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please reply to:
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2023-11-18

Dear Lydia Nutt

Planning application 23/00453/FULEIA, Liverpool Street Station

Railfuture is Britain's leading and longest-established national independent voluntary organisation campaigning exclusively for a better railway across a bigger network for passenger and freight users, to support economic (housing and productivity) growth, environmental improvement and better-connected communities.

We seek to influence decision makers at local, regional and national levels to implement pro-rail policies in development and transport planning.

Our primary interest is in securing benefits for users of the station and of the railway which it serves. We acknowledge that the existing station needs upgrading in various respects, and it would clearly be preferable for those user benefits to be secured through for example an acceptable commercial development rather than through fare rises or central government funding, the alternatives mentioned by the proposer. We do not however take the view that any commercial development is acceptable just because it avoids a need for fare rises or central government funding, and do not offer a view on what does or does not constitute an acceptable commercial development in terms of for example heritage or cityscape impacts.

As an organisation representing some of the existing users of the station, and desirous of attracting both current non-users now and newcomers in the future, some examples of station improvements to be secured, cited by the proposer and with which we agree, include:

- ~ increasing the size and accessibility of the concourse;
- ~ increasing the number of ticket gates;
- ~ improving permeability by creating new entrances to the station;
- ~ improving connectivity to the surrounding area;
- ~ improving accessibility provision to enable step-free environments for all that require it.

It is also important to us that the station remains open during construction works, and that the hotel's external facades and the Victorian train sheds are retained, along with other familiar features, in order to secure both user satisfaction and wider public acceptability.

Yours faithfully,

Roger Blake BA, MRTPI (Rtd), MTPS
Railfuture
Vice-Chair London & South East regional branch
Board Director for Infrastructure & Networks

www.railfuture.org.uk www.railfuturescotland.org.uk www.railfuturewales.org.uk
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