CROSSRAIL 2 LAND USE HIERARCHY GUIDANCE

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Document Approval

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CROSSRAIL 2
LAND USE HIERARCHY

Document History

Version	Date	Summary of changes
P 01.1	December 2018	Contents draft
P 01.2	January 2019	Additional commentary
P 01.3	February 2019	Minor clarification

Purpose

The purpose of this document is to note how land and buildings are considered for acquisition for the purposes of Crossrail 2.

Methodology

To establish parameters, Crossrail 2 draws its surface level work sites from an initial screening of a hierarchy of preferred land use types. This is used to generate a long list of potential site options at a particular location from a land use perspective. It is accompanied by a Level 1 environmental screening exercise, which identifies the designations and sensitivities from an environmental protection perspective.

The Level 1 environmental screening exercise highlights assets and features of international or national importance. 'Below ground' sensitivities will also be considered as part of this screening, and include Scheduled Ancient Monuments, burials and hazardous landfills.

These sensitivities are not duplicated in the land use hierarchy list as they are numerous, but are broadly touched upon within the list to identify constraints. The two screening exercises go hand in hand.

Once the long list has been scoped, the project then moves to simplified appraisal, which brings in a range of other considerations and allows the project to refine preferred options using a wider selection of criteria. These may include engineering complexity, environmental impact, compatibility with future development and cost.

Limitations and Caveats

Whilst this hierarchy provides a framework, each situation should be taken on its merits according to the purpose for which the land is required, the technical constraints and the options available in the locality.

The hierarchy does not mean that those at the lower end of preferred land use types will never be selected; rather, the sites arrived at will be the most reasonable in any given location. The land take hierarchy is thus a tool, alongside other site selection identifiers.

The Land Use Hierarchy

Land use types are presented in order of preference:

1. TfL/NR non operational land
2. GLA or GLA family non operational land
3. TfL and GLA operational land that could be released for Crossrail 2
4. Third party land already identified as suitable for redevelopment
5. Commercial Property (in no order of preference)
   a. Industrial
   b. Office accommodation
   c. Car parks
   d. Shops
   e. Restaurants
6. Public open spaces
   a. Parks
   b. Community facilities (e.g. school sport grounds)
   c. Scrub land / grass verge
7. Land in public ownership
8. Sites with conflicting underground infrastructure
9. Community facilities (e.g. art gallery, museum, library, day centre, civic or community centre, place of worship, tourist attractions)
10. Community institutions (education, health care, law and order)
11. Residential
12. Listed buildings, registered parks and gardens, Green Belt
13. Common land (for consent routes other than under Hybrid Bill)
14. Crown Land (inalienable)

Conclusion

It is to be noted that the hierarchy of this list is not an absolute; land acquired comprising uses towards the bottom end of the list will reflect the probability that either other land uses did not fall within the required acquisition area, or that, on balance with other considerations, this was the optimal area for acquisition.