

# 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	Freehold disposal of land to the south of railway adjoining Hackney Wick station. The area is outside the station lease area adjacent to White Post Lane area with an area of 266 sq m.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	The enclosed plan shows the disposal site shaded blue. In addition, two areas are being transferred from London Legacy Development Corporation (LLDC) to Network Rail which are shaded orange on the enclosed plan.
Clearance Ref:	CR/23664
Project No.	
Ordnance survey coordinates	TQ370845 E537034 N184558
Photographs (as required)	
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold disposal
Proposed party taking	London Legacy Development Corporation (LLDC)
Proposed use / scheme	<p>The disposal of the Network Rail owned land is in return for Network Rail receiving the freehold interest in land from LLDC in order to provide a much improved station at Hackney Wick.</p> <p>The land is essentially a strip of land at the bottom of the existing railway embankment, with no specific use. When the transfer takes place and the wider development is complete the land will form an access to the rear of light industrial units which will be on the adjacent development site. Network Rail will retain a right of access over the land being transferred to LLDC.</p>

Access arrangements to / from the disposal land	Network Rail will retain rights of access across the disposal site. The area being transferred to Network Rail on the southern side of the railway will be used to create a new access to the new station building.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	This disposal creates a “swap” of land with the LLDC, Network Rail will acquire the freehold to development land of the adjoining site for a new and improved station at Hackney Wick. The station will receive a new ticket entrance hall, gate line and underpass connecting both sides of the railway line, which will enhance and improve the station for passengers and the TOC. The plan attached with this consultation shows the land being transferred to and from Network Rail.
Anticipated Non-rail benefits	The land Network Rail disposes creates a rear access to light industrial units within the wider development site.
<b>3. Timescales</b>	
Comments on timescales	Implementation of the scheme will begin in October 2015/November 2015 and agreement to transfer the freehold of interests between the parties needs to be in place by the end of September 2015.
<b>4. Railway Related Issues</b>	
History of railway related use	There has been no specific railway use of this land, other than as part of the embankment.
When last used for railway related purposes	The disposal land has only been used as part of the embankment. The clearance consultation revealed no risks, concerns or objections to the disposal taking place.

Any railway proposals affecting the site since that last relative use	None, the proposal has gone through the approval process of both business and technical clearance.
Impact on current railway related proposals	None, the proposal has gone through the approval process of both business and technical clearance.
Potential for future railway related use	The Anglia route utilisation strategy has been assessed during the Network Rail internal clearance process and it has been indicated that there are no future railway related uses for this parcel of land. This is a standalone scheme promoted and initiated by the LLDC in connection with local development and the new railway facilities contribute to this.
Any closure or station change or network change related issues	As part of the overall disposal transactions Network Rail will acquire the freehold title to land currently owned by LLDC. This will be incorporated into a revised and increased footprint for Hackney Wick station. The land transferred to Network Rail will be incorporated into the TOC lease. The station portfolio surveyor is fully aware of the scheme and will lead on the station change mechanism.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal is in connection with the redevelopment of the station and improves access to it.

Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which LLDC will install new boundary fencing (retaining wall) along [parts of] the railway boundary and sufficient fencing already exists for the rest.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The disposal is in connection with the scheme by the LLDC.
Contamination / Environmental Issues (if applicable)	N/A

## 6. Consultations

Railway (internal – Network Rail)	Both internal business and technical clearance has been approved.
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Summary of position as regards external consultations	<p>External consultations have raised no concerns or objections to the land disposal.</p> <p>Comments have not been received from the following external consultees;</p> <ul style="list-style-type: none"> <li>• Grand Central Railway</li> <li>• Colas Rail</li> <li>• Rail Freight Group</li> </ul> <p>Please note comments made in consultation report. Further emails were sent to the non – responders and chase up phone call made in addition.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable.
<b>7. Local Authorities</b>	
Names & Email Addresses:	<p>London Legacy Development Corporation  <a href="mailto:info@londonlegacy.co.uk">@londonlegacy.co.uk</a></p> <p>London Borough of Hackney -  <a href="mailto:info@hackney.gov.uk">@hackney.gov.uk</a></p>
Local Transport Authorities:	
Other Relevant Local Authorities:	
<b>8. Internal Approval</b>	
Surveyor Name:	

Approved by Property Services Manger South East	Name:	Date Approved by PDM: 13/8/15
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