

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Land close to Hackney Wick Station, London

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

Summary of position regarding responses: 24 external stakeholders were consulted, there were 3 'No responses' to the original email or further attempts by email or telephone, from Grand Central Railways, COLAS and Rail Freight Group.

The 21 responses received expressed no concerns or objections to 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	London Travel Watch		Y	08/07/2015	London TravelWatch has no objection to the aforementioned proposal.	
2	Transport for London		Y	07/07/2015	TfL has no comment on this property disposal.	
3	South Eastern Railway		Y Y	03/07/2015 15/06/2015	Thank you for the opportunity to review the below. I can confirm that Southeastern has no comment on this proposal.	
4	GB Railfreight		Y	01/07/2015	No comment.	

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			Y	13/06/2015	No issues from GB Railfreight.	
5	DfT Rail Executive		Y	26/06/2015	The Department has no comment on this proposal.	
6	ACORP		Y	12/06/2015	ACoRP have no objection to this disposal	
7	Transport Focus		Y	16/06/2015	Transport Focus has no objection to the proposed disposal.	
8	Eurostar		Y	16/06/2015	No issue for EIL,	
9	Direct Rail Services		Y	15/06/2015	DRS have no comments in relation to this consultation.	
10	Northern Rail		Y	15/06/2015	Northern has no objection to the land disposal at Hackney Wick Station in London	
11	Mersey Rail		Y	12/06/2015	Merseyrail have no comments or objections to the above proposal.	
12	WH Malcolm		Y	12/06/2015	WH Malcolm has no objections to the proposal.	

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13	First Great Western		Y	11/06/2015	We have no objection thank you.	
14	Freightliner		Y	11/06/2015	No comments from Freightliner	
15	Chiltern Railways		Y	11/06/2015	There are no comments from Chiltern Railways.	
16	Cross Country Trains		Y	11/06/2015	I can confirm that XC Trains Ltd has no objection to this disposal.	
17	National Express		Y	11/06/2015	On behalf of NXET Trains Ltd and National Express Group, I confirm that we have no objection to the proposed disposal	
18	Grand Central Railway		N			<p>Original email sent detailing proposal 11/06/2015.</p> <p>Follow – up emails sent 22/07/2015 and 04/08/2015.</p> <p>Out of the office until 13th August 2015 reply then received.</p> <p>As this TOC does not run services on this route no further contact to be made.</p>

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19	Colas Rail		N			<p>Original email sent detailing proposal 11/06/2015.</p> <p>Follow – up emails sent 22/07/2015 and 04/08/2015.</p> <p>No other contact details (name or number) available to chase further.</p>
20	DB Schenker		Y	05/08/2015	I can confirm that DB Schenker has no objection to the proposed disposal as described.	<p>Original email sent detailing proposal 11/06/2015.</p> <p>Follow – up emails sent 22/07/2015 and 04/08/2015.</p>
21	Freight Transport Association		Y	22/07/2015	Apologies, we had no comment.	
22	Rail Freight Group		N			<p>Original email sent detailing proposal 11/06/2015.</p> <p>Follow – up emails sent 22/07/2015 and 04/08/2015.</p> <p>Call made to mobile and message left on 06/08/2015.</p>
23	West Coast Railway		Y	22/07/2015	no comments	

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24	British Transport Police		Y	06/08/2015	Approved no further comments to make. Thank you	Original email sent detailing proposal 11/06/2015. Follow – up emails sent 22/07/2015 and 04/08/2015.
25	London Legacy Development Corporation		Y	12/08/2015	Approved	

Copies of responses are given in the Annexe 1 to this report, as indicated above.

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

Annex 1 – Consultation Responses

1. London Travelwatch

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

Sent: 08 July 2015 13:44

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Dear

London TravelWatch has no objection to the aforementioned proposal.

Regards

2. Transport for London

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

Sent: 07 July 2015 14:04

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Hi

TfL has no comment on this property disposal.

Kind regards,
Network Development

3. South Eastern Railway

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

Sent: 15 June 2015 10:06

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Good morning

Thank you for the opportunity to review the above
Southeastern have no comment to make on this land disposal

Kind regards

Southeastern
Floor 3 Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8PG

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

Sent: 03 July 2015 11:08

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Good Morning

Thank you for the opportunity to review the below.

I can confirm that Southeastern has no comment on this proposal.

Kind Regards

Southeastern
Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8PG

4. GB Railfreight

From: EXTL:
Sent: 13 June 2015 17:27
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

No issues from GB Railfreight.

Regards,

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

Tel:
Mobile:

E-mail: @gbrailfreight.com.

From: [mailto:@gbrailfreight.com]
Sent: 01 July 2015 09:23
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

No comment.

Rgds,

GB Railfreight

Phone:

Email: @gbrailfreight.com Post: Unit 4, Blenheim Court, Peppercorn Close, Peterborough, PE1 2DU

5. Department for Transport

From: [mailto:@railexecutive.gsi.gov.uk]

Sent: 26 June 2015 10:59

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

The Department has no comment on this proposal.

Regards,,



Rail Executive

3/23, GMH, Great Minster House
33 Horseferry Road, London, SW1P 4DR

020

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

6. Association of Community Rail Partnerships

From: [mailto:@btconnect.com]

Sent: 12 June 2015 12:02

To:

Subject: Re: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Hi

ACoRP have no objection to this disposal.

Regards

Sent from my iPad

7. Transport Focus

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

Sent: 16 June 2015 15:29

To:

Subject: Re: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London 0806j16

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

various areas of land adjacent to the station are involved:

two areas north of the railway (43 and 76 square metres) will be leased to Network Rail by the London Legacy Development Corporation (LLDC),

two areas south of the railway (74 and 140 square metres) will be transferred to NR by the LLDC,

NR will sell 266 square metres of land south of the railway to the LLDC, who will use it for access to a development site;

the land transferred to NR will become part of the site for a new station entrance hall and gateline;

the new land will be added to the station lease area;

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the transaction are expected to be done in late August/early September, 2015.

The improved station will be welcomed by passengers; Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

8. Eurostar International

From: [mailto:@eurostar.com]

Sent: 16 June 2015 09:34

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

No issue for EIL,

Kind regards,

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

9. Direct Rail Services

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

Sent: 15 June 2015 17:35

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Good Afternoon

DRS have no comments in relation to this consultation.

Kind regards,

10. Northern Rail

From: [mailto:@northernrail.org]
Sent: 15 June 2015 11:14
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Hello

Northern has no objection to the land disposal at Hackney Wick Station in London

Kind regards and have a lovely Monday

Northern Rail Ltd
Northern House
York
YO1 6HZ

11. Merseyrail

From: [mailto:@merseyrail.org]
Sent: 12 June 2015 08:36
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Merseyrail have no comments or objections to the above proposal.

Regards
Merseyrail

Tel
Mob

Email: @merseyrail.org
Web: www.merseyrail.org

12. WH Malcolm

From: [mailto:@whm.co.uk]
Sent: 12 June 2015 08:33
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

WH Malcolm has no objections to the proposal.

Regards.

Malcolm Group, Block 20, Newhouse Industrial Estate, Old Edinburgh Road, Newhouse, North Lanarkshire, ML1 5RY

Tel: | Int: Mobile:

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

13. First Great Western

From: @firstgroup.com
Sent: 11 June 2015 16:20
To:
Subject: Re: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Hello

We have no objection thank you.

First Great Western
3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: @firstgroup.com | m:

14. Freightliner

From: [mailto:@Freightliner.co.uk]
Sent: 11 June 2015 16:18
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

No comments from Freightliner

Regards

15. Chiltern Railways

From: EXTL:
Sent: 11 June 2015 15:56
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Hi

There are no comments from Chiltern Railways.

All the best,

16. Cross Country Trains

From: [mailto:@crosscountrytrains.co.uk]
Sent: 11 June 2015 15:41
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

I can confirm that XC Trains Ltd has no objection to this disposal.

CrossCountry

Phone: Mobile: Fax:

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

17. C2c Rail (National Express)

From: [mailto:@nationalexpress.com]

Sent: 11 June 2015 15:37

To:

Cc:

Subject: Re: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

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

Rgds

18. Grand Central Railways

No response – out of office

19. COLAS Rail

No response

20. DB Schenker

From: EXTL:

Sent: 05 August 2015 09:53

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

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

Yours,

DB Schenker Rail (UK) Ltd.
310 Goswell Road
London EC1V 7LW

Tel:

Fax:

21. Freight Transport Association

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

Sent: 22 July 2015 15:45

To:

Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Apologies, we had no comment.

Freight Transport Association

Mobile :

22. Rail Freight Group

No response

23. West Coast Railway Company

From: [mailto:aol.com]
Sent: 22 July 2015 15:59
To:
Subject: Re: FW: Consultation on proposed land disposal: Land adjacent Hackney Wick St...

no comments

WCR

T
M

E @aol.com

24. British Transport Police

From: [mailto:@btp.pnn.police.uk]
On Behalf Of SDD Business Support
Sent: 06 August 2015 12:50
To:
Subject: RE: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Approved no further comments to make.

Thank you

25. London Legacy Development Corporation

From [mailto:@londonlegacy.co.uk]
Sent: 12 August 2015 17:03
To:
Cc:
Subject: RE: Legal costs relating to Property agreements

The station has always been central to the proposed masterplan for Hackney Wick Neighbourhood Centre and the scheme has been structured around the new routes opened up by the station improvements.

The station improvements works will provide the first section in an emerging 'north-south' route as part of a legible pedestrian and cycle focused network at the heart of the neighbourhood centre that will extend either side of the station. It will link to the 9,000+ new inhabitants of Hackney Wick and Fish Island, the 3500+ residents of East Wick and Sweetwater and 5,000+ direct employees at Here East on the western side of Queen Elizabeth Olympic Park.

As the new staircase enclosures and ticket office extend, in part, onto LLDC land, it is proposed that this land would be transferred/leased to NR in return for the transfer of the NR land under the southern ramp by way of a land swap agreement, thus avoiding the need for any financial payments. The land to be transferred to LLDC will allow access for Network Rail to inspect their assets i.e. railway embankment, through the new neighbourhood centre development.

As Local Planning Authority, LLDC is promoting the development of the new neighbourhood centre through the Local Plan and is promoting and supporting the station improvements through the Local Plan and Infrastructure Delivery Plan. LLDC is responsible for collecting and allocating Section 106 and CIL monies, which is being allocated to the station improvement. London Borough of Hackney is also in support of the station scheme and a letter of support was sent to the LLDC after consultation as part of the planning application which was approved on 23rd September 2014.

Regards

Queen Elizabeth Olympic Park
London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Annex 2 – Network Rail’s Consultation email

From: @networkrail.co.uk
Sent: 11 June 2015 15:06
To:
Cc:
Subject: Consultation on proposed land disposal: Land adjacent Hackney Wick Station London

Dear Consultee,

Property: Land adjacent Hackney Wick Station London

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

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

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

We request your comments, please, by the **09th July 2015**, (including any “no comment” response). It would be helpful if your response is provided by email.

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

If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

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Yours faithfully,

Regards

Property Services
1 Eversholt Street
London, NW1 2DN
M +44 (0)
E @networkrail.co.uk

www.networkrail.co.uk/property

