent; 18/03/19 22/03/19 29/03/19
12	COLAS Freight		Y	25/02/19	No comment	
13	Direct Rail Services Limited		Y	08/03/19	No objection	
14	DB Cargo (UK) Ltd		n			Reminder email sent; 18/03/19 22/03/19 29/03/19
15	Freight Transport Association		Y	02/03/19	No objection	
16	Freightliner Limited		Y	26/02/19	No objection	

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V 1.1

17	GB Railfreight Limited		Y	26/02/19	No objection	
18	Rail Freight Group		Y	26/02/29	No objection	
19	West Coast Railway Company		Y	29/03/19	No objection	
20	W. H. Malcolm		Y	27/02/19	No objection	
21	Association of Community Rail Partnerships		Y	26/02/19	No objection	
22	East West Rail		N			Reminder email sent; 18/03/19 22/03/19 29/03/19
23	Transport for the North		Y	26/02/19	No objection	

Land disposal consultation report**V 1.1**

24	Transport for London Engineering		Y	29/03/19	No objection	
25	British Transport Police		y	04/03/19	No objection	
26	TfL		Y	22/03/19	No objection	
27	Richmond and Wandsworth Council		Y	01/03/19	No objection	
28	Transport Focus		Y	07/03/19	No objection	

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

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

Land disposal consultation report

V 1.1

Annex A

From:

Sent: 26 February 2019 14:52

To:

Subject: FW:LC7Land Disposal, Station Yard, Twickenham

Importance: High

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

We write to you to seek your comments in relation to a proposed land disposal at the above location. Planning permission has not yet been granted however it is proposed the land will be disposed of for residential development. Further details are contained within the attached LC7 Evaluation form.

We request your comments by **27/03/19** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **27/03/19**, and having made reasonable endeavours to obtain a response, we will proceed with our application.

If a formal application to the ORR is made 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 regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours sincerely,



Annex B – Responses to Consultations

1. Department for Transport

From:
Sent: 19 August 2019 17:08
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Hi

Thanks for sharing this. We have no comment to make on this consultation.

Regards,

Briefing and Correspondence Manager, Great Western and Wessex, Rail Infrastructure South, Department for Transport
4/27

2. Arriva Trains Cross Country

From:
Sent: 27 February 2019 10:13
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

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

Buy train tickets online at [crosscountrytrains.co.uk](https://www.crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website

3. C2C Rail

From:
Sent: 26 February 2019 14:58
To:
Subject: Re: FW: LC7 Land Disposal, Station Yard, Twickenham

Good afternoon

No objection from c2c regarding this proposal.

Regards

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



W: www.c2c-online.co.uk

4. Chiltern Railway Company Limited

From:
Sent: 26 February 2019 15:20
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Hello,

Chiltern have no comments.

Regulatory Contracts Manager

Chiltern Railways

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

5. Eurostar International Limited

From:
Sent: 26 February 2019 15:15
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

No comment from EIL,

Thanks,

PA to Chairman and to Company Secretary

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

6. Great Western Railway

From:
Sent: 26 February 2019 15:06
To:
Subject: Re: LC7 Land Disposal, Station Yard, Twickenham

Hello

We have no objection thank you.

7. Grand Central

From:
Sent: 18 March 2019 15:10
To:
Subject: FW: REMINDER - LC7 Land Disposal, Station Yard, Twickenham
Importance: High
SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 22 March 2019 16:21
To: Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham
SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 29 March 2019 10:02
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Dear All,

Further to my emails below the consultation period has now ended and it is the intention to submit the LC7 form to the ORR next week for the disposal of the above. Should you have any last minute comments/objections, please can you confirm this to me by close of business today.

Should you have no comment I would appreciate if you can also confirm this to me by way of email response.

Kind regards,

8 South Western Railway

From:
Sent: 08 August 2019 16:17
To:
Cc:
Subject: FW: LC17 Station Yard, Twickenham
Importance: High

I am happy to reiterate the following in confirmation of our acceptance of the LC17. Could you formally respond as such on behalf of SWR with the following conditions: -

1. Compensation being paid to SWR for the loss of income from the car park for every year (or part of) until the end of the franchise, and any extension granted to SWR after the current end date in 2024.
2. Such compensation to be calculated based on full occupancy at the peak daily rate, 7 days per week.
3. DfT approval of the disposal as it currently counts the car park asset as part of the franchise asset.
4. A minimum of 6 months notice being given to SWR prior to the disposal.

Best Regards

Head of Station Property

South Western Railway

Address: - Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS

Website: - southwesternrailway.com



From:
Sent: 08 August 2019 16:05
To:
Subject: LC17 Station Yard, Twickenham
Importance: High

Hi

Hope you are well. Further to our final submission of the above LC17 to the ORR they have requested that Network Rail seek to obtain a response from SWR confirming their position with regards to the disposal.

For ease of reference I have attached the LC17 Evaluation form that was circulated and your initial response which was conditional on the following;

1. Compensation being paid to SWR for the loss of income from the car park for every year (or part of) until the end of the franchise, and any extension granted to SWR after the current end date in 2024.
2. Such compensation to be calculated based on full occupancy at the peak daily rate, 7 days per week.
3. DfT approval of the disposal as it currently counts the car park asset as part of the franchise asset.
4. A minimum of 6 months notice being given to SWR prior to the disposal.

Unfortunately, I did not receive a further response from you and the Station Change that was also circulated should have dealt with the above conditions which you kindly responded to (see attached).

I understand you are very busy but if you could confirm your comments in connection with the LC17 disposal at the earliest opportunity that would be much appreciated.

Please do not hesitate to contact me should you have any queries.

Kind regards,



From:
Sent: 22 May 2019 17:31
To:
Cc:
Subject: RE: Twickenham Station Yard - Station Change
Importance: High

Afternoon

Hope you are well. Further to the emails below I write to summarise where we are in connection with the above;

- Station Change and Minor Modifications documents are now ready to be circulated for consultation next week.
- Fixed sum compensation for loss of parking revenue will be addressed under appendix G in the Co-Operation Agreement which will form part of the Station Change. A compensation figure will need to be agreed between NR and SW before we enter into the Co-Operation Agreement, but this doesn't need to delay the station change process. You have kindly provided the charging schedule which will be used to calculate compensation.
- You have indicated that a 2 month notice period of station car park closure is acceptable.

I intend to submit the LC17 to the ORR on Tuesday 28/05/19 as the consultation period ended on 27/03/19. Provided you have no outstanding objections I will proceed on the basis that SWR give consent to the disposal subject to agreeing compensation for the loss of car parking. Please can you confirm by Tuesday at the latest?

Any queries please give me a call.

Regards,

From:
Sent: 09 May 2019 11:37
To:
Cc:
Subject: RE: Twickenham Station Yard - Station Change

Morning

Hope you are well. I have just returned from holiday and catching up on emails.

Further to the below and attached charging schedule are you able to confirm if SWR are now satisfied that the payment of parking compensation will be dealt with and agreed by way of the Station Change process? I am keen to get the LC7 submitted to the ORR and aware that you had some concerns about SWR conceding their position. As previously discussed we are not seeking for SWR to concede their position.

Please can you let me know your final comments in connection with the LC7.

Any queries please give me a call.

Kind regards,

From:
Sent: 01 May 2019 11:22
To:
Cc:
Subject: RE: Twickenham Station Yard - Station Change

It was good to hear from you. I have requested the rates from our commercial team and will forward these as soon as possible.

On the notice matter we will be bound by the Minor Modification process which will require all stakeholder agreement as well as the notice we would wish to give customers. Presumably you would manage the Minor Modification so the time for that would be in your gift to determine. I have copied in who should be able to advise you on that. We could get away with 2 months notice to our customers...

Best Regards,

Head of Station Property

South Western Railway

Address: - Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS

Email: -

Website: - southwesternrailway.com

From:
Sent: 29 April 2019 17:34
To:
Cc: Subject: Twickenham Station Yard - Station Change

Hi

Good to speak with you.

To calculate what the compensation for car parking at Station Yard would be, please could you send me the intended charging schedule for weekday/weekends. As there is currently no parking at the station there is no published rate schedule.

The other point I wanted to clarify before I lost you was about the 6 months notice prior to disposal which you referenced in your response to LC7. In programme terms this could sterilise the project post planning. I understand that you will need to give notice of a closure but is it possible to shorten this to 1 or 2 months? Presumably the requirement is so that you can publicise the change to station users?

If you could come back to me on these points then will send the Station Change out for consultation.

Regards

Development Manager

From:
Sent: 17 April 2019 15:20
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Further to our conversation this morning I understand that you are awaiting a response internally from Industrial Compliance in connection with the compensation figure and the LC7.

As you know we are keen to get things moving from a rail regulation perspective and if you are able to get something across to us next week that would be much appreciated.

My colleague (cc'd in) and are around next week should you have any queries.

I will be on leave from today returning on the 8th May.

Have a good Easter.

Regards,

From:
Sent: 05 April 2019 12:29
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Hi

Further to our conversation and my email below Solum (NR/Kier) are not seeking for SWR to concede its position. In order to agree/resolve the conditions you have previously set out we need to address these at the right stage and this is during Station Change.

The LC7 goes to the ORR not the DfT.

Are you also able to provide further info regarding the condition of 6 months notice prior to disposal as this potentially poses an issue with the regards to the project programme.

As discussed please can you also provide a compensation figure together with a charging schedule.

Kind regards,

From:
Sent: 04 April 2019 19:21
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Thanks for your email. I tried to give you a call this afternoon. We are not seeking for SWR to concede its position and Solum acknowledge that compensation will be payable. In order to agree/resolve the conditions you have previously set out we need to address these at the right stage in the process and it has been confirmed to me that this is during the Station Change.

Perhaps you can give me a call tomorrow when you get a moment.

Look forward to hearing from you.

From:
Sent: 04 April 2019 13:08
To:
Subject: FW: LC7 Land Disposal, Station Yard, Twickenham

I have taken guidance from my directors and we are not prepared to concede our position as previously laid out by me.

Best Regards,

Head of Station Property

South Western Railway

Address: - Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS

Email: -

Website: - southwesternrailway.com

From:
Sent: 04 April 2019 13:00
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

I do not see why we should concede and believe that your conditions are totally appropriate.

If we were to concede, surely that would weaken our commercial case when it comes to Station Change?

Director of Rail Projects Finance
4th Floor, Capital House, 25 Chapel Street, London, NW1 5DH
mobile: email:

FirstGroup plc
Registered in Scotland number 157176
Registered Office: 395 King Street, Aberdeen AB24 5RP

From:
Sent: 04 April 2019 11:05
To:
Subject: FW: LC7 Land Disposal, Station Yard, Twickenham

All,

Are we happy for me to concede on this point or insist on the conditions I have asked for?

Best Regards,

Head of Station Property

South Western Railway

Address: - Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS

Email: -

Website: - southwesternrailway.com

From:
Sent: 03 April 2019 14:32
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

I have checked with and he has confirmed that we have no sales data from the previous franchise.

Kind regards

Project Support Manager

South Western Railway,

Address: Basingstoke Campus, Gresley Road, Basingstoke RG21 4FS

Mobile: Email:

From:
Sent: 03 April 2019 11:44
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Morning

Thanks for your email. I note your comments below but it would seem right that these commercial conditions should be discussed and agreed during the Station Change process which is due to go out for consultation this week.

In the absence of any operational rail related matters please can you confirm by Monday 8th that SWR have no objection to the disposal of the above.

Any queries please give me a call.

Kind regards,

From:
Sent: 28 March 2019 17:30
To:
Cc:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Thank you for the notification. SWR has no inherent objection to the disposal subject to: -

5. Compensation being paid to SWR for the loss of income from the car park for every year (or part of) until the end of the franchise, and any extension granted to SWR after the current end date in 2024.
6. Such compensation to be calculated based on full occupancy at the peak daily rate, 7 days per week.
7. DfT approval of the disposal as it currently counts the car park asset as part of the franchise asset.
8. A minimum of 6 months notice being given to SWR prior to the disposal.

Best Regards,

Head of Station Property

South Western Railway

Address: - Basingstoke Campus, Gresley Road, Basingstoke, Hampshire, RG21 4FS

Email: -

Website: -

From:
Sent: 26 February 2019 14:52
To:
Subject: FW: LC7 Land Disposal, Station Yard, Twickenham
Importance: High

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

We write to you to seek your comments in relation to a proposed land disposal at the above location. Planning permission has not yet been granted however it is proposed the land will be disposed of for residential development. Further details are contained within the attached LC7 Evaluation form.

We request your comments by **27/03/19** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **27/03/19**, and having made reasonable endeavours to obtain a response, we will proceed with our application.

If a formal application to the ORR is made 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 regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours sincerely,

9. London & South Eastern Railway Ltd (Southeastern)

From:
Sent: 27 February 2019 09:32
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

10. Merseyrail Electrics 2002 Limited

From:

Sent: 27 February 2019 09:33

To:

Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

We have no objections thanks

Legal & Contract Assistant

Merseyrail

Tel	
Mob	
Email	
Web	www.merseyrail.org

11. Northern Rail

Sent: 18 March 2019 15:10

To:

Subject: FW: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Importance: High

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:

Sent: 22 March 2019 16:21

To:

Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 29 March 2019 10:02
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Dear All,

Further to my emails below the consultation period has now ended and it is the intention to submit the LC7 form to the ORR next week for the disposal of the above. Should you have any last minute comments/objections please can you confirm this to me by close of business today.

Should you have no comment I would appreciate if you can also confirm this to me by way of email response.

Kind regards,

12. COLAS Freight

From:
Sent: 25 March 2019 15:48
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

– no comment.

Many thanks,



Property Manager

COLAS RAIL LTD
Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom
www.colasrail.co.uk

13. Direct Rail Services

From:
Sent: 08 March 2019 12:41
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Good afternoon

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way, Carlisle, CA6 4SJ

14. DB Cargo (UK) limited

Sent: 18 March 2019 15:10
To:
Subject: FW: REMINDER - LC7 Land Disposal, Station Yard, Twickenham
Importance: High

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 22 March 2019 16:21
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 29 March 2019 10:02
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Dear All,

Further to my emails below the consultation period has now ended and it is the intention to submit the LC7 form to the ORR next week for the disposal of the above. Should you have any last minute comments/objections please can you confirm this to me by close of business today.

Should you have no comment I would appreciate if you can also confirm this to me by way of email response.

Kind regards,

15. Freight Transport Association

From:
Sent: 02 March 2019 07:42
To: Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Dear

FTA does not have a comment on this proposal

With regards

Director of UK Policy
Freight Transport Association

16. Freightliner Limited

From:
Sent: 26 February 2019 16:14
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

No comment from Freightliner.

Kind regards

Group Property Manager
Freightliner Group Limited

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

17. GB Rail Freight Limited

From:

Sent: 26 February 2019 16:47

To:

Subject: Re: LC7 Land Disposal, Station Yard, Twickenham

No issues from GBRf.

Regards,

Head of Capacity Planning, GB Railfreight Ltd.,3rd Floor,55 Old Broad Street, London, EC2M 1RX.

GB Railfreight Ltd. Registered in England & Wales No. 03707889.

18. Rail Freight Group

From:

Sent: 26 February 2019 16:50

To:

Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Ok with RFG

Director General

19. West Coast Railway

From:
Sent: 29 March 2019 10:17
To:
Subject: Re: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

No comments

WCR

E wotho@aol.com

20. W H Malcolm

From:
Sent: 27 February 2019 13:29
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

21. Association of Railway Corporations

From:
Sent: 26 February 2019 16:09
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

No comment

Senior Operations Manager

22 East West Rail

Sent: 18 March 2019 15:10
To:
Subject: FW: REMINDER - LC7 Land Disposal, Station Yard, Twickenham
Importance: High

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

Just a quick reminder that further to my email below I am still awaiting your response in connection with the above. Please can you respond and confirm your comments to me by **27/03/2019**. Should no response be received by then and having made reasonable endeavours to obtain a response we will proceed with our application to the ORR.

Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 22 March 2019 16:21
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

SUBJECT: LC7 – Land to the south of Twickenham Station, Station Yard.

Dear Consultee,

Property: Station Yard, Twickenham, TW1 4EZ.

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Please do not hesitate to contact me should you have any queries.

I look forward to hearing from you.

Regards

From:
Sent: 29 March 2019 10:02
To:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Dear All,

Further to my emails below the consultation period has now ended and it is the intention to submit the LC7 form to the ORR next week for the disposal of the above. Should you have any last minute comments/objections please can you confirm this to me by close of business today.

Should you have no comment I would appreciate if you can also confirm this to me by way of email response.

Kind regards,

23. Transport for the North

From:
Sent: 26 February 2019 16:47
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

TfN makes no comment on this proposal

Head of Investment Planning

TfN Strategic Rail

24 Transport for Engineering

From:
Sent: 29 March 2019 13:22
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Sorry – yes that was the intent of my email. No objection to the disposal of the identified area.

BSc CEng MICE Professional Head of Infrastructure Protection

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

25 British Transport Police

From:
Sent: 04 March 2019 09:37
To:
Cc:
Subject: Re: LC7 Land Disposal, Station Yard, Twickenham - DOCU 2019 0470

Hi

Apologies. I didn't make that as clear as I had intended - suffice to say the land disposal is supported subject to the Safety & Security of the railway being maintained as stated.

Kind Regards.

26 TfL

From:
Sent: 22 March 2019 10:56
To:
Cc:
Subject: RE: REMINDER - LC7 Land Disposal, Station Yard, Twickenham

Hi

normally responds to these just before the deadline once we're sure we have no comments. I can confirm that in this case we do not.

Kind regards

27 Royal Borough of Kingston Upon Thames

From:
Sent: 01 March 2019 09:42
To:
Subject: RE: LC7 Land Disposal, Station Yard, Twickenham

Dear

Please accept this email as confirmation that London Borough of Richmond upon Thames raise no objection to the proposed land disposal at the above location.

Kind regards

Principal Planning Officer (Development Management South Team Richmond)

Serving Richmond and Wandsworth Councils

www.richmond.gov.uk

28 Transport Focus

From:

Sent: 07 March 2019 19:33

To:

Subject: Re: LC7 Land Disposal, Station Yard, Twickenham 2502f19

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

it is 932 square metres of land on the down side of the railway, to the west of the London Road bridge, accessed off Station Yard;

it is to be sold, freehold or long leasehold (250 years), to Solum Regeneration (Twickenham) for development;

subject to planning, it is likely a multi-storey residential building will be built on it;

Solum are expected to request planning permission in the Spring of 2019, with disposal in 2020/21;

the area is currently a temporary car park for residents while the station redevelopment works are underway;

Network Rail will retain access rights to maintain the retaining wall between the site and the railway.

Transport Focus also notes that:

to remove the area from the station lease a change, and minor modification if necessary, will be issued.

The reduction in station parking is regrettable, but the very small number of spaces available currently effectively stifles demand. Transport Focus has no objection to the proposed disposal.

Regards,