

The Network Rail (Old Oak Common Great Western Mainline Track Access) Order

Transport and Works Act 1992

The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006

The Network Rail (Old Oak Common Great Western Mainline Track Access) Order

Consultation Report

(Required by Rule 10(2)(d))

Document Reference	
Author	Network Rail
Date	April 2023

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1. Introduction

1.1 Old Oak Common Great Western Mainline Rail Systems Introduction

1.1.1 Network Rail Infrastructure Limited (**'Network Rail'**) is making an application to the Secretary of State for Transport for an order under the Transport and Works Act 1992 (**'TWA'**). The proposed order is termed **the Network Rail (Old Oak Common Great Western Mainline Track Access) Order ('the Order')**.

1.1.2 The Order, if made, would authorise Network Rail to compulsorily acquire rights in land and take temporary possession of land, as well as to undertake certain ancillary works, all in connection with the development of a temporary road rail vehicle (**'RRV'**) access onto the Great Western Main Line railway to enable delivery of the Old Oak Common station and provision of a permanent maintenance access point for road rail vehicles onto the Great Western Mainline (**GWML**) railway (**Project**).

1.1.3 The Order will also secure a permanent right of access to the RRV access point to support future maintenance and infrastructure works in the area.

1.2 Purpose of this Report

1.2.1 This report summarises the consultation and engagement undertaken by Network Rail in relation to the Order and has been prepared in accordance with Rule 10(2)(d) of the Transport and Works (Applications and Procedures) (England and Wales) Rules 2006 (**TWAO Rules 2006**) which requires the applicant to submit:

1.2.2 'A report summarising the consultation that has been undertaken, including confirmation that the applicant has consulted all those named in column (2) of the tables in Schedules 5 and 6 to these Rules where authority is sought for works or other matters described in column (1) of those tables, or if not, an explanation of why not.'

1.3 Structure of this Report

This Report comprises the following sections:

- 1.3.1 Section 2 provides a brief introduction to the Project and the proposed consenting approach;
- 1.3.2 Section 3 sets out community engagement and consultation that has been undertaken with the general public and other stakeholders;
- 1.3.3 Section 4 sets out consultation undertaken with statutory consultees; and
- 1.3.4 Section 5 provides a conclusion on the overall consultation and engagement undertaken.

2. **The Project and the consenting approach**

2.1 Project

- 2.1.1 Network Rail are developing plans to deliver the Old Oak Common Great Western Mainline Rail Systems Programme of works. These are the 'on-network' works to facilitate Old Oak Common (**OOC**) Station where it integrates with the existing Great Western Mainline (**GWML**).
- 2.1.2 The OOC Station is currently under construction by High Speed 2 Ltd (**HS2**) (as authorised by the High Speed Rail (London – West Midlands) Act 2017) and is expected to enter operational service in 2030. On completion, the OOC Station will become the HS2 London terminal until Euston is operational in 2034.
- 2.1.3 Before the OOC Station can enter into operation, Network Rail needs to modify the existing GWML by carrying out the Project.
- 2.1.4 In order to carry out the Project, Network Rail requires permanent and temporary acquisition of third party land and rights in land for a 'Lineside Logistics Compound' and a Road Rail Access Point (**RRAP**) for access needs on the South side of the railway. These rights are proposed to be secured under the Order.

2.2 Consenting Approach

2.2.1 The majority of the works associated with the Project will be permitted by permitted development rights under Part 18 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. Network Rail has engaged Ealing Borough Council on this matter and they are aware of the plans. A meeting was held on 12 October 2022 and the Council were invited to respond to the Public Consultation in October 2022.

2.2.2 As such, the Order is intended to authorise only a limited range of matters associated with the delivery of the Project, including:

2.2.3 the carrying out of a limited range of 'ancillary' works (namely the erection and construction of temporary worksites and associated works and the provision of temporary haul routes) detailed within the Planning Statement;

2.2.4 the compulsory acquisition of rights;

2.2.5 the temporary possession and/or use of land during construction of the Project; and

2.2.6 the extinguishment of private rights.

2.3 Consenting Approach for Area 1

2.3.1 Network Rail requires Area 1 (shown as Plot 1 on the Land Plan that forms part of the TWAO application) on a permanent basis as a compound to ensure future maintenance access resilience. This area would incorporate a permanent RRAP, allowing Road Rail Vehicles (RRV) and Network Rail's maintenance teams and contractors to access and carry out works on the South side of the railway.

2.3.2 Engagement has been attempted with the owner of Area 1 for the permanent acquisition of the land. However, the land has returned to the Crown following the company which originally purchased the land from Railtrack in 1996, going into administration. Network Rail has been liaising with the Crown's solicitors with a view to purchasing Area 1 from the Crown. At the date of this statement, discussions are still ongoing. Further details are included within the planning statement.

2.3.3 Bruton Knowles sent Request for Information (**RFI**) letters on 14 October 2022 and a follow up on 2 December 2022. An example of the letters to utilities companies and those with a potential interest in Area 1 are attached at Appendix 1. At the time of writing this report, not all had responded.

2.3.4 Due to the ownership of Area 1, Network Rail are unable to pursue this area of land under the Order application.

2.4 Consenting Approach for Area 2 (Plots 2, 3 and 4 on the Land Plan)

2.4.1 Network Rail are applying to the Secretary of State for a direction that deemed planning permission is granted for certain works rather than submitting an application for planning permission to the local planning authority. The application for a planning direction is in respect of:

2.4.1.1 the erection and construction of temporary worksites, including lay down and storage areas and other buildings, yards, slab, cranes, plant and machinery, apparatus, fencing and other works and conveniences; and

2.4.1.2 the provision of temporary haul routes.

2.4.2 Network Rail are pursuing the temporary acquisition of the land through the Order for a period of 6 years and 6 months. Area 2 (Plots 2, 3 and 4 on the Land Plan) is owned by Bellaview Properties Ltd and leased to Saint-Gobain Building Distribution Ltd, trading at this location as Jewson Ltd.

2.4.3 Network Rail are pursuing a permanent easement over Area 2 to Area 1 within the Order to allow Network Rail and its Contractors to access the compound and RRAP. The exact permanent design and layout of the vehicle access route is being designed by Bellaview Properties Ltd's architects and the design and layout will form part of their planning application as Network Rail is keen to agree an access route which is acceptable to both parties.

2.4.4 Network Rail have been consulting with Bellaview Properties Ltd's Land Agent, Gerald Eve, on the plans since June 2021. More detail can be found in Section 4.

2.4.5 Network Rail have been consulting with Saint-Gobain Building Distribution Ltd, the leaseholder of Area 2 since July 2020. More detail can be found in Section 4.

2.4.6 Network Rail have engaged Ealing Borough Council on this matter, and they are aware of the plans. A meeting was held on 12 October 2022 and were invited to respond to the Public Consultation in October 2022.

3. Community Engagement & Consultation

3.1 Public Consultation

3.1.1 Non-Statutory public consultation and engagement, even if not compulsory, allows the community to provide feedback on proposals that may affect them. This feedback can help feed into design phases of the Project at a later date and tackle any issues early on. This exercise gives the Project a good indication of any sensitive receptors and an opportunity to discuss any possible mitigation measures.

3.1.2 An Approach to Community Consultation document was sent to Ealing Council on 7 October 2022, setting out how Network Rail will consult the community. No comments were received from the Council in response.

3.1.3 One round of public consultation was then undertaken for a period of six weeks, between 10 October 2022 and 20 November 2022. Due to the nature of the Project and proposed Order, the public consultation was targeted at the community who are affected, or likely to be affected, by the Project.

3.1.4 The public consultation and correspondence describe the Project as the Old Oak Common Lineside Logistics Compound, as this is more descriptive of the requirements for the wider community, and consulted on the Project compound and access requirements as a whole, rather than on an isolated 'per feature; or 'consenting route' basis.

3.2 Consultees

3.2.1 Ward Councillors: Cllr Crawford, Cllr Haili and Cllr Hashani and the local MP, Dr Rupa Huq, were invited to respond to the Public Consultation and example letters sent to them by Network Rail can be found at Appendix 2.

- 3.2.2 Old Oak and Park Royal Development Corporation (OPDC), were also invited to respond to the Public Consultation as a close neighbour, and a copy of the letter sent to them can be found at Appendix 2.
- 3.2.3 A letter inviting the community to respond to the Public Consultation was also sent to 183 addresses, which detailed the Project's background, benefits, land requirements and timeline. The letter also provided detail of the community engagement drop in events being held locally for the community to speak with the project team and how to contact the Project team. A copy of this letter is appended at Appendix 2.
- 3.2.4 The public were able to contact the Project team and respond to the consultation at a dedicated email address: OOCRailCompound@networkrail.co.uk. Information has also been uploaded, and remains available, on the dedicated Project webpage: <http://www.networkrail.co.uk/OOCrailcompound>
- 3.2.5 Two drop-in engagement events were held within the public consultation period, to allow those affected by the Project to speak directly with the Project team. These were held on 20 October and 3 November 2022 at Friary Park Community Centre. In total, these were attended by 9 individuals.

4. Consultation undertaken with Statutory Consultees

4.1 Statutory undertakers

4.1.1 Rule 10(2)(d) of the TWAO Rules 2006 requires Network Rail to confirm that parties named in column 2 of the tables in Schedules 5 and 6 to the Rules have been consulted. The tables in Appendix 3 of this report summarise the consultations undertaken with these bodies by Network Rail in relation to this Project.

4.1.2 Network Rail's land referencing agents, Bruton Knowles, wrote to statutory undertakers who were thought to have an interest in the land affected by the Order to establish land ownership information for inclusion within the Book of Reference and to inform affected parties of the proposals. An example of the RFI letters can be found at Appendix 1. The table below sets out the engagement undertaken with the individual statutory undertakers identified by Bruton Knowles:

Statutory Undertaker	Engagement to Date
BT Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Cadent Gas	Confirmation through 'Lineside, Beforeyou dig' of no interest.
City Fibre Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022. Response from City Fibre 21st December 2022 to confirm no interest.
Crossrail Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Crossrail Ltd responded confirming no interest.
Edgecast Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
ESP Utilities Group	Confirmation received through 'Lineside, Beforeyou dig' of no interest.
GTC Limited	Online search completed confirming no interest.
London Underground Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. London Underground responded confirming no interest.

Lumen Technologies Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Lumen Technologies Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Mobile Broadband Network Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Mobile Broadband Network Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
National Grid Electricity	Confirmation through 'Lineside, Beforeyoudig' of no interest.
Scottish and Southern Electricity Networks	Confirmation through 'Lineside, Beforeyoudig' of no interest.
Sky UK Ltd	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Sky UK Ltd responded confirming no interest
Telia Carrier UK Limited (Response received confirming no interest)	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Crossrail Ltd responded confirming no interest.
Thames Water	Use of Thames Water's property portal confirms no interest
Thames Water Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Utility Assets Ltd	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Virgin Media Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.
Vodafone Limited	Letter from Bruton Knowles, dated 14th October 2022 to interrogate interest in the site. Follow up letter sent 2nd December 2022.

4.2 London Borough of Ealing

4.2.1 Network Rail met with representatives from Ealing Borough Council on 12 October 2022 to provide further details about Network Rail's proposals and the proposed Order and invited them to respond to the public consultation. Ealing has an interest in the development of Horn Lane, the area which will be affected by the proposed Order, as this area is allocated within their local plan with mixed use designation. Network Rail confirmed that they are happy to work with the affected landowner to come to a mutually beneficial agreement, sharing access and areas where appropriate and further detail on this engagement is provided below.

4.3 Landowners and those with an Interest in Land

4.3.1 Network Rail's Land Referencing Agents wrote to those parties who are thought to have an interest in or over the land proposed to be acquired and/or used pursuant to the provisions of the draft Order, to establish land ownership information to include within the Book of Reference. A copy of the letter sent to the individual landowner can be found in Appendix 1

4.3.2 Network Rail's Senior Surveyor has been consulting with the known leaseholder of the land affected by the Order since July 2020 and the known freeholder since June 2021, setting out the Project's requirements.

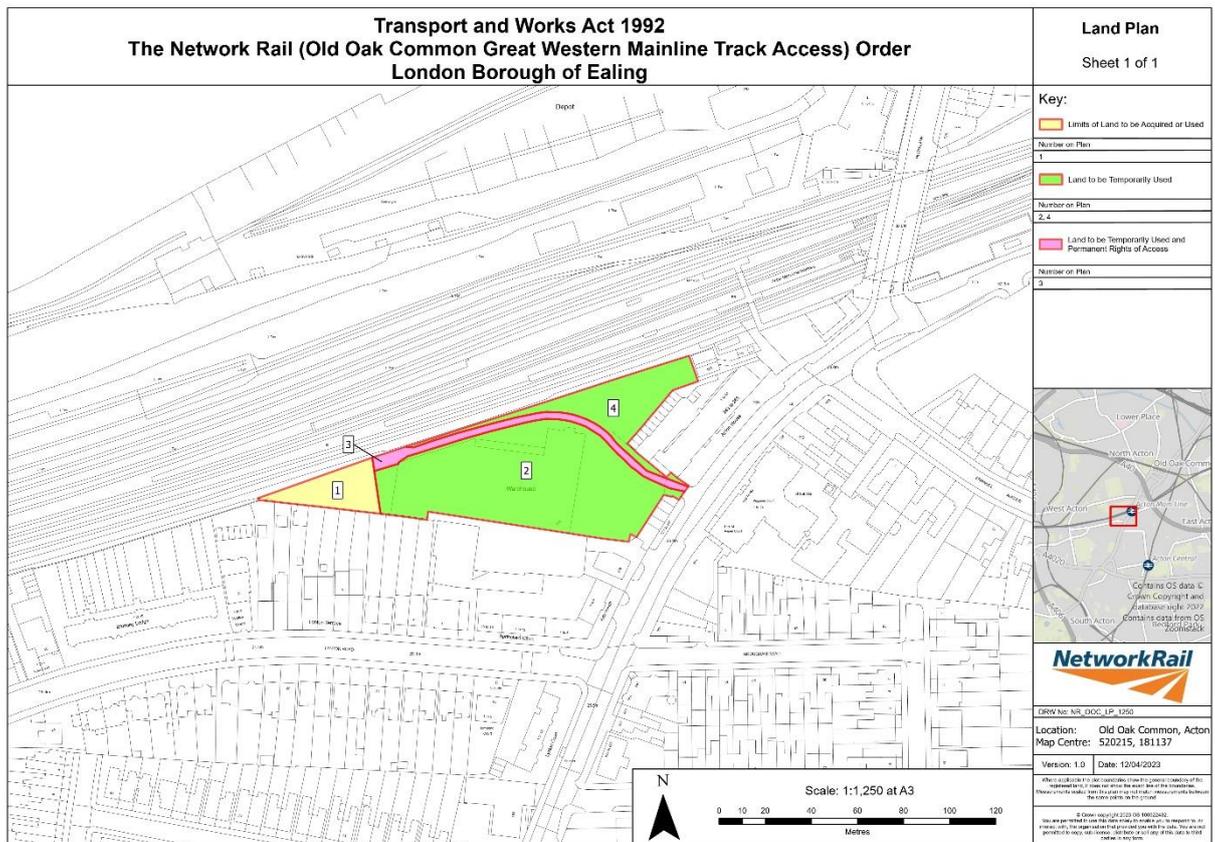
4.3.3 Alongside the TWAO, Network Rail will continue to engage with the Landowners and Third Parties who may be affected by the proposed Order to secure agreements by private treaty where possible.

4.4 Bellaview Properties Ltd

4.4.1 Bellaview Properties Ltd are the freehold owner of the land affected by the Order (shown as Plots 2, 3 and 4 on the Land Plan included below), which Network Rail are seeking to acquire on a temporary basis for a temporary lineside logistics compound to deliver the Project. Network Rail will also require a permanent easement over Plot 3 for future access to Plot 1.

4.4.2 Engagement with the Freeholder’s agent, Gerald Eve, has been ongoing since June 2021. This has comprised of emails, letters, meetings and phone calls. In October 2022, Network Rail were made aware of Bellaview’s aspirations for residential development at Area 2.

4.4.3 At the date of this Consultation Report, negotiations are ongoing between the parties. However, Network Rail are hopeful that a mutually beneficial agreement can be made to allow both parties plans to come to fruition.



4.5 Saint Gobain Building Distribution Ltd

4.5.1 Saint-Gobain Building Distribution Ltd (trading as ‘Jewson’) are the current leaseholder of Area 2, which Network Rail are seeking to acquire on a temporary basis for a temporary lineside logistics compound to deliver the GWML changes

required. The current lease runs until April 2025 and therefore, Network Rail requires the surrender of the lease approximately six months before its expiry. Contact was first made with the leaseholder's agent, Sanderson Weatherall, in July 2020. Since then, correspondence has mainly consisted of emails.

4.5.2 Network Rail are hopeful that an agreement can be made by private treaty. At the date of this Report discussions are still ongoing between the parties.

4.6 Area 1: Crown Land

4.6.1 Land ownership for Area 1, which Network Rail require on a permanent basis, has reverted to the possession of the Crown Estate. Network Rail's Senior Surveyor, has been in direct correspondence with the Crown Estate's Solicitor to bring this piece of land into our ownership. At the present time, no other landowner has claimed title, so there is no other person to be included within the Order specifically. Network Rail are following due process and are running a separate consultation with neighbouring occupiers as required by the Crown Estate's solicitor.

5. Consultation and Engagement Summary

5.1 Statutory Consultation with Landowners and Occupiers directly affected by the Order

5.1.1 Engagement and consultation with landowners directly affected by the Order remains ongoing, through phone, email and meetings.

5.1.2 Although the freehold owner for Area 2 has an aspiration for residential and commercial development, discussions are positive, and Network Rail are hopeful for a mutually beneficial solution.

5.1.3 Discussions with the leaseholder remain ongoing in relation to early surrender of the lease by approximately 6 months. Location constrains the ability to relocate the business within a 3-mile radius.

5.2 Public Consultation and Engagement as part of the Order

- 5.2.1 As part of the wider public consultation and engagement activities, members of the public, although somewhat supportive, raised some concern about noise and light pollution mitigation. Due to the early design phase of the Project, Network Rail are not able to provide a solution at this time. It is however noted for consideration.
- 5.2.2 Once the Project progresses and surveys are complete, Network Rail will look at ways to mitigate noise and light disruption, for example: white noise reversing at night, solar charging lights and facing lights away from properties.
- 5.2.3 Members of the public who Network Rail representatives spoke with, understood the need for the logistics compound and why Area 2 is the only suitable location to access the South side of the railway.
- 5.2.4 Members of the public now have a way to contact the Project team directly should they have any further queries.
- 5.3 Next Steps
- 5.3.1 Network Rail has engaged with all known landowners and parties with an interest in the land, which remains ongoing.
- 5.3.2 Network Rail is committed to continuing negotiations but requires an Order to ensure all permanent rights in land and the temporary use of land can be secured to deliver the Project.
- 5.3.3 Network Rail has consulted bodies as required under Rule 10(2)(d) of the TWAO Rules 2006. This consultation has included informal discussions, email correspondence, letters, and meetings. Engagement has increased since the Public Consultation launch.
- 5.3.4 The affected parties and community will have the opportunity to comment on the Order as part of the statutory consultation process.
- 5.3.5 Network Rail continues to be open to engagement with the affected parties following submission of the Order.

6. Appendices

6.1 Appendix 1

Example RFI letter to Utility Companies

Date: 14/10/2022
 Our Ref: 534190/JH/CP
 Your Ref: OOC5/INF/01

BT Limited
 1 Braham Street,
 London,
 United Kingdom,
 E1 8EE

By Recorded Delivery

Dear Sir/Madam,

**Re: Track Access to Build Out Oak Common Station & the Installation of Associated Signalling Equipment.
 Title Number(s): AGL22605 & AGL51330.**

Network Rail intends to promote a Transport and Works Act Order under the Transport and Works Act 1992 to primarily authorise the construction, operation and maintenance of the above along with the compulsory acquisition of land to facilitate the works.

Bruton Knowles has been appointed as land referencing agents by Network Rail. From an initial land referencing information gathered from Land Registry, we believe you are in possession of a property or land interest which may be affected by the project.

We would like you to confirm your interest in this property or land and request details of any other parties that have a legal interest in the property or land, so that we can ensure that all those potentially affected by the scheme are identified to be included in future consultation correspondence and so have an opportunity to help shape the proposals.

Information needed from you

1. Refer to the enclosed title plan(s) which indicates the area of land or property (edged red) that we believe you have an interest in.
2. Complete the enclosed form relating to the title/s.
3. Return the completed form by 4th November 2022. Return can be done via the enclosed pre-paid envelope or by email to Charlie.powell@brutonknowles.co.uk

If you would like any help completing the form or if you have any queries, please do not hesitate to email charlie.powell@brutonknowles.co.uk or phone on 07514 493155

Your faithfully,

Bruton Knowles

Enc: Title Plan, 2x Reply Form (1x Spare) & Pre-paid Envelope.



Property Consultants

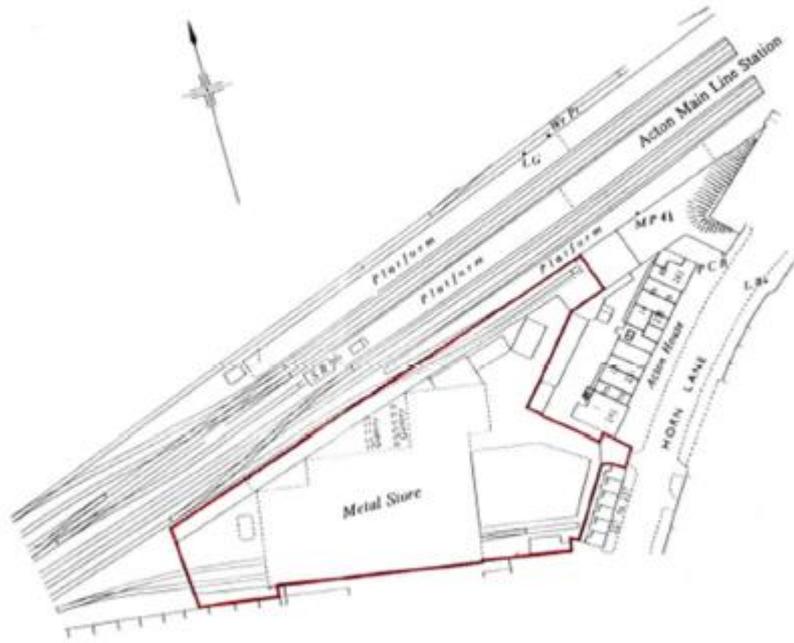
60 Church Street
 Birmingham
 B5 2DJ
 T 07514 493155
 E Charlie.powell@brutonknowles.co.uk
 W brutonknowles.co.uk
 Offices across the UK



A list of Partners is available upon request

H.M. LAND REGISTRY		TITLE NUMBER		
		AGL22605		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY GREATER LONDON	SHEET	NATIONAL GRID TQ 2081	SECTION AA
Scale: 1/1250		© Crown copyright 1973		

WOBURNE or EALING





OOCS/INF/01



REPLY FORM TO REQUEST FOR INFORMATION

To: Bruton Knowles

In reply to your request for information under cover of the letter dated 14th October 2022.

I HEREBY STATE that the answers to the questions set out below comprise a true and correct statement of all the information required by the Notice, so far as the same is or ought reasonably to be within my knowledge.

Signed: _____

Name: _____

Address: _____

Contact No _____ Email _____

Dated the _____ day of _____ 2022

Please note:

- (a) When giving particulars of a name all first names should be given as well as the surname;
- (b) when giving particulars of companies, the name of the company secretary or clerk, company number and registered office should be provided in addition to details of any preferred alternative person and/or address for service of future correspondence;
- (c) When giving particulars of a partnership or trust, please give details of all partners or trustees. If one or more partners or trustees are elected to receive future correspondence on behalf of the others, please clearly identify this person or persons;
- (d) If more space is required, please provide on a separate piece of paper and attach to this form.

OOCS/INF/01



1. What is the nature of your Tenure concerning property as shown on the attached plan (Please circle):

- (a) Freehold
- (b) Leasehold
- (b) Tenancy
- (c) Easement/Right (e.g. wayleave, access rights, service rights or rights to light)
- (d) Mortgage
- (e) Rentcharge
- (f) Right of Entry
- (g) Restrictive Covenant
- (h) Licence
- (i) Franchise (e.g. right to hold a market or fair or take tolls)
- (j) Profit a Prendre (e.g. right to remove something: grazing, grass, fish, peat or wood)

2. If the interest in Question 1 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)? Yes / No / If only part, please describe?

3. Please provide the name and address of the freeholder:

Address: _____

Please identify whether or not in occupation Yes/No

OOCS/INF/01



4. Name(s) of any Lessee or Tenant _____

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the lease/tenancy (including the frequency of payment of any rent or monies and the term or length of the arrangement):

(Alternatively, please attach tenancy schedule to this form)

5. Name(s) of any sub-lease or sub-tenant (if any):

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the sub-lease or sub-tenancy (including the frequency of payment or rent or monies and the term or length of the arrangement) _____

(Alternatively, please attach tenancy schedule to this form)

6. Name of any other person or party in occupation and details/terms of their occupation

Address: _____

Terms: _____

7. Particulars of any other person or party who directly or indirectly receives rent, or a person or party who (by agreement with a person interested in the land), is authorised to manage the land or to arrange for the letting of it):

Address: _____

OOCS/INF/01



8. Name(s) of any mortgagee or lender (if any):

Address: _____

Term or length of the loan arrangement

9. Particulars of any other person or party who has an interest in the land or property (including rights of way, rights to services, rights to light, rights of riparian owners, profits a prendre and other easements or wayleaves together with restrictive covenants and any other encumbrances)

Address: _____

Particulars of the land benefitting from the interest

10. Particulars of any other person or party having power to sell or convey or release the land or property

Address _____

11. Please confirm whether or not it is your understanding that the boundaries as shown on the plan (attached) correctly identify all the land in the vicinity in the ownership of the persons identified in the form. If not please provide details. If the extent of the land shown is less, please identify the correct area of the plan. If more please identify on the plan, if possible. If not possible, please confirm this and we may contact you again to verify the full extent of the interest.

OOCS/INF/01



12. If you have an interest in land elsewhere which is affected by the scheme, please notify us.

Please remember to:

- (a) Sign this form before returning it
- (b) Attach any additional sheets of paper and the route plan (as appropriate) with the Notice.
- (c) Return in the self-addressed envelope or to the address below clearly marked with reference 534190/JH/CP or by email to charlie.powell@brutonknowles.co.uk

Bruton Knowles
60 Church Street,
Birmingham,
B3 2DJ

OOCS/INF/01



[SPARE COPY]

REPLY FORM TO REQUEST FOR INFORMATION

To: Bruton Knowles

In reply to your request for information under cover of the letter dated 14th October 2022.

I HEREBY STATE that the answers to the questions set out below comprise a true and correct statement of all the information required by the Notice, so far as the same is or ought reasonably to be within my knowledge.

Signed: _____

Name: _____

Address: _____

Contact No _____ Email _____

Dated the _____ day of _____ 2022

Please note:

(a) When giving particulars of a name all first names should be given as well as the surname;

(b) when giving particulars of companies, the name of the company secretary or clerk, company number and registered office should be provided in addition to details of any preferred alternative person and/or address for service of future correspondence;

(c) When giving particulars of a partnership or trust, please give details of all partners or trustees. If one or more partners or trustees are elected to receive future correspondence on behalf of the others, please clearly identify this person or persons;

(d) If more space is required, please provide on a separate piece of paper and attach to this form.

OOCS/INF/01



1. What is the nature of your Tenure concerning property as shown on the attached plan (Please circle):

- (a) Freehold
- (b) Leasehold
- (b) Tenancy
- (c) Easement/Right (e.g. wayleave, access rights, service rights or rights to light)
- (d) Mortgage
- (e) Rentcharge
- (f) Right of Entry
- (g) Restrictive Covenant
- (h) Licence
- (i) Franchise (e.g. right to hold a market or fair or take tolls)
- (j) Profit a Prendre (e.g. right to remove something: grazing, grass, fish, peat or wood)

2. If the interest in Question 1 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)? Yes / No / If only part, please describe?

3. Please provide the name and address of the freeholder:

Address: _____

Please identify whether or not in occupation Yes/No

OOCS/INF/01



4. Name(s) of any Lessee or Tenant _____

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the lease/tenancy (including the frequency of payment of any rent or monies and the term or length of the arrangement):

(Alternatively, please attach tenancy schedule to this form)

5. Name(s) of any sub-lease or sub-tenant (if any):

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the sub-lease or sub-tenancy (including the frequency of payment or rent or monies and the term or length of the arrangement) _____

(Alternatively, please attach tenancy schedule to this form)

6. Name of any other person or party in occupation and details/terms of their occupation

Address: _____

Terms: _____

7. Particulars of any other person or party who directly or indirectly receives rent, or a person or party who (by agreement with a person interested in the land), is authorised to manage the land or to arrange for the letting of it):

Address: _____

OOCS/INF/01



8. Name(s) of any mortgagee or lender (if any):

Address: _____

Term or length of the loan arrangement

9. Particulars of any other person or party who has an interest in the land or property (including rights of way, rights to services, rights to light, rights of riparian owners, profits a prendre and other easements or wayleaves together with restrictive covenants and any other encumbrances)

Address: _____

Particulars of the land benefitting from the interest

10. Particulars of any other person or party having power to sell or convey or release the land or property

Address _____

11. Please confirm whether or not it is your understanding that the boundaries as shown on the plan (attached) correctly identify all the land in the vicinity in the ownership of the persons identified in the form. If not please provide details. If the extent of the land shown is less, please identify the correct area of the plan. If more please identify on the plan, if possible. If not possible, please confirm this and we may contact you again to verify the full extent of the interest.

OOCS/INF/01



12. If you have an interest in land elsewhere which is affected by the scheme, please notify us.

Please remember to:

- (a) Sign this form before returning it
- (b) Attach any additional sheets of paper and the route plan (as appropriate) with the Notice.
- (c) Return in the self-addressed envelope or to the address below clearly marked with reference 534190/JH/CP or by email to charlie.powell@brutonknowles.co.uk

Bruton Knowles
60 Church Street,
Birmingham,
B3 2DJ

Example RFI Letter for Wider Interests

Date: 14/10/2022
 Our Ref: 534190/JH/CP
 Your Ref:



Property Consultants

60 Church Street
 Birmingham
 B3 2DJ
 T 07514 493155
 E charlie.powell@brutonknowles.co.uk
 W brutonknowles.co.uk
 Offices across the UK

Name
 Address

By Recorded Delivery

Dear Name

Re: Land edged red on the attached plan [Building and associated yard 239 Horn Lane, London, W3 9ED]
 Network Rail intends to promote a Transport and Works Act Order (TWAO) under the Transport and Works Act 1992 seeking powers to facilitate track access to build out Old Oak Common Station and the installation of associated signalling equipment. Such powers, if granted as sought, will authorise construction, operation and maintenance work and the compulsory acquisition of the land necessary to facilitate the works.

Why are we writing to you?

Prior to the submission of any application, Network Rail needs to obtain information about all the interests in the land that may be affected by appointing Bruton Knowles as land referencing agents to carry out this exercise, and to seek and obtain this information from landowners and occupiers voluntarily. From our initial land referencing investigations and information procured from the Land Registry, we believe you, may have rights over the access into 239 Horn Lane – the area shown coloured brown on the attached plan, which could be affected by the project. For example, this could be that you own or lease the property, occupy the property or have a right over the land.

We would like you to confirm your interest in this property or land and we also request details of any other parties that have a legal interest in the property or land, so that we can ensure that all those potentially affected by the scheme are identified and can be included in future consultation correspondence. The consultation process provides an opportunity to help shape the proposals. We would be grateful for your assistance in this matter and look forward to receiving your response to the enclosed questionnaire as soon as possible.

Information needed from you

1. Refer to the enclosed title plan(s) which indicates the area of land or property (edged red) that we believe you have an interest in.
2. Complete the enclosed form relating to the title.
3. Mark on the enclosed plan any additional parcels of land which you have an interest in.
4. Return the completed form by 4th November 2022. Return can be done via the enclosed pre-paid envelope or by email to charlie.powell@brutonknowles.co.uk

Network Rail and their agents will process your personal information in this questionnaire in accordance with the General Data Protection Regulation (GDPR), Data Protection Act 2018. The information will be used in order to comply with the legal requirements involved in preparing any application for a TWAO in accordance with the Transport and Works Act 1992, the Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006 and associated legislation. The TWAO application documents will include details of the land and interests required as part of the scheme including a book of reference



Authorised and regulated by the Financial Conduct Authority



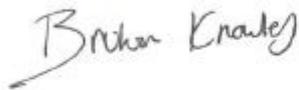
A list of Partners is available upon request



and land plans. Please note that the TWAO application documents all will be available for public inspection once they have been submitted to the Transport Infrastructure Planning Unit. The information you provide in completing this questionnaire will be used not only to prepare these documents, but also may be used in order to keep you informed about the progress of the scheme and the application.

If you would like any help completing the form or if you have any queries, please do not hesitate to email charlie.powell@brutonknowles.co.uk or phone on 07514 493155

Your faithfully,

A handwritten signature in black ink that reads "Bruton Knowles". The signature is written in a cursive style.

Bruton Knowles

Enc:

- Title Plan
- 2x Reply Form (1x Spare)
- Pre-paid Envelope



HM Land Registry
Official copy of
title plan

Title number **AGL199709**
Ordnance Survey map reference **TQ2081SW**
Scale **1:1250**
Administrative area **Ealing**



Ref: OOCs/01



REPLY FORM TO REQUEST FOR INFORMATION

To: Bruton Knowles

In reply to your request for information under cover of the letter dated 14th October 2022.

I HEREBY STATE that the answers to the questions set out below comprise a true and correct statement of all the information required by the Notice, so far as the same is or ought reasonably to be within my knowledge.

Signed: _____

Name: _____

Address: _____

Contact No _____ Email _____

Dated the _____ day of _____ 2022

Please note:

(a) When giving particulars of a name all first names should be given as well as the surname;

(b) when giving particulars of companies, the name of the company secretary or clerk, company number and registered office should be provided in addition to details of any preferred alternative person and/or address for service of future correspondence;

(c) When giving particulars of a partnership or trust, please give details of all partners or trustees. If one or more partners or trustees are elected to receive future correspondence on behalf of the others, please clearly identify this person or persons;

(d) If more space is required, please provide on a separate piece of paper and attach to this form.

Ref: OOCs/01



1. What is the nature of your Tenure concerning property as shown on the attached plan (Please circle):

- (a) Freehold
- (b) Leasehold
- (b) Tenancy
- (c) Easement/Right (e.g. wayleave, access rights, service rights or rights to light)
- (d) Mortgage
- (e) Rentcharge
- (f) Right of Entry
- (g) Restrictive Covenant
- (h) Licence
- (i) Franchise (e.g. right to hold a market or fair or take tolls)
- (j) Profit a Prendre (e.g. right to remove something: grazing, grass, fish, peat or wood)

2. If the interest in Question 1 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)? Yes / No / If only part, please describe?

3. Please provide the name and address of the freeholder:

Address: _____

Please identify whether or not in occupation Yes/No

Ref: OOCs/01



4. Name(s) of any Lessee or Tenant _____

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the lease/tenancy (including the frequency of payment of any rent or monies and the term or length of the arrangement):

(Alternatively, please attach tenancy schedule to this form)

5. Name(s) of any sub-lease or sub-tenant (if any):

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the sub-lease or sub-tenancy (including the frequency of payment or rent or monies and the term or length of the arrangement) _____

(Alternatively, please attach tenancy schedule to this form)

6. Name of any other person or party in occupation and details/terms of their occupation

Address: _____

Terms: _____

7. Particulars of any other person or party who directly or indirectly receives rent, or a person or party who (by agreement with a person interested in the land), is authorised to manage the land or to arrange for the letting of it):

Address: _____

Ref: OOCs/01



8. Name(s) of any mortgagee or lender (if any):

Address: _____

Term or length of the loan arrangement

9. Particulars of any other person or party who has an interest in the land or property (including rights of way, rights to services, rights to light, rights of riparian owners, profits a prendre and other easements or wayleaves together with restrictive covenants and any other encumbrances)

Address: _____

Particulars of the land benefitting from the interest

10. Particulars of any other person or party having power to sell or convey or release the land or property

Address _____

11. Please confirm whether or not it is your understanding that the boundaries as shown on the plan (attached) correctly identify all the land in the vicinity in the ownership of the persons identified in the form. If not please provide details. If the extent of the land shown is less, please identify the correct area of the plan. If more please identify on the plan, if possible. If not possible, please confirm this and we may contact you again to verify the full extent of the interest.

Ref: OOCs/01



12. If you have an interest in land elsewhere which is affected by the scheme, please notify us.

Please remember to:

- (a) Sign this form before returning it
- (b) Attach any additional sheets of paper and the route plan (as appropriate) with the Notice.
- (c) Return in the self-addressed envelope or to the address below clearly marked with reference 534190/JH/CP or by email to charlie.powell@brutonknowles.co.uk

Bruton Knowles
60 Church Street,
Birmingham,
B3 2DJ

Ref: OOC5/01



[SPARE COPY]

REPLY FORM TO REQUEST FOR INFORMATION

To: Bruton Knowles

In reply to your request for information under cover of the letter dated 14th October 2022.

I HEREBY STATE that the answers to the questions set out below comprise a true and correct statement of all the information required by the Notice, so far as the same is or ought reasonably to be within my knowledge.

Signed: _____

Name: _____

Address: _____

Contact No _____ Email _____

Dated the _____ day of _____ 2022

Please note:

(a) When giving particulars of a name all first names should be given as well as the surname;

(b) when giving particulars of companies, the name of the company secretary or clerk, company number and registered office should be provided in addition to details of any preferred alternative person and/or address for service of future correspondence;

(c) When giving particulars of a partnership or trust, please give details of all partners or trustees. If one or more partners or trustees are elected to receive future correspondence on behalf of the others, please clearly identify this person or persons;

(d) If more space is required, please provide on a separate piece of paper and attach to this form.

Ref: OOCs/01



1. What is the nature of your Tenure concerning property as shown on the attached plan (Please circle):

- (a) Freehold
- (b) Leasehold
- (b) Tenancy
- (c) Easement/Right (e.g. wayleave, access rights, service rights or rights to light)
- (d) Mortgage
- (e) Rentcharge
- (f) Right of Entry
- (g) Restrictive Covenant
- (h) Licence
- (i) Franchise (e.g. right to hold a market or fair or take tolls)
- (j) Profit a Prendre (e.g. right to remove something: grazing, grass, fish, peat or wood)

2. If the interest in Question 1 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)? Yes / No / If only part, please describe?

3. Please provide the name and address of the freeholder:

Address: _____

Please identify whether or not in occupation Yes/No

Ref: OPCS/01



4. Name(s) of any Lessee or Tenant _____

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the lease/tenancy (including the frequency of payment of any rent or monies and the term or length of the arrangement):

(Alternatively, please attach tenancy schedule to this form)

5. Name(s) of any sub-lease or sub-tenant (if any):

Address: _____

Please identify whether or not in occupation Yes/No

Particulars of the sub-lease or sub-tenancy (including the frequency of payment or rent or monies and the term or length of the arrangement) _____

(Alternatively, please attach tenancy schedule to this form)

6. Name of any other person or party in occupation and details/terms of their occupation

Address: _____

Terms: _____

7. Particulars of any other person or party who directly or indirectly receives rent, or a person or party who (by agreement with a person interested in the land), is authorised to manage the land or to arrange for the letting of it):

Address: _____

Ref: OOCs/01



8. Name(s) of any mortgagee or lender (if any):

Address: _____

Term or length of the loan arrangement

9. Particulars of any other person or party who has an interest in the land or property (including rights of way, rights to services, rights to light, rights of riparian owners, profits a prendre and other easements or wayleaves together with restrictive covenants and any other encumbrances)

Address: _____

Particulars of the land benefitting from the interest

10. Particulars of any other person or party having power to sell or convey or release the land or property

Address _____

11. Please confirm whether or not it is your understanding that the boundaries as shown on the plan (attached) correctly identify all the land in the vicinity in the ownership of the persons identified in the form. If not please provide details. If the extent of the land shown is less, please identify the correct area of the plan. If more please identify on the plan, if possible. If not possible, please confirm this and we may contact you again to verify the full extent of the interest.

Ref: OPCS/01



12. If you have an interest in land elsewhere which is affected by the scheme, please notify us.

Please remember to:

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- (c) Return in the self-addressed envelope or to the address below clearly marked with reference 534190/JH/CP or by email to charlie.powell@brutonknowles.co.uk

Bruton Knowles
60 Church Street,
Birmingham,
B3 2DJ

6.2 Appendix 2

Ward Councillor Letter

OFFICIAL



Clr Daniel Crawford
Daniel.Crawford@ealing.gov.uk

Community Relations
Western House
1 Holbrook Way
Swindon
SN1 1BD

Our reference: MLN1 4.0668

07 October 2022

Dear Councillor,

The Network Rail Old Oak Common Lineside Logistics Compound – Transport and Works Act Order

We are currently developing plans for a new railway logistics compound on the south side of the Great Western Main Line (GWML) between Acton West Junction and Kensal Green Junction. We are writing you as we are about to begin a public consultation which will introduce the proposals, explain the works and benefits, and ask for your feedback.

About the proposed scheme

We need to create a compound to support the delivery of the Network Rail infrastructure changes for the delivery of HS2's Old Oak Common station. This site will need both a permanent and temporary (8 years) Road Rail Vehicle Access Point, to allow our construction machinery to on and off track safely.

Following the completion of the Old Oak Common works, the proposal is to retain an area of land and a permanent road-rail vehicle access point to allow future maintenance of the railway.

Where is the compound going to be located?

After an extensive review of the local area, the only suitable location for this lineside logistics compound is the land currently occupied by Jewson Ltd, 239 Horn Lane, Acton, W3 9ED.

This land does not currently belong to Network Rail so we are embarking the formal process to seek land acquisition powers and powers to carry out works by making an application for a Transport and Works Act Order (TWAO) to the Secretary of State for Transport and/or apply for full planning permission.

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

OFFICIAL



Above: For illustrative purposes only. Plans are subject to change as the project matures

Proposed Works

To support the mobilisation of the new railway compound and Road Rail Vehicle Access Point, Network Rail need to undertake work at the site such as surveys, devegetation, installation of lighting and creation of a concrete hard standing area.

None of the proposed works require the closure of public highways or public/private rights of way on a permanent basis.

Benefits

- Enables delivery of HS2 Old Oak Common station where it integrates with the Great Western Main Line
- Permanent Access will enable the Network Rail access to undertake regular & reactive maintenance works which will in turn de-risk un-planned closure of the Railway through defects, asset failure, and
- Less closures on the line due to significant increase in physical time on site to carry out essential work.

Have your say

From 10 October to 20 November 2022 we are running a community consultation. This consultation will:

- Explain why Network Rail needs to undertake the work;
- Explain the key benefits;
- Provide a high-level overview of what the proposals involve including likely impacts; and
- Identify any local community concerns/issues which may need to be addressed as part of the project.

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

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We are holding two public events:

Date	Time	Location
20 October 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL
3 November 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL

Alternatively, you can learn more by visiting our project webpage, which will go live on 10 October – www.networkrail.co.uk/OOCRailCompound You can also follow us on Twitter @networkrailWEST

As a key stakeholder and/or a statutory consultee under The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006, we would like to receive your feedback on the proposals.

You can submit your views on the consultation by:

- Emailing your views to OOCrailcompound@networkrail.co.uk.
- Calling Network Rail’s 24 hour helpline on 03457 11 41 41.

The closing date for the consultation is 20 November 2022.

As a key stakeholder you will receive notification of any additional rounds of consultation and a formal notice of any Transport and Works Act Order application (if required) in due course.

If you have any further questions, I would be happy to answer them.

Your faithfully,

Aimi Blackmore

Consultation Manager

Wales & Western

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

MP Letter

OFFICIAL



Dr Rupa Huq MP
House of Commons
Westminster
London
SW1A 0AA

Western House
1 Holbrook Way
Swindon
SN1 1BD

24 hour National Helpline
03457 11 41 41

Reference MLN1 4.0668

7 October 2022

Dear Rupa

The Network Rail Old Oak Common Lineside Logistics Compound – Transport and Works Act Order

We are currently developing plans for a new railway logistics compound on the south side of the Great Western Main Line (GWML) between Acton West Junction and Kensal Green Junction. We are writing you as we are about to begin a public consultation which will introduce the proposals, explain the works and benefits, and ask for your feedback.

About the proposed scheme

We need to create a compound to support the delivery of the Network Rail infrastructure changes for the delivery of HS2's Old Oak Common station. This site will need both a permanent and temporary (8 years) Road Rail Vehicle Access Point, to allow our construction machinery to on and off track safely.

Following the completion of the Old Oak Common works, the proposal is to retain an area of land and a permanent road-rail vehicle access point to allow future maintenance of the railway.

Where is the compound going to be located?

After an extensive review of the local area, the only suitable location for this lineside logistics compound is the land currently occupied by Jewson Ltd, 239 Horn Lane, Acton, W3 9ED.

This land does not currently belong to Network Rail so we are embarking the formal process need to seek land acquisition powers and powers to carry out works by making an application for a Transport and Works Act Order (TWAO) to the Secretary of State for Transport and/or apply for apply for full planning permission.



Above: For illustrative purposes only. Plans are subject to change as the project matures

Proposed Works

To support the mobilisation of the new railway compound and Road Rail Vehicle Access Point, Network Rail need to undertake work at the site such as surveys, devegetation, installation of lighting and creation of a concrete hard standing area.

None of the proposed works require the closure of public highways or public/private rights of way on a permanent basis.

Benefits

- Enables delivery of HS2 Old Oak Common station where it integrates with the Great Western Main Line
- Permanent Access will enable the Network Rail access to undertake regular & reactive maintenance works which will in turn de-risk un-planned closure of the Railway through defects, asset failure, and
- Less closures on the line due to significant increase in physical time on site to carry out essential work.

None of the proposed works require the closure of public highways or public/private rights of way on a permanent basis.

Have your say

From 10 October to 20 November 2022 we are running a community consultation. This consultation will:

- Explain why Network Rail needs to undertake the work;
- Explain the key benefits;

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- Provide a high-level overview of what the proposals involve including likely impacts; and
- Identify any local community concerns/issues which may need to be addressed as part of the project.

We are holding two public events:

Date	Time	Location
20 October 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL
3 November 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL

Alternatively, we are about to launch a new project webpage – www.networkrail.co.uk/OOCRailCompound – which should be live by next week. You can also follow us on Twitter @networkrailwest.

As a key stakeholder and/or a statutory consultee under The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006, we would like to receive your feedback on the proposals.

You can submit your views on the consultation by:

- Emailing your views to OOCRailcompound@networkrail.co.uk.
- Calling Network Rail’s 24 hour helpline on 03457 11 41 41.

The closing date for the consultation is 20 November 2022.

As a statutory consultee you will receive notification of any additional rounds of consultation and a formal notice of any Transport and Works Act Order application (if required) in due course.

If you have any further questions, I would be happy to answer them.

Yours sincerely,



Toby Elliott
Head of Communications, Western

Letter to OPDC

OFFICIAL



Emma Williamson
Director of Planning OPDC
Emma.Williamson@opdc.london.gov.uk

Community Relations
Western House
1 Holbrook Way
Swindon
SN1 1BD

Our reference: MLN1 4.0668

07 October 2022

Dear Emma,

The Network Rail Old Oak Common Lineside Logistics Compound – Transport and Works Act Order

We are currently developing plans for a new railway logistics compound on the south side of the Great Western Main Line (GWML) between Acton West Junction and Kensal Green Junction. We are writing you as we are about to begin a public consultation which will introduce the proposals, explain the works and benefits, and ask for your feedback.

About the proposed scheme

We need to create a compound to support the delivery of the Network Rail infrastructure changes for the delivery of HS2's Old Oak Common station. This site will need both a permanent and temporary (8 years) Road Rail Vehicle Access Point, to allow our construction machinery to on and off track safely.

Following the completion of the Old Oak Common works, the proposal is to retain an area of land and a permanent road-rail vehicle access point to allow future maintenance of the railway.

Where is the compound going to be located?

After an extensive review of the local area, the only suitable location for this lineside logistics compound is the land currently occupied by Jewson Ltd, 239 Horn Lane, Acton, W3 9ED.

This land does not currently belong to Network Rail so we are embarking the formal process to seek land acquisition powers and powers to carry out works by making an application for a Transport and Works Act Order (TWAO) to the Secretary of State for Transport and/or apply for full planning permission.

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus



Above: For illustrative purposes only. Plans are subject to change as the project matures

Proposed Works

To support the mobilisation of the new railway compound and Road Rail Vehicle Access Point, Network Rail need to undertake work at the site such as surveys, devegetation, installation of lighting and creation of a concrete hard standing area.

None of the proposed works require the closure of public highways or public/private rights of way on a permanent basis.

Benefits

- Enables delivery of HS2 Old Oak Common station where it integrates with the Great Western Main Line
- Permanent Access will enable the Network Rail access to undertake regular & reactive maintenance works which will in turn de-risk un-planned closure of the Railway through defects, asset failure, and
- Less closures on the line due to significant increase in physical time on site to carry out essential work.

Have your say

From 10 October to 20 November 2022 we are running a community consultation. This consultation will:

- Explain why Network Rail needs to undertake the work;
- Explain the key benefits;
- Provide a high-level overview of what the proposals involve including likely impacts; and
- Identify any local community concerns/issues which may need to be addressed as part of the project.

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

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We are holding two public events:

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3 November 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL

Alternatively, you can learn more by visiting our project webpage, which will go live on 10 October – www.networkrail.co.uk/OOCRailCompound You can also follow us on Twitter @networkrailWEST

As a key stakeholder and/or a statutory consultee under The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006, we would like to receive your feedback on the proposals.

You can submit your views on the consultation by:

- Emailing your views to OOCrailcompound@networkrail.co.uk.
- Calling Network Rail’s 24 hour helpline on 03457 11 41 41.

The closing date for the consultation is 20 November 2022.

As a key stakeholder you will receive notification of any additional rounds of consultation and a formal notice of any Transport and Works Act Order application (if required) in due course.

If you have any further questions, I would be happy to answer them.

Your faithfully,

Aimi Blockmore

Consultation Manager

Wales & Western

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

OFFICIAL



Community Relations
Western House
1 Holbrook Way
Swindon
SN1 1BD

Our reference: **MLN1** 4.0668

07 October 2022

Dear Neighbour,

Proposal to create a new railway logistics compound in your area - find out more and share your views in our consultation

We are currently developing plans for a new railway logistics compound on the south side of the Great Western Main Line (GWML) between Acton West Junction and Kensal Green Junction. We are writing to you as we are about to begin a public consultation which will introduce the proposals, explain the works and benefits, and ask for your feedback.

About the proposed scheme

We need to create a compound to support the delivery of changes to the railway infrastructure and the construction of HS2's Old Oak Common station. It will include an access point to allow construction machinery to get onto and off the railway

Following the completion of the Old Oak Common works, the proposal is to retain an area of land and a permanent road-rail vehicle access point to allow future maintenance of the railway.

Where is the compound going to be located?

After an extensive review of the local area, the only suitable location for this lineside logistics compound is the land currently occupied by Jewson Ltd, 239 Horn Lane, Acton, W3 9ED.

This land does not currently belong to Network Rail, so we need to seek land acquisition powers and powers to carry out works by making an application for a Transport and Works Act Order (TWAO) to the Secretary of State for Transport and/or apply for full planning permission.

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OFFICIAL



Above: For illustrative purposes only. Plans are subject to change as the project matures

Proposed Works

To support the mobilisation of the new railway compound and Road Rail Vehicle Access Point, Network Rail need to undertake work at the site such as surveys, devegetation, installation of lighting and creation of a concrete hard standing area.

None of the proposed works require the closure of public highways or public/private rights of way on a permanent basis.

Benefits

- Enables delivery of HS2 Old Oak Common station where it integrates with the Great Western Main Line
- Permanent Access will enable the Network Rail access to undertake regular & reactive maintenance works which will in turn de-risk un-planned closure of the Railway through defects, asset failure, and
- Less closures on the line due to significant increase in physical time on site to carry out essential work.

Have your say

From 10 October to 20 November 2022 we are running a community consultation. This consultation will:

- Explain why Network Rail needs to undertake the work;
- Explain the key benefits;
- Provide a high-level overview of what the proposals involve including likely impacts; and
- Identify any local community concerns/issues which may need to be addressed as part of the project.

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

OFFICIAL



We are holding two public events:

Date	Time	Location
20 October 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL
3 November 2022	15:30 – 20:30	Friary Park Community Centre Joseph Ave, London W3 6NL

Alternatively, you can learn more by visiting our project webpage – www.networkrail.co.uk/ooctrailcompound You can also follow us on Twitter @networkrailWEST

As a key stakeholder and/or a statutory consultee under The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006, we would like to receive your feedback on the proposals.

You can submit your views on the consultation by:

- Emailing your views to OOCrailcompound@networkrail.co.uk.
- Calling Network Rail's 24 hour helpline on 03457 11 41 41.

The closing date for the consultation is 20 November 2022.

As a statutory consultee you will receive notification of any additional rounds of consultation and a formal notice of any Transport and Works Act Order application (if required) in due course.

If you have any further questions, I would be happy to answer them.

Your faithfully,

Aimi Blackmore

Consultation Manager

Wales & Western

If you have any questions, there are several ways to contact us, by calling our dedicated 24-hour National Helpline on 03457 11 41 41, visiting www.networkrail.co.uk/contactus

6.3 Appendix 3

SCHEDULE 5: THOSE TO BE SERVED WITH A COPY OF THE APPLICATION DOCUMENTS

Authority sought for -	Documents to be deposited with --	Applicable to this Order
<p>1. Works affecting the foreshore below mean high water spring tides, or tidal waters, or the bed of, or the subsoil beneath, tidal waters.</p>	<p>The Crown Estate Commissioners; the Trinity House; the Environment Agency; the Secretary of State for Environment, Food and Rural Affairs, the Secretary of State for Transport (marked "for the attention of the Maritime and coastguard Agency"); and, for works –</p> <p>(a) in or adjacent to Wales, the National Assembly for Wales;</p> <p>(b) in or adjacent to the counties of Devon and Cornwall and the Isles of Scilly, the Duchy of Cornwall; and</p> <p>(c) in or adjacent to the counties of Cumbria, Lancashire, Merseyside and Cheshire, the Duchy of Lancaster.</p>	<p>Not applicable</p>
<p>2. Works affecting the banks or the bed of, or the subsoil beneath, a river.</p>	<p>The Environment Agency and any relevant operator.</p>	<p>Not applicable</p>
<p>3. Works affecting the banks or the bed of, or the subsoil beneath, an inland waterway comprised in the undertaking of the Canal & River Trust or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving the undertaking.</p>	<p>The British Waterways Board, the Inland Waterways Amenity Advisory Council, the Inland Waterways Association, the National Association of Boat Owners and the Environment Agency.</p>	<p>Not applicable</p>
<p>4. Works affecting the banks or the bed of, or the subsoil beneath, a canal or inland navigation not comprised in the undertaking of the Canal & River Trust or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving such canal or inland navigation.</p>	<p>Any relevant operator, the Environment Agency, the Inland Waterways Association of Boat Owners.</p>	<p>Not applicable</p>
<p>5. Works causing or likely to cause an obstruction to the passage of fish in a river.</p>	<p>The Environment Agency and, for works—</p> <p>(a) in England, the Secretary of State for Environment, Food and Rural Affairs; and</p> <p>(b) in Wales, the National Assembly for Wales.</p>	<p>Not applicable</p>
<p>6. Works involving tunnelling or excavation deeper than 3 metres below the surface of the land, other than for piling or making soil tests.</p>	<p>The Environment Agency.</p>	<p>Not applicable</p>

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7. Works affecting an area under the control of a harbour authority as defined in section 57(1) of the Harbours Act 1964.	The relevant harbour authority and the relevant navigation authority (if different).	Not applicable
8. Works affecting a site protected under the Protection of Wrecks Act 1973.	For works— (a) in or adjacent to England, the Secretary of State for Culture, Media and Sport; and (b) in or adjacent to Wales, the National Assembly for Wales.	Not applicable
9. Works affecting, or involving the stopping- up or diversion of, a street, or affecting a proposed highway.	The relevant highway authority or, where the street is not a highway maintainable at the public expense, the street managers.	Not applicable
10. The stopping-up or diversion of a footpath, a bridleway, a byway or a cycle track.	<p>Every parish or community council in whose area the relevant way or track is, or is proposed to be, situated, the Auto-Cycle Union, the British Horse Society, the Byways and Bridleways Trust, the Open Spaces Society, the Ramblers' Association, the British Driving Society and the Cyclists' Touring Club; and for works—</p> <p>(a) in the counties of Cheshire, Derbyshire, Greater Manchester, Lancashire, Merseyside, South Yorkshire, Staffordshire and West Yorkshire, the Peak and Northern Footpaths Society; and</p> <p>(b) in the county of Bedfordshire, the borough of Luton and within the district of Mid Bedfordshire the parishes of Harlington and Shillington, and within the district of South Bedfordshire the parishes of Barton le Clay, Caddington and Slip End, Dunstable, Eaton Bray, Houghton Regis, Hyde, Kensworth, Streatley, Studham, Sundon, Toddington, Totternhoe and Whipsnade, the Chiltern Society; and</p> <p>(c) in the County of Buckinghamshire, in the districts of Chiltern, Wycombe and South Bucks, and within the district of Aylesbury Vale the parishes of Aston Clinton, Buckland, Drayton Beauchamp, Edlesborough Northall and Dagnall, Halton, Ivinghoe, Marsworth, Pitstone, Wendover and Weston Turville, the Chiltern Society; and</p> <p>(d) in the county of Hertfordshire, in the districts of Dacorum and Three Rivers, and within the district of North Hertfordshire the parishes of Hexton, Hitchin, Ickleford, Ippolitts, Kings Walden, Langley, Lilley, Offley, Pirton, Preston and St Paul's Walden, the Chiltern Society; and</p> <p>(e) in the county of Oxfordshire, the district of South Oxfordshire, the Chiltern Society; and</p> <p>(f) in Wales, the Welsh Trail Riders' Association.</p>	Not applicable
11. The construction of a transport system involving the placing of equipment in or over a street.	The relevant street authority and, where the works are to be carried out in Greater London, Transport for London.	Not applicable
12. Works affecting land in, on or over which is installed the apparatus, equipment or street furniture of a statutory undertaker.	The relevant statutory undertaker.	Not applicable

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<p>13. Works in an area of coal working notified to the local planning authority by the British Coal Corporation or the Coal Authority.</p>	<p>The Coal Authority.</p>	<p>Not applicable</p>
<p>14. Works affecting: (i) a building listed under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990; (ii) an ancient monument scheduled under the Ancient Monuments and Archaeological Areas Act 1979; or (iii) any archaeological site.</p>	<p>(i) (ii) and (iii) for Works – (a) in or adjacent to England, the Historic Buildings and Monuments Commission for England; and (b) in or adjacent to Wales, the National Assembly for Wales and the royal Commission on Ancient and Historical Monuments in Wales.</p>	<p>Not applicable</p>
<p>15. Works affecting: (i) a conservation area designated under Part 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990; or (ii) an area of archaeological importance designated under section 33 of the Ancient Monuments and Archaeological Areas Act 1979.</p>	<p>(i) and (ii). For works— (a) in England, the Historic Buildings and Monuments Commission for England; and (b) in Wales, the National Assembly for Wales.</p>	<p>Not applicable</p>
<p>16. Works affecting a garden or other land of historic interest registered pursuant to section 8C of the Historic Buildings and Ancient Monuments Act 1953.</p>	<p>For works— (a) in England, the Historic Buildings and Monuments Commission for England; and (b) in Wales, the National Assembly for Wales.</p>	<p>Not applicable</p>
<p>17. Works affecting: (i) a site of special scientific interest of which notification has been given or has effect as if given under section 28(1) of the Wildlife and Countryside Act 1981; (ii) an area within 2 kilometres of such a site of special scientific interest and of which notification has been given to the local planning authority; or (iii) land declared to be a national nature reserve under section 35 of the Wildlife and Countryside Act 1981; or a marine nature reserve designated under section 36 of that Act.</p>	<p>(ii) and (iii). For works— (a) in or adjacent to England, English Nature; and (b) in or adjacent to Wales, the Countryside Council for Wales.</p>	<p>Not applicable</p>
<p>18. Works affecting a National Park or an Area of Outstanding Natural Beauty.</p>	<p>For works— (a) in England, the Countryside Agency; and (b) in Wales, the Countryside Council for Wales.</p>	<p>Not applicable</p>
<p>19. Works which are either: (i) within 3 kilometres of Windsor Castle, Windsor Great Park or Windsor Home Park; or (ii) within 800 metres of any other royal palace or royal park and which are likely to affect the amenity or security of that palace or park.</p>	<p>The Secretary of State for Culture, Media and Sport.</p>	<p>Not applicable</p>
<p>20. Works which are within 250 metres of land which:</p>	<p>The Environment Agency.</p>	<p>Not applicable</p>

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(i) is, or has been within 30 years immediately prior to the date of the application, used for the deposit of refuse or waste; or (ii) has been notified to the local planning authority by the waste regulation or disposal authority for the relevant area.		
21. The carrying-out of an operation requiring hazardous substances consent under the Planning (Hazardous Substances) Act 1990.	The hazardous substances authority as defined in that Act and the Health and Safety Executive.	Not applicable
22. Works not in accordance with a development plan and which either— (i) involve the loss of not less than 20 hectares of agricultural land of grades 1, 2 and 3a (in aggregate); or (ii) taken with the other associated works cumulatively involve the loss of not less than 20 hectares of such land.	(i) and (ii). For works— (a) in England, the Secretary of State for Environment, Food and Rural Affairs; and (b) in Wales, the National Assembly for Wales.	Not applicable
23. (i) Works which would affect the operation of any existing railway passenger or tramway services provided under statutory powers; or (ii) the construction of a new railway for the provision of public passenger transport, or of a new tramway.	The Rail Passengers' Council ¹ or the London Transport Users' Committee ² as the case may require.	Not applicable
24. Works to construct, alter or demolish a transport system or to carry out works ancillary to its operation or works consequential upon its abandonment or demolition.	Her Majesty's Railway Inspectorate.	Not applicable
25. Works to construct new railways to which any regulatory provisions in the Railways Act 1993 would apply or provisions to amend existing powers in relation to railways subject to such regulation.	The Office of Rail Regulation.	Not applicable
26. The right for a person providing transport services to use a transport system belonging to another.	The operator of the relevant transport system.	Not applicable
27. Works affecting land in which there is a Crown interest.	The appropriate authority for the land, within the meaning of section 25(3).	Not applicable
28. Works to be carried out in Greater London.	The Mayor of London.	Not applicable

SCHEDULE 6: THOSE TO BE SERVED WITH NOTICE OF APPLICATION

¹ See section 21 of the Railways Act 2005

² See section 247 of the Greater London Authority Act 1999

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Authority sought for	Documents to be deposited with	Applicable to the Order
<p>1. Works affecting the foreshore below mean high water spring tides, tidal waters or the bed of, or subsoil beneath, tidal waters (except where the land affected by the works falls within category 17 of Schedule 5 to these Rules).</p>	<p>For works— (a)in or adjacent to England, English Nature; and (b)in or adjacent to Wales, the Countryside Council for Wales.</p>	<p>Not applicable</p>
<p>2. Works affecting the banks or the bed of, or the subsoil beneath, a river.</p>	<p>The Crown Estate Commissioners; and (except where the land affected falls within category 17 of Schedule 5 to these Rules) for works – (a) in England, English Nature; and (b) in Wales, the Countryside Council for Wales.</p>	<p>Not applicable</p>
<p>3. Works affecting the banks or the bed of, or the subsoil beneath, an inland waterway, a canal or inland navigation, or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving that inland waterway, canal or inland navigation.</p>	<p>Any organisation (other than the Inland Waterways Association and the National Association of Boat Owners) upon which the Secretary of State has required the applicant to serve notice, as appearing to the Secretary of State to represent a substantial number of persons using the inland waterway, canal or inland navigation in question; and (except where the land affected falls within category 17 of Schedule 5 to these Rules) for works— (a)in England, English Nature; and (b)in Wales, the Countryside Council for Wales</p>	<p>Not applicable</p>
<p>4. Works affecting an area under the control of a harbour authority as defined in section 57(1) of the Harbours Act 1964.</p>	<p>The navigation authority for any adjoining waterway (if different from the navigation authority for the harbour area) and the conservancy authority for any adjoining waterway</p>	<p>Not applicable</p>
<p>5. Works which would, or would apart from the making of an order, require a consent to the discharge of matter into waters or onto land under Chapter 2 of Part 3 of the Water Resources Act 1991.</p>	<p>The Environment Agency</p>	<p>Not applicable</p>
<p>6. Works likely to affect the volume or character of traffic entering or leaving— (i) a special road or trunk road; (ii) any other classified road.</p>	<p>(i)For works— (a)in England, the Secretary of State for Transport (marked “for the attention of the Highways Agency”); and (b)in Wales, the National Assembly for Wales.</p>	<p>Not applicable</p>

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	(ii)The relevant highway authority	
7. The construction of a transport system involving the placing of equipment in or over a street (except a level crossing).	Owners and occupier of all building which have a frontage on, or a private means of access which first meets the highway at, the part of the street in or over which equipment is to be placed, other than those on whom a notice has been served pursuant to rule 15(1).	Not applicable
8. Works affecting any land on which there is a theatre as defined in section 5 of the Theatres Trust Act 1976.	The Theatres Trust	Not applicable
9. The modification, exclusion, amendment, repeal or revocation of a provision of an Act of Parliament or statutory instrument conferring protection or benefit upon any person (whether in his capacity as the owner of designated land or otherwise) specifically named therein.	The person upon whom such protection or benefit is conferred, or the person currently entitled to that protection or benefit.	Not applicable
10. The compulsory purchase of ecclesiastical property (as defined in section 12(3) of the Acquisition of Land Act 1981).	The Church Commissioners	Not applicable
11. Works in Greater London or a metropolitan county.	The relevant Fire and Rescue Authority within the meaning of the Fire and Rescue Services Act 2004 and the relevant Police Authority within the meaning of Part 1 of the Police Act 1996	Not applicable
12. The right to monitor, survey or investigate land (including any right to make trial holes in land).	Every owner and occupier of the land, other than an owner or occupier named in the book of reference as having an interest or right in or over that land	Not applicable
13. Works or traffic management measures that would affect services provided by a universal service provider in connection with the provision of a universal postal service and relating to the delivery or collection of letters.	Every universal service provider affected.	Not applicable
14. Works in an area of coal working notified to the local planning authority by the British Coal Corporation or the Coal Authority.	The holder of the current licence under section 36(ii) of the Coal Industry Nationalisation Act 1946 or under Part 2 of the Coal Industry Act 1994	Not applicable
15. Works for which an environmental impact assessment is required.	For works –	Not applicable

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	<p>(a) in England, the Commission for Architecture and the Built Environment; and</p> <p>(b) in Wales, the Design Commission for Wales.</p>	
<p>16. The compulsory acquisition of land, or the right to use land, or the carrying out of protective works to buildings.</p>	<p>Any person, other than a person who is named in the book of reference described in rule 12(8), whom the applicant thinks is likely to be entitled to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965 if the order is made and the powers in question are exercised, so far as he is known to the applicant after making diligent inquiry.</p>	<p>Applicable</p>

