

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: Leeds: Land within station Riverside car park.

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

Summary position regarding responses: 34 stakeholders contacted and 32 replied. The non-replies were from Alliance Rail Holdings and Roadway Container Logistics.

Roadway Container Logistics- Given the nature and location of the site the lack of reply from Roadway Container Logistics is not considered to be material.

Alliance Rail Holdings- We are not aware of any on-going or future projects relating that Alliance Rail Holdings have relating to Leeds Station

therefore non-response is not considered material.

The responses are either No Objection or No Comment.

Leeds Council and WYCA initially objected to the proposal raising comments relating to how the proposal would affect future station schemes. However, having discussed this further they are now satisfied with Network Rail's responses and have released their objections.

There have been comments raised by the TOCs relating to car parking allocations but these have been addressed and are not deemed to be material to this LC7.

The full list of external consultees is set out below:

No.	External party (name)	Contact name and Job Title (where known)	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	25/1/2019	No Comment- See Annex	
2	Leeds Council			Y	21/01/2019	No Objection- See Annex	
3	West Yorkshire Passenger Transport Executive (Metro)			Y	18/1/2019	No Objection- See Comments	
4	Transport for North			Y	29/01/2019	No Comment- See Annex	
5	Transport for London Engineering			Y	19/12/2018	No Comment- See Annex	

6	Arriva Trains Cross Country			Y	06/02/19	No Objection- See Comments	
7	Caledonian Sleeper			Y	17/1/2019	No Comment- See Annex	
8	c2c Rail Limited			Y	19/12/2018	No Objection- See Annex	
9	Chiltern Railway Company Limited			Y	19/12/2018	No Comment- See Annex	
10	Eurostar International Limited			Y	24/12/2018	No Comment- See Annex	
11	Great Western Railway			Y	31/1/2019	No Objection- See Annex	
12	Grand Central Railway Company Limited			Y	30/1/2019	No Comment- See Annex	
13	Hull Trains Limited			Y	19/12/2018	No Comment- See Annex	
14	London & South Eastern Railway Limited (Southeastern)			Y	19/12/2019	No Comment- See Annex	
15	Merseyrail Electrics 2002 Limited			Y	19/12/2018	No Objections- See Annex	

16	Northern Rail Limited			Y	24/1/2019	Comments	
17	Transpennine Express			Y	23/1/2019	No Objections- See Annex	
18	LNER (London North Eastern Railway) (Virgin Trains East Coast)			Y	5/2/2019	No Objections- See Annex	
19	Alliance Rail Holdings			N	-	-	Sent two follow-up emails and called and left an answerphone message on 30/1/19 with follow-up email
20	COLAS Rail Limited			Y	17/1/2019	No Comment- See Annex	
21	Direct Rail Services Limited			Y	18/1/2019	No Comment- See Annex	
22	DB Cargo UK Ltd. (Formerly DB Schenker)			Y	30/01/2019	No Objection- See Annex	
23	Freight Transport Association			Y	30/12/2018	No Comment- See Annex	

24	Freightliner Limited			Y	24/1/2019	No comment- See Annex	
25	GB Railfreight Limited			Y	19/12/2018	No Comment- See Annex	
26	Rail Freight Group			Y	19/12/2018	No Comment- See Annex	
27	West Coast Railway Company			Y	19/12/2019	No Comment- See Annex	
28	W. H. Malcolm			Y	24/12/2018	No Objections- See Annex	
29	Association of Community Rail Partnerships			Y	05/02/2019	No Comment- See Annex	
30	British Transport Police			Y	2/1/2019	No Comment- See Annex	
31	High Speed Two (HS2) Ltd.			Y	25/1/2019	No Objection- See Annex	
32	Network Rail Media Relations			Y	06/02/2019	No Comment- See Annex	
33	Transport Focus (formerly Passenger Focus)			Y	24/12/2018	No objection- See Annex	
34	Roadways Container			N	-	-	Sent three follow-up emails. No telephone

	Logistics						number available
--	-----------	--	--	--	--	--	------------------

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

A copy of the consultation request (before customisation for any individuals or to reflect comments made) is given in Annex 1 below:

Annex 1

1.

From: @dft.gov.uk
Sent: 25 January 2019 17:28
To: @networkrail.co.uk
Cc: @dft.gov.uk; @dft.gov.uk; @dft.gov.uk; @dft.gov.uk; @dft.gov.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Having reviewed this application and consulted with relevant colleagues, I can confirm that we have no comments or queries on the Riverside Car Park proposal.

Kind Regards,

Planning and Investment Manager, Network Services (North), Rail Group, Department for Transport

2.

From: @leeds.gov.uk
Sent: 01 February 2019 15:35
To: @networkrail.co.uk
Cc: @leeds.gov.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Hello

Thank you for these further observations which we have considered.

Having had the opportunity to meet with you to explore the situation further we are content to withdraw our objection to the proposed sale.

In the meantime we look forward to the completion of the new platform and continuing our collaboration with Network Rail to see the regeneration of the station continue.

Kind regards,

Head of Transport Planning
Highways and Transportation
City Development

From: networkrail.co.uk
Sent: 28 January 2019 14:16
To: leeds.gov.uk
Cc: leeds.gov.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Good afternoon

Thank you for your comments relating to this proposal.

I met with your colleague last week to discuss the proposals for Platform 0 and will leave it with to relay our conversation back to you and your team.

As a summary, our response to your comments (below) are as follows.

- I have addressed the future requirements for Platforms -1 and -2 in the application. I am also fully aware, as referred to in the application, of the LISM proposals. However, your comments do not seem to have taken into consideration the fact that this proposed disposal is essentially just a refinement of the existing long leasehold boundary for the Princes Square car park and should be considered as such rather than seeing it as creation of a new interest in the Riverside car park that could affect future rail schemes.

- If this proposed disposal does not proceed then the future land acquisition requirements for both future rail schemes you refer to will remain exactly the same as now as they will require the acquisition of the Princes Exchange long leasehold interest (As set out in the plan attached edged blue). Therefore, as referred to in the application, the additional platform schemes and the LISM proposals cannot proceed without acquiring, and by use of Powers if private treaty doesn't work, the existing long lease interest.
- The proposed disposal will re-align a small section of the existing long leasehold boundaries and makes no difference to the future land acquisition steps that will have to be taken to acquire all of the long leasehold site. It simply shifts the requirement to acquire a long lease interest shown by blue verge on the attached plan, to the acquisition of a long lease interest shown by red verge on the same plan.

In the absence of consent to disposal of the proposed land the rail industry will not be able to acquire from the existing long lease interest the land required for Platform 0 so this project won't be able to proceed as there are no powers available to compel Credit Suisse to surrender part of their lease interest.

Therefore, I would be grateful if you could re-consider your objection and confirm no objection to the proposed disposal.

Kind Regards

From: leeds.gov.uk

Sent: 21 January 2019 18:24

To: networkrail.co.uk

Cc: leeds.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Dear

Thank you for this consultation regarding Network Rail's proposed application for the disposal of land within Leeds Station riverside car park. Whilst the rationale behind the proposed sale to enable the delivery of platform 0 is understood, the Council is concerned about the ramifications of this disposal for the longer term, station plans were it to proceed. Therefore, in the present circumstance we are not able to support the proposed sale of the land in question.

The Council's concerns are particularly around our understanding that the land in question is also being safeguarded for future Platforms -1 and -2 (mainly impacting -2) and which is situated in the middle of the Leeds Integrated Station Masterplan (LISM) riverside commercial development proposal. Obviously we do not wish prejudice the progress of Platform 0 which the Council strongly support, so our view is that if the proposed lease disposal included suitable termination/redevelopment proposals we would be in a better position to support the sale. If redevelopment were to take place at the discussed location, then the Council would request that a lift and shift clause is included in any proposals to ensure car parking is relocated to support future station redevelopment. For further context on the regeneration of the station and surrounding area please visit southbankleeds.co.uk. LISM was adopted into planning policy as part of the South Bank Regeneration Framework Supplementary Planning Document (SPD) in July 2018 and is downloadable from the website.

Since this has come to the Council's attention we have taken the opportunity to raise and share our concerns with your colleagues and who are all closely involved in the station redevelopment planning and long term proposals. is kindly reviewing this as part of the Programme Team for LISM and will pick up with accordingly. It is our understanding that Network Rail are in contact with Credit Suisse and are progressing discussions regarding provision of car parking.

We are also currently involved in supporting Network Rail in finding a temporary solution for public/rail users car parking to enable construction to start on Platform 0. You may be aware that the present position is that Network Rail are engaging with Town Centre Securities (TCS) to discuss the potential use of their car park on Whitehall riverside. This has been identified as the most suitable location for a temporary car parking solution given the limited opportunity in close proximity to Leeds Station, however it is at the discretion of TCS to enter any agreement with Network Rail.

With respect to the forward progress of LISM, it is our aim to take a report to the Council's February Executive Board seeking approval to establish a capital fund to support land acquisitions that support the redevelopment ambitions for the station and the regeneration of the surrounding area. In this respect it would be most helpful to understand Network Rail's investment approach as well, so that we can work together to align our approaches on this key of joint interest for both organisations. We are also aware that London & Continental Railways (LCR) has entered into a JV with NR for 10 pilot stations including Leeds to find commercial redevelopment solutions which the disposal of land also has an impact on.

We will of course continue to approach this issue constructively and offer our support to seeking a suitable resolution. I trust that this response helpful in explaining our current position on this proposal and if you would like to discuss further please get in contact with our Principal Land & Property Officer XXXX (leeds.gov.uk) who is aware of the current position at Leeds Station.

Kind regards,

Head of Transport Planning
Highways and Transportation
City Development

3

From: @westyorks-ca.gov.uk
Sent: 29 January 2019 16:36
To: @networkrail.co.uk
Cc: @westyorks-ca.gov.uk; @westyorks-ca.gov.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

Thank you for the clarification you have provided. I can confirm that I now have no objection to the proposal.

Please can any future property related matters pertaining to the 'Leeds Integrated Station Masterplan' be considered by the entire LISM project team i.e. all project partners collectively, prior to them reaching this stage?

Thanks

Head of Rail

West Yorkshire Combined Authority | Leeds City Region Enterprise Partnership (the LEP)

Wellington House | 40-50 Wellington Street | Leeds | LS1 2DE

westyorks-ca.gov.uk

From: networkrail.co.uk

Sent: 28 January 2019 14:22

To: westyorks-ca.gov.uk

Cc: westyorks-ca.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good afternoon

Further to my response to you below, I have since had a similar query to yours from Leeds Council. They both refer to the effect of the Platform 0 transaction on LISM plans and future platforms -1 and -2. I therefore thought it fitting to provide you with the same response that I sent to Leeds Council which I hope addresses this query.

I hope that after reviewing the below you will be able to provide a 'no objection' to my proposal.

Good afternoon

Thank you for your comments relating to this proposal.

As a summary, in response to your comments (below) are as follows.

- ***I have addressed the future requirements for Platforms -1 and -2 in the application. I am also fully aware, as referred to in the application, of the LISM proposals. However, your comments do not seem to have taken into consideration the fact that this proposed disposal is essentially just a refinement of the existing long leasehold boundary for the Princes Square car park and should be considered as such rather than seeing it as creation of a new interest in the Riverside car park that could affect future rail schemes.***

- ***If this proposed disposal does not proceed then the future land acquisition requirements for both future rail schemes you refer to will remain exactly the same as now as they will require the acquisition of the Princes Exchange long leasehold interest (As set out in the plan attached edged blue). Therefore, as referred to in the application, the additional platform schemes and the LISM proposals cannot proceed without acquiring, and by use of Powers if private treaty doesn't work, the existing long lease interest.***
- ***The proposed disposal will re-align a small section of the existing long leasehold boundaries and makes no difference to the future land acquisition steps that will have to be taken to acquire all of the long leasehold site. It simply shifts the requirement to acquire a long lease interest shown by blue verge on the attached plan, to the acquisition of a long lease interest shown by red verge on the same plan.***

In the absence of consent to disposal of the proposed land the rail industry will not be able to acquire from the existing long lease interest the land required for Platform 0 so this project won't be able to proceed as there are no powers available to compel Credit Suisse to surrender part of their lease interest.

Therefore, I would be grateful if you could re-consider your objection and confirm no objection to the proposed disposal.

Kind Regards

From:

Sent: 21 January 2019 13:00

To: westyorks-ca.gov.uk

Cc: westyorks-ca.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Many thanks for your comments.

The situation with having to acquire land from a 3rd party for Platform 0 is an unfortunate one. When the original 250 year lease for the Princes Exchange Car Park was drafted in 1999 there was no provision for early termination or for Network Rail to take back sections of land. The Princes Exchange car park serves the Princes Exchange office building and without it their tenants would have nowhere to park and the attractiveness and value of the building would be massively reduced. Therefore, the option of a break clause has been completely ruled out by Credit Suisse (the owners of the building).

The only reason that they are agreeing to this transaction now is that they will have the same terms for the new section of land as previous. So if we do not agree to these same terms there will be no transaction and no Platform 0 at this time.

Concerning your comments relating to the future plans for platforms -1 and -2 (referred to below as NPR- Northern Powerhouse Rail) and LISM in this location, we have consulted with the NR Systems Operator and the NR LISM team and this was referred to in the LC7 document in section 4 under 'Impact on current railway related proposals'.

We understand the concerns with safeguarding land in this location, however the proposed disposal for Platform 0 will not lead to any change in impact on these schemes. The reason being that if this disposal does not proceed the Princes Exchange long lease interest will still exist but on a slightly different alignment. Both NPR and LISM require the acquisition of the whole Princes Exchange lease interest to implement its scheme. If the boundary of part of the lease interest can be altered as a result of this proposed disposal then there is still a requirement for NPR and LISM to acquire all of the lease to implement its project – therefore, no change to current position.

I trust that this addresses your concerns relating to this disposal. If you have any further comments, please do not hesitate to contact me.

Kind Regards

From: westyorks-ca.gov.uk

Sent: 18 January 2019 16:36

To: networkrail.co.uk

Cc: westyorks-ca.gov.uk;

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

Thank you for the opportunity to comment on the proposed property disposal which we received on 19 December 2018.

We would like to reiterate our support for the implementation of platform 0 project as part of the Transpennine Route Upgrade. It is our understanding the project will help to increase capacity and services at Leeds station which is vital to accommodate the existing and forecast passengers growth and therefore it is important for the economic growth of this region. The proposed project is in line with our Transport Strategy 2040 and support our objective to increase the efficiency and long-term capacity of Leeds station.

We do however have reservations regarding your proposed land disposal. Our concerns are summarised as below.

- The proposed disposal site is the land required for the future construction of platforms - 1 and -2 that allows Leeds station to have capacity to accommodate future growth for local and regional services. Whilst we appreciate that these schemes are not committed, the land should be safeguarded for the operational requirements in the future. We strongly recommend you to liaise with your System Operator team to understand the future requirements of the railways in this region. Our main Network Rail contacts are and.
- The land in question is in the middle of the Leeds Integrated Station Masterplan (LISM) riverside commercial development proposal. We have serious concerns that the disposal of land in the middle of the plot required for LISM will undermine the viability and deliverability of LISM. Please note that LISM was adopted into planning policy as part the South Bank Regeneration Framework Supplementary Planning Document (SPD) and the document could be downloaded from the website southleeds.co.uk.
LISM is jointly developed and endorsed by Network Rail, West Yorkshire Combined Authority, Leeds City Council (LCC), London & Continental Railways (LCR), Transport for North and other key partners. We strongly recommend you to work with the LISM

project team regarding any disposal of land we required for LISM. The Network Rail scheme sponsor for LISM is Maria Clayton.

While we strongly support the platform 0 project in principle, we cannot support the proposed property disposal in its current form. We are seeking Network Rail to safeguard the land for the future development of railways in this region and include appropriate termination/redevelopment clauses within the land disposal proposal.

Should you require any clarification and support in this matter, please do not hesitate to contact me.

Yours sincerely,

Head of Rail

West Yorkshire Combined Authority | Leeds City Region Enterprise Partnership (the LEP)

Wellington House | 40-50 Wellington Street | Leeds | LS1 2DE

westyorks-ca.gov.uk

4.

From: @transportforthenorth.com

Sent: 29 January 2019 06:56

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment

Head of Investment Planning

TfN Strategic rail

5.

From: @tube.tfl.gov.uk

Sent: 19 December 2018 09:05

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Thanks, but I don't think I need worry about Leeds!

BSc CEng MICE Professional Head of Infrastructure Protection

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

6.

From: @crosscountrytrains.co.uk

Sent: 06 February 2019 14:32

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Further to our recent telephone conversation I can confirm that XC Trains Ltd has no further issue with this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

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

7.

From: @serco.com

Sent: 17 January 2019 15:21

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment from CS.

Regards

Operations Manager Caledonian Sleeper

8.

Sent: 19 December 2018 16:05

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good afternoon

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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



W: www.c2c-online.co.uk

9.

From: @chilternrailways.co.uk

Sent: 19 December 2018 09:02

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Chiltern have no comments

Regulatory Contracts Manager

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

10.

From: @eurostar.com

Sent: 24 December 2018 12:41

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

11.

From: @gwr.com

Sent: 31 January 2019 10:57

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hello

Thank you for this and for calling. I apologise for the delay. We have no objection to this.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

From: @grandcentralrail.com

Sent: 30 January 2019 12:21

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Apologies I am at a business conference.

GC has indeed no comment on the proposals.

Regards

Chief Operating Officer, Grand Central Railway Mobile:

13.

From: @firstgroup.com
Sent: 19 December 2018 09:34
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

We don't have any services operating in this part of the Route so no comment from us.

Regards

Head of Safety and Environment

Tel (m): | firstgroup.com | www.hulltrains.co.uk
4th Floor | Europa House | 184 Ferensway | Hull | HU1 3UT

14.

From: @southeasternrailway.co.uk
Sent: 19 December 2018 09:06
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good morning

Thank you for the opportunity to review the below. Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager **southeastern**

15.

From: @merseyrail.org
Sent: 19 December 2018 09:10
To: @networkrail.co.uk
Subject: RE: Property - Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

We have no objections thanks

Legal & Contract Assistant
Merseyrail

16.

From: @northernrailway.co.uk
Sent: 07 February 2019 08:28
To: @networkrail.co.uk
Cc: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Morning

Sorry yes no objection.

Thanks

17.

Surveyor (Projects)Property,
Floor 3a, George Stephenson House, Toft Green,
York YO1 6JT

23rd January 2019

Ref:

Dear Sirs,

RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

With reference to the above Property disposal application, please accept this letter as confirmation that TransPennine Express has no objection but would like to make the following comments;

While it's not ideal, and we would not normally agree to land disposal in the Leeds Station area, the argument in favour of this one is unavoidable, as Platform 0 and associated works are essential.

To prevent a net loss of car parking provision in the rail network, would Network Rail support the development of the same number of spaces at one or more stations on routes in Yorkshire that feed into and serve Leeds train station.

To offset the reduction in car parking spaces, would Network Rail encourage greater use of the bus interchange facility at the front of the station by making investment aligned with the requirements of the bus operators and West Yorkshire Combined Authority to improve the customer experience of this area thereby encouraging increased use of buses to compensate for the reduction in car parking.

Yours Faithfully,

Head of Property

18.

From:
Sent: 07 February 2019 10:45
To: @lner.co.uk
Cc: @lner.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Good morning

Further to my note from yesterday, I just wanted to confirm that the number of TOC-allocated spaces at Leeds Station is not reducing due to this proposal. Therefore, based on your comments below I have assumed that your concerns have been addressed.

Kind Regards

From: lner.co.uk
Sent: 05 February 2019 14:58
To: networkrail.co.uk
Cc: lner.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

The parking allocation I am referring to is for the permits allocated to our staff members as well as LNER Executive package holders.

We recognise that there is currently a proposed reduction in the total number of car park spaces to be made available to the general public and that this reduction is subject to a Minor Modification as part of the agreed Station Change. However, it has been agreed and documented via email between NR and LNER that there will be no reduction in the current allocations for both our LNER Executive Customers and our staff.

I wanted to make the above conditions to LNER's approval clear in my original response to you.

Kind Regards

19.

From:

Sent: 30 January 2019 11:11

To: @grandcentralrail.com

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good morning

Further to my emails below I just tried to call you on the number we have on file for you () but there was no answer. As the consultation process has now closed (25th Jan) I would like to progress my application to the ORR. Therefore, if I haven't heard back from you by Friday 1st Feb I will assume you have 'no objection' to the proposal.

Kind Regards

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



@networkrail.co.uk

www.networkrail.co.uk/property

From:
Sent: 28 January 2019 13:40
Cc: networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019
Importance: High

Good afternoon

Further to my original email of 19th December and my subsequent follow-up email of 17th January, the final date for consultation for the above passed last Friday (25th).

If you are not intending to comment on this consultation, would it be possible to reply back with a 'no comment' email so that I can progress with the application to the ORR?

If you have any issues I would be happy to discuss this by telephone on the contact number below.

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



✉ @networkrail.co.uk



www.networkrail.co.uk/property

From:
Sent: 17 January 2019 12:03
Cc: networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Further to my email below I note that I have not yet received a response concerning the above

Responses are required by Friday 25th January, therefore would it be possible to provide a response as soon as possible?

Thanks and Kind Regards

20.

From: @colasrail.com
Sent: 17 January 2019 12:19
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

– no comment.

Thanks,

21.

From: @drsl.co.uk
Sent: 18 January 2019 10:15
To: @networkrail.co.uk
Cc: @drsl.co.uk; @drsl.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice
Direct Rail Services Ltd
Regents Court
Baron Way Carlisle CA6 4SJ

22.

From: @deutschebahn.com
Sent: 30 January 2019 11:34
To: @networkrail.co.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

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

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

23.

From: @fta.co.uk

Sent: 30 December 2018 18:57

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear

FTA does not have a view on this proposal

With regards

Director of UK Policy
Freight Transport Association

www.fta.co.uk

24.

From: @freightliner.co.uk

Sent: 24 January 2019 11:45

To: networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Sorry for the delay.

We have no comment in respect of this disposal.

Kind regards

Group Property Manager
Freightliner Group Limited

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

25.

From: @gbrailfreight.com
Sent: 19 December 2018 16:23
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.

26.

From: @rfg.org.uk
Sent: 19 December 2018 09:48
To: networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Ok with RFG

Director General

27.

From: @aol.com

Sent: 17 January 2019 12:54

To: @networkrail.co.uk

Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

no comments

WCR

28.

From: @whm.co.uk

Sent: 24 December 2018 08:42

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU **DD:** | **Mobile:** **Email:** whm.co.uk | **Web:** www.malcolmgroup.co.uk | Malcolm Group on LinkedIn

29.

From: @acorp.uk.com
Sent: 05 February 2019 18:21
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

No comment

Senior Operations Manager



30.

From: @btp.pnn.police.uk
Sent: 02 January 2019 09:35
To: @networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

[For the attention of networkrail.co.uk](mailto:networkrail.co.uk)

I write to you in line with my role as a British Transport Police (BTP) Designing Out Crime Officer (DOCO) and in connection with the consultation process for the proposed land disposal at the Leeds Riverside Car Park, Leeds Railway Station, West Yorkshire to support the future development of Platform Zero at the railway station. If approved the land disposal will result in the reduction of 32 public parking bays in this long stay car park.

The NWR Project number is 131080, Disposal Plan 6520126 refers.

Having reviewed the attached documents I have no observations or comments to offer and support the proposal.

My reference is CRU-2018-2246.

Regards

Designing Out Crime Officer. Designing Out Crime Unit.

British Transport Police, C Division. Pennines Sector.

1st Floor, West Gate House, Grace St, Leeds, LS1 2RP

31.

From: hs2.org.uk

Sent: 25 January 2019 12:09

To: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Our ref: HS2-LDC-PE-009

Hi

Thank you for consulting HS2 Ltd on the above land disposal.

The proposed disposal site is adjacent to the HS2 Leeds Station Northern Concourse Satellite Compound (the 'Compound'), as shown in the working draft Environmental Statement (WDES). The compound is located on a private car park, known as Princes Exchange Car Park (PXCP).

As you may be aware the disposal site is outside land safeguarded for Phase 2b and the proposed CCB, as such HS2 Ltd does not object to the disposal.

However, it is clear that a potential conflict exists and HS2 Ltd would welcome discussions with NR to explore the opportunity to temporary locate the compound on other NR land. In addition, it would also be useful to understand if there is an opportunity to acquire an equivalent size part of the NR car park for the duration of the compound and re-provide temporary replacement parking for the owner.

HS2 Ltd are in the process of reviewing our requirements in this area and in due course would welcome a meeting to explore the above options.

Thank you

Town Planning Advisor – Phase Two | Infrastructure Directorate | HS2 Ltd

Tel: | [hs2.org.uk](https://www.hs2.org.uk) |

High Speed Two (HS2) Limited, Two Snow Hill, Queensway, Birmingham B4 6GA | www.gov.uk/hs2

32.

From:
Sent: 06 February 2019 14:59
To: @networkrail.co.uk
Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

Sorry you have had to chase. I can confirm we have no objection

Thanks

Interim Head of Communications
Network Rail LNE & EM Route

33.

From: @transportfocus.org.uk
Sent: 24 December 2018 16:22
To: @networkrail.co.uk
Subject: Re: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019 1912a19

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

it is part of Riverside car park, and provides 32 of the station's long-stay car parking;

it has to be leased to Credit Suisse Asset Management in exchange for land needed for the new platform (0) that is to be built;

the platform, long enough for two trains formed of four 24-metre long cars, is part of the Leeds Station Capacity project to improve the local network; subject to consents, completion is expected in 2019.

Transport Focus replied to the change (y/r LEE/11/17) for platform 0 on 30/11/17 (o/r 1611d18).

Passengers will benefit from the additional capacity and capability at the station; Transport Focus therefore has no objection to the proposed disposal.

Regards,

34.

From:

Sent: 30 January 2019 11:30

To: @maritimetransport.com' @maritimetransport.com

Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Importance: High

Good afternoon

Further to my emails below, the consultation process has now ended. If I haven't heard back from you by Friday 1st Feb I will assume you have 'no objection' to the proposal.

Kind Regards

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



@networkrail.co.uk



www.networkrail.co.uk/property

From:
Sent: 28 January 2019 13:40
Cc: networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019
Importance: High

Good afternoon

Further to my original email of 19th December and my subsequent follow-up email of 17th January, the final date for consultation for the above passed last Friday (25th).

If you are not intending to comment on this consultation, would it be possible to reply back with a 'no comment' email so that I can progress with the application to the ORR?

If you have any issues I would be happy to discuss this by telephone on the contact number below.

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a, | George Stephenson House | Toft Green | York | YO1 6JT



@networkrail.co.uk



www.networkrail.co.uk/property

From:
Sent: 17 January 2019 12:03
Cc: networkrail.co.uk
Subject: FW: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Further to my email below I note that I have not yet received a response concerning the above

Responses are required by Friday 25th January, therefore would it be possible to provide a response as soon as possible?

Thanks and Kind Regards

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



@networkrail.co.uk



www.networkrail.co.uk/property

From:

Sent: 19 December 2018 08:57

Cc: networkrail.co.uk

Subject: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

We are seeking views from relevant parties on our proposed land disposal at the above location.

We attach a Property Disposal Evaluation form together with related plans, explaining the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

Any application made will be based on this draft Property Evaluation form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to at @networkrail.co.uk by 25th January.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal, please do not hesitate to contact me. If future consultations of this nature should be directed elsewhere within your organisation please advise us of the appropriate contact details so that we may amend our records.

Yours faithfully,

Surveyor (Projects) Property

ANNEX 2

From:

Sent: 19 December 2018 08:57

Cc: @networkrail.co.uk

Subject: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

Response Required by 25th January 2019

Dear Consultee

Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds

We are seeking views from relevant parties on our proposed land disposal at the above location.

We attach a Property Disposal Evaluation form together with related plans, explaining the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

Any application made will be based on this draft Property Evaluation form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to at @networkrail.co.uk by 25th January.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal, please do not hesitate to contact me. If future consultations of this nature should be directed elsewhere within your organisation please advise us of the appropriate contact details so that we may amend our records.

Yours faithfully,

Surveyor (Projects) Property



Floor 3a,| George Stephenson House | Toft Green |York | YO1 6JT



@networkrail.co.uk



www.networkrail.co.uk/property

Annex C- Additional Information provided by Network Rail

From:

Sent: 09 January 2019 09:15

To: @networkrail.co.uk

Cc: @networkrail.co.uk

Subject: RE: Property – Proposed Long Leasehold Sale of Land within Riverside Car Park, Leeds
Response Required by 25th January 2019

Hi

The number of spaces available in the Credit Suisse car park does not change throughout the project, it will always have 121 spaces. The Credit Suisse parking spaces do not contribute to any of the numbers in the below table.

The number of spaces that we are contractually obligated to provide to the TOCs is 333 spaces. The stats from APOCA, who manage the car park, show that on average 230-295 spaces are used by TOCs at one time. Currently the TOCs only use the Riverside car park.

There will be no public parking in the Riverside car park from the 2nd March 2019, however they will still have access to the multi-storey at this time. From the 6th April LNER, TPE and Cross Country will have access to the multi-storey car park. From the 4th May there will be no public parking in either the Riverside or multi-storey car park, with the exception of the 11 disabled bays within the multi-storey. At this point all the TOCs will have access to the multi-storey car park.

The table below shows the breakdown of spaces between the Riverside and multi-storey car park and how the total of spaces changes throughout the project.

	Riverside Park	Car Multi Story Car Park	Number available	of spaces
Existing	450	284	734	
8th Dec 18	420	284	704	
5th Jan 19	345	284	629	
2nd March 19	310	284	594	
6th April 19	240	284	524	
4th May 19	49	284	333	
Permanent state - 31st May 21	263	284	547	

Kind Regards

Project Management Assistant

IP Northern Programme

Floor 7B | Platform | New Station Street | Leeds | LS1 4JB

networkrail.co.uk
