

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Surbiton Station Car Park, Surbiton Station, Glenbuck Road, London Borough of Kingston, London KT6 4PE

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

Summary of position regarding responses:

A total of 37 parties were consulted with 35 consultees responding. Of the responses there were 30 'No comment' or 'No objections'. Comments and queries were raised by 5 parties as follows;

- 1.0 British Transport Police who stated that this area was prone to trespass and vandalism and a specified fence should be provided. We confirmed to BTP that an improved fence will be installed as specified and will be made a condition of sale, and this was accepted.
- 2.0 Crossrail 2 objected to the original sale area and discussions were opened with the Network Rail's Strategic Planner, Transport for London and Crossrail 2. A reduced sale area was agreed with a freehold strip retained by Network Rail to enable / assist Crossrail 2 with access and egress during any future construction. This negotiated change led to a reduction in the proposed sales area from a proposed 1.17 hectare (2.891 acres) to 0.9605 hectares (2.37 acres) and amendments to the final plans substituting the original plans 6017035a and 6017035b to 0025879 D.

- 3.0 London Travel Watch commented that they do not object provided there is no negative impact on passengers using Surbiton Station, or accessing the station via public transport. They are keen to see that a station improvement package and have accepted that they will be requested to input in to the consultations that will be ongoing during the pre-application and planning consultation process.
- 4.0 Royal Borough of Kingston Upon Thames did not object to the sale and commented on the planning use allocation within the Local Plan. They subsequently confirmed that they were comfortable with dealing with the planning use allocation through the pre-application and planning process.
- 5.0 South Western Railway: SWR's confirmation of their agreement to the LC17 disposal was conditional on; (1) A Memorandum of Understanding of Design Principles at Surbiton Station between Network Rail and South Western Railway. This document is attached below. (2) Station Change.

Of the remaining non-respondents, reasonable attempts were made to contact them. The initial consultation began on 1 October 2021 with a close out date of 22 October. Post the expiry date, formal e mail chasers were despatched on 4 November, 11 November and 18 November.

The non-responders are:

- 1.0 Grand Central Railway Company Ltd.
- 2.0 Colas Rail Ltd.

Attempts were also made to reach all the non-responders by phone without success on 16 December 2021. Neither of the two remaining non responders are key consultees within the definition of Licence Condition 17.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	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)
	Franchising Authorities and Passenger Transport Executives					
1	Department for Transport		Y	12/11/2021	No Comment	
2	Transport for North		Y	20/12/2021	No Comment	
3	Transport for London Engineering		Y	01/10/2021	Comment - there are no known assets of any TfL subsidiary within the boundaries of the proposed disposal.	
	Passenger Train Operators					

4	Arriva Trains Cross Country		Y	01/10/2021	No Comment	
5	C2C Rail Limited		Y	01/10/2021	No Comment	
6	Chiltern Railway Co Ltd		Y	01/10/2021	No Objection	
7	Eurostar International Ltd		Y	01/10/2021	No Comment	
8	Great Western Railway		Y	01/10/2021	No Comment	
9	First Group MTR South Western Railway		Y	21/12/2021	SWR accepts the proposal subject to: 1.Memo of Understanding of Design Principles between Network Rail and South Western Railway dated 14 December 2021; and 2.Station Change.	

10	Govia Thameslink Railway		Y	01/10/2021	GTR does not use this station, therefore we have no comment to make on this application.	
11	Grand Central Railway Company Limited		N		No response	The initial consultation began on 1 October 2021 with a close out date of 22 October. Post the expiry date, formal e mail chasers were despatched on 4 November, 11 November and 18 November and by phone on 16 December, leaving a message.
12	Greater Anglia (Abellio)		Y	11/11/2021	No Comment	
13	London Overground Rail Operations Limited		Y	01/10/2021	No Comment	
14	London & South Eastern Railway Ltd (Southeastern)		Y	19/10/2021	No Comment	
15	Merseyrail Electrics 2002 Limited		Y	04/11/2021	No Objections	
16	MTR Crossrail		Y	01/10/2021	No Objections	
17	Northern Rail Limited		Y	01/10/2021	No Objections	

18	Avantie Trains formally Virgin Trains		Y	04/10/2021	No objections as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.	
19	Abellio		Y	05/10/2021	No objections	
	Freight Train Operators & Freight Industry Consultees					
20	COLAS Rail Limited		N		No response	The initial consultation began on 1 October 2021 with a close out date of 22 October. Post the expiry date, formal e mail chasers were dispatched on 4 November, 11 November and 18 November and by phone on 16 December, leaving a message.
21	Nuclear Transport Solutions (Formally Direct Rail Services Limited)		Y	14/10/2021	No Comment	
22	DB Cargo UK Ltd.		Y	16/12/2021	No Objection	
23	Logistics UK (Formally Freight Transport Association)		Y	04/11/2021	No Objection	
24	Freightliner Limited		Y	11/11/2021	No Comment	

25	GB Railfreight Limited		Y	01/10/2021	No Comment	
26	Rail Freight Group		Y	01/10/2021	OK with RFG	
27	West Coast Railway Co		Y	11/11/2021	No Comment	
28	W. H. Malcolm		Y	01/10/2021	No Comment	
	Other Stakeholders					
29	Association of Community Rail Partnerships		Y	04/10/2021	No Comment	
30	British Transport Police		Y	05/10/2021	No comment, but disposal may mean the railway perimeter fencing should be upgraded to a 2.1m – 2.4m Palisade Fence. Note; trespass issues here.	
31	Crossrail		Y	04/10/2021	Comment - Crossrail safeguarded land is not affected by the proposed land disposal.	

32	Crossrail 2		Y	04/10/2021 30/11/2021	Initial objection (04/10/21) as a 5-metre access strip along the operational fence line needs to be retained freehold by NR for future Crossrail 2 construction access. After discussion the proposed sale disposal area has been reduced to CR2's and the Strategic Planner's satisfaction.	
33	East West Railway Co		Y	18/10/2021	No Comment	

34	London Travelwatch		Y	16/11/2021	No Comment or Objection as long as there is no negative impact on passengers using Surbiton station, or accessing it by public transport. Also keen to see improvement package to improve the accessibility of the station.	
35	Transport Focus (formerly Passenger Focus)		Y	04/11/2021	It all appears sensible, and will defer to London TravelWatch for any further comment	
36	Transport for London		Y	11/11/2021	No objection from TfL	
	Local Authorities					
37	Royal Borough of Kingston Upon Thames		Y	11/11/2021 18/11/2021	Policy and Highways team to look into this and respond No objections to the LC17 principle.	

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

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

Annex 1

Consultee Responses

1 Department for Transport

From:

Sent: 12 November 2021 11:39

To:

Cc:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Good Morning

I can confirm that DfT have no comments to make – please press forward.

Cheers

RIS - Rail Enhancements Portfolio Team and Heathrow Access, Department for Transport

3/23

Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

2 Transport for the North

From:

Sent: 20 December 2021 17:22

To:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

I understand that you may have been trying to contact me in relation to this land disposal.

As Surbiton is well outside our area of interest I can confirm that Transport for the North has no comment on this proposal.

Regards,

Head of Rail Specification & Delivery

3 Transport for London Engineering

From:

Sent: 01 October 2021 16:06

To:

Cc:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Thank you. I can advise that there are no known assets of any TfL subsidiary within the boundaries of the proposed disposal.

I will leave other TfL consultees to respond on their areas of expertise.

Professional Head of Infrastructure Protection

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

Tel: *Please use email at present.*

4 Arriva Trains Cross Country

From:

Sent: 01 October 2021 14:46

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

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

5 C2C Rail Limited

From:

Sent: 01 October 2021 14:42

To:

Subject: Re: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Good afternoon

No objection to this proposal from c2c.

Regards

Facilities Management Manager

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



W: www.c2c-online.co.uk

6 Chiltern Railway Co Ltd

From:

Sent: 01 October 2021 16:56

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Dear

Chiltern Railways has no objection to this proposal.

Kind regards

7 Eurostar International Ltd

From:

Sent: 01 October 2021 14:42

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comment from EIL,
Thanks

PA to Chairman, Strategy Director & People Director
Eurostar International Limited
6th Floor, Kings Place, 90 York Way, London N1 9AG
eurostar.com

8 Great Western Railway

From:

Sent: 01 October 2021 15:05

To:

Subject: Re: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

We have no objection thank you

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

9 First Group MTR South Western Railway

From:

Sent: 21 December 2021 15:45

To:

Cc:

Subject: RE: Solum - Surbiton Design Principles and LC17.

Good afternoon

Please accept my apologies for the slight hesitation in coming back to you on the revised MOU / design principles document.

I can confirm on behalf of SWR that SWR accepts the LC17 proposal in respect of Surbiton Station (attached) on the following two conditions:

- 1) The MOU / design principles document dated 14 12 21 (attached) forms an integral part of the acceptance of the LC17 and accompanies SWR's acceptance of the LC17 when registered with the ORR.

2) A full station change consultation is carried out for the Surbiton station development scheme, prior to works commencement.

I hope that this is acceptable to all parties.

Please contact me if you have any queries.

Kind regards

Station and Depot Access Manager

SOLUM – Network Rail – South Western Railway

MEMORANDUM OF UNDERSTANDING DESIGN PRINCIPLES FOR SURBITON TRAIN STATION

Property: Surbiton Train Station & associated car parking lands, Kingston upon Thames

Date: 14 December 2021

Item	Description
<p>Party 1; Freeholder</p>	<p>Network Rail (Property) – freeholder Development Manager (Solum JV); Solum Board Director;</p>
<p>Party 2; Leaseholder TOC</p>	<p>South Western Railway Head of Station Property;</p>
<p>Party 3; Development Partner</p>	<p>SOLUM REGENERATION (SURBITON) LLP 6, Cavendish Place, London W1G 0QA Senior Development Manager; Head of Solum;</p>
<p>The Property</p>	<p>Identified as the land surrounding Surbiton Train Station as shown outlined red on the attached plan.</p> <p>The development site consists of the current southern (Downside) station car park and is approx. 2.6 acres. It currently comprises a circa 446 space grade car park for station users with standard and premium parking together with 556 cycle storage spaces. The car park provides access to the Maintenance Delivery Unit (MDU) at the western end, enabling NR to service and gain track access for repair and maintenance.</p>
<p>Background</p>	<p>This document sets out the agreed design principles of the future mixed-use residential scheme at Surbiton Station, together with the associated rail benefits.</p> <p>It has been drafted with SWR and sets out the overarching principles of design with regard to operational rail and passenger benefits that the parties aspire to achieve.</p>

Item	Description	
Party 1; Freeholder	Network Rail (Property) – freeholder Development Manager (Solum JV); Solum Board Director;	
Party 2; Leaseholder TOC	South Western Railway Head of Station Property;	
Rail and passenger enhancements	Element	Design principle
	Cycle storage	Re-provide the existing cycle storage within an upgraded facility at both the main (north/Upside) station entrance and the southern (Downside) entrance. To be retained in the station leased area/operational railway.
	Southern station building/ticket hall	Refurbish the existing southern ticket hall into a community/commuter/ Food & Beverage offering. Design will accommodate the free passage of customers to the lifts at any time. To be retained in the station leased area/operational railway. Solum, SWR and Network Rail will support the development of a proposal that, while recognising the requirements for an appropriate commercial return and coverage of other core costs, targets the maximisation of the funding contribution towards the refurbishment of the ticket hall and the re-use of space as rail customer and community facility, with the ultimate use to be agreed between the parties. This funding can be obtained from both the development return and additional third party funding sources where a case can be made. The delivery organisation for this element of work is yet to be agreed.

Item	Description	
Party 1; Freeholder	Network Rail (Property) – freeholder Development Manager (Solum JV); Solum Board Director;	
Party 2; Leaseholder TOC	South Western Railway Head of Station Property;	
	Station forecourt	Improve the station forecourt area for pedestrian and vehicular movements to both entrances to the station.
	Drop off areas	Improve the existing drop off and taxi area at the southern entrance, along with rail replacement bus management within the scheme design. SWR to provide information on how the logistics of the bus replacement service works.
	MSCP	Provide new secure and covered car parking on site in the form of a multi storey car park to replace existing commuter car park with a minimum of 10% EV charging points and confirm that trunking / ducts and risers will be provided as part of the design to allow for future expansion of EV charging to 100% of car spaces. Solum will obtain independent surveys of the car park usage and provide this data to SWR, DfT and the Royal Borough of Kingston. The parties will then work together to agree the appropriate number of car spaces for the station. If it is agreed appropriate to re-provide fewer spaces than the existing capacity, Solum will

Item	Description		
Party 1; Freeholder	Network Rail (Property) – freeholder Development Manager (Solum JV); Solum Board Director;		
Party 2; Leaseholder TOC	South Western Railway Head of Station Property;		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td style="width: 70%;"> utilise any cost savings to improve station facilities for the benefit of customers. The detailed design and operational model will form part of Station Change to be negotiated. </td> </tr> </table>		utilise any cost savings to improve station facilities for the benefit of customers. The detailed design and operational model will form part of Station Change to be negotiated.
	utilise any cost savings to improve station facilities for the benefit of customers. The detailed design and operational model will form part of Station Change to be negotiated.		
Design & planning progress and engagement	<p>It is recognised that the scheme design will be subject to review and agreement of the Local Planning Authority, as well as stakeholders.</p> <p>Solum will establish a series of workshop sessions with the SWR team to consider the future proposals. The aim being to build a positive working relationship to ensure all parties (NR, SWR and stakeholders) are consulted and included within the consultation and design development of the rail-side and public areas.</p> <p>During the planning application process Solum will keep SWR informed of the key Local Planning Authority discussions and feedback provided. These workshops and feedback sessions are to be provided at agreed intervals but as a minimum at :</p> <ul style="list-style-type: none"> • Project inception • During public and stakeholder engagement meeting event • Prior to agreeing the final form of the scheme 		

APPENDIX 1
SITE BOUNDARY PLAN

Item	Description
Party 1; Freeholder	Network Rail (Property) – freeholder Development Manager (Solum JV); Solum Board Director;
Party 2; Leaseholder TOC	South Western Railway Head of Station Property;
	<ul style="list-style-type: none"> • Key decision making points during the project that impact the station change process The final scheme design and details will be captured and documented via the Station Change process regulated by the ORR, with Solum, NR and SWR working in collaboration. It is accepted that a Material Change will be lodged, and a cooperation agreement will be made between stakeholders and NR setting out how they will cooperate including arrangements for compensation, costs and accommodation (including parking and station operational facilities). Opportunities for funding will be considered by the parties during this process.
Timing	Commencement of design and funding for the application is subject to successful resolution of LC17 and conditional upon/subject to the station change. Thereafter the aim is for Solum to submit a planning application within 12 months and commence station change within 3 months of obtaining planning permission.



SITE OVERVIEW



10 Govia Thameslink Railway

From:

Sent: 01 October 2021 16:32

To:

Cc:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

GTR does not use this station, therefore we have no comment to make on this application.

Regards

Andrew

11 Grand Central Railway Company Limited

No Response.

12 Greater Anglia (Abellio)

From:

Sent: 11 November 2021 16:44

To:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comment

Regards

13 London Overground Rail Operations Limited

From:

Sent: 01 October 2021 15:23

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comments from Arriva Rail London.

Regards



LUL Relationship & Industry Contracts Manager

www.arrivarailondon.co.uk

Overground House, 125 Finchley Road, Swiss Cottage, London NW3 6HY

14 London & South Eastern Railway Ltd (Southern)

From:

Sent: 19 October 2021 12:12

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

Thanks for sending this consultation through – no comments from Southeastern.

Kind regards,

Major Contracts Commercial Manager

southeasternrailway.co.uk

southeastern

4 More London Riverside

London

SE1 2AU

15 Merseyrail Electrics 2002 Limited

From:

Sent: 12 November 2021 09:03

To:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Morning

We have no objections

Thanks

Legal & Contract Assistant

16 MTR Crossrail

From:

Sent: 04 October 2021 09:07

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

We have no objections

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



17 Northern Rail Limited

From:

Sent: 01 October 2021 15:21

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Good afternoon,

I can confirm Northern has no objections to the proposals.

Kind regards,

18 Avanti Trains formally Virgin Trains

From:

Sent: 05 October 2021 11:16

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Good morning

We have no objections to this proposed land disposal as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks,



Commercial Ops Compensation Analyst | Avanti West Coast
Victoria Square House, Victoria Square, Birmingham, B2 4DN

19 Abellio

From:

Sent: 04 November 2021 17:29

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No objections from Abellio

Regards

20 COLAS Rail Limited

No Response.

21 Nuclear Transport Solutions

From:

Sent: 14 October 2021 17:02

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

DRS have no comments.

Many thanks,

Procurement Assistant
Nuclear Transport Solutions



22 DB Cargo UK Ltd.

From:

Sent: 16 December 2021 13:14

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

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

Rail Network Advisor

Legal & Regulatory Affairs

DB Cargo (UK) Limited
Hither Green Depot
Manor Lane
London SE12 0UA

(w): www.uk.dbcargo.com

23 Logistics UK (Formally Freight Transport Association)

From:

Sent: 04 November 2021 14:35

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

No objection to this from us

Best wishes

**Deputy Director- Public Policy
Logistics UK**

www.logistics.org.uk

LOGISTICS UK

24 Freightliner Limited

From:

Sent: 11 November 2021 16:52

To:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comment

25 GB Railfreight Limited

From:

Sent: 01 October 2021 14:44

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

26 Rail Freight Group

From:

Sent: 04 October 2021 09:33

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Ok with RFG

Director General

This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.

Rail Freight Group

7 Bury Place
London
WC1A 2LA
www.rfg.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

27 West Coast Railway Co

From:

Sent: 11 November 2021 16:50

To:

Subject: Re: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

no comments

WCR

28 W. H. Malcolm

From:

Sent: 01 October 2021 15:16

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

Web: www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

29 Association of Community Rail Partnerships

From:

Sent: 04 October 2021 17:21

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

No comment

Head of support & development, and deputy chief executive



Mobile:

Web: communityrail.org.uk

The Old Water Tower, St Georges Square, Huddersfield, HD1 1JF

30 British Transport Police

From:

Sent: 05 October 2021 10:13

To:

Subject: RE: SURBITON STN: LC17 Appn by NR to dispose of land IAW the Disposal Condition of the Network Licence

You don't often get email from. Learn why this is important

OFFICIAL

You are welcome

As the Wessex NR Route Crime Manager (Helen Yorke) will testify, Trespass is one of the major crime concerns at the location.

Kind Regards.

**British Transport Police
Designing Out Crime Officer (DOCO)
Wessex & South West London
B Division – Designing Out Crime Unit (DOCU)
2nd Floor, Grenville House,
Southbrook Road,
Southampton,
SO15 1GX**

DX: 132710 Southampton 26

From:

Sent: 05 October 2021 10:01

To:

Cc:

Subject: RE: RE - SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

OFFICIAL

OFFICIAL

Thanks

We will take your comments on the fencing onboard within the design.

I appreciate your timely response.

Kind regards

**Development Surveyor
Network Rail & Solum Regeneration**

From:

Sent: 05 October 2021 09:55

To:

Cc:

Subject: RE - SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

You don't often get email from Learn why this is important

OFFICIAL

GM Thank You for the opportunity to comment on this Land Disposal.

Providing the safety and security of the railway continues to be met, I have no objections to the proposed Land Disposal. As a consequence however, this may mean that the railway perimeter fencing should be upgraded (if it hasn't already) to a recommended 2.1m – 2.4m Palisade Fence Line. Not pretty but effective especially where nearby homes are proposed.

Happy to discuss further as appropriate.

Kind Regards.

**British Transport Police
Designing Out Crime Officer (DOCO)
Wessex & South West London**

B Division – Designing Out Crime Unit (DOCU)
2nd Floor, Grenville House,
Southbrook Road,
Southampton,
SO15 1GX

DX: 132710 Southampton 26

31 Crossrail

From:

Sent: 04 October 2021 11:11

To:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Dear

Crossrail safeguarded land is not affected by the proposed land disposal.

Best regards,

Safeguarding Officer (Crossrail)

CRL_Safeguarding@tfl.gov.uk

Infrastructure Protection Team

Floor 7 B5 : 5 Endeavour Square : London : E20 1JN

32 Crossrail 2

From:

Sent: 30 November 2021 12:30

OFFICIAL

To:

Cc:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

OFFICIAL

Hi

Thank you very much for working with us on this.

I am happy with the plan and what is set out below.

Many thanks

Senior Programme Development Manager, Wessex
Regional Planning and Franchising
Floor 4, Missenden Suite, Waterloo General Offices, Waterloo Station, SE1 8SW

From:

Sent: 30 November 2021 12:22

To:

Cc:

Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

OFFICIAL

The attached plan is the one I propose to use for the LC17 registration with the ORR, subject the amendments and changes detailed below and your formal approval.

The 5 metre strip (coloured brown 'the brown land') will remain as NR freehold ownership. That will be stated within the application to the ORR but the sale land (the blue land) will need access across the brown land and construction rights so I propose to condition as follows and these conditions will ultimately form a legal agreement between the sale land and NR via NR's legal team for checking:

- 1.0 The land coloured brown does not form part of the sales area and NR will retain the freehold of this land and the plan will be amended to formally state that.
- 2.0 The blue land will have a right of way over the brown land.
- 3.0 The blue land will have a right to maintain their building using the brown land subject to NR's formal approval and 3 months' written notice and subject strictly to NR's usual approvals including, but not limited to Asset Protection Agreements.
- 4.0 The blue land will have a right to construct their building using the brown land subject to NR's formal approval and 3 months' written notice and subject strictly to NR's usual approvals including, but not limited to Asset Protection Agreements.
- 5.0 Should access and egress to the MDU via the brown land be unavoidably (but temporarily) blocked, by the blue land for construction or other purposes – then access to the MDU must be made available via another agreed route.

If this amendment is acceptable I will get the plan amended accordingly.

I would welcome your views.

Kind regard

Development Surveyor
Network Rail & Solum Regeneration

33 East West Railway Co

From:

Sent: 18 October 2021 14:51

To: Subject: RE: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Dear

Thank you for your email.

EWR Co does not have any comments to make on the LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence.

Kind regards,

EWR Co Team

34 London Travelwatch

From:
Sent: 20 January 2022 17:54
To:
Cc:
Subject: RE: Surbiton Station: LC17 Application

Hi

Thanks for your email, that approach sounds fine to us. I tried to give you a call this afternoon but let me know if you'd like to talk further.

Kind regards

From:
Sent: 20 January 2022 15:41
To:
Cc:
Subject: RE: Surbiton Station: LC17 Application

OFFICIAL

Hi

I tried to get hold of you to discuss via the London Travelwatch listed phone line, without success. As you do not have a contact number listed, would you mind giving me quick call to discuss this matter.?

I look forward to hearing from you.

Kind regards

Development Surveyor
Network Rail & Solum Regeneration

~~OFFICIAL~~

From:
Sent: 19 January 2022 16:08
To:
Cc:
Subject: FW: Surbiton Station: LC17 Application

OFFICIAL

Dear

Further to your e mail below, and before we dispatch the LC17 application to the Office of Road and Rail, I just wanted to confirm that you are happy with the approach we are taking.

Network Rail and its JV partner, (Solum) will be working up a residential scheme at the station and as part of this it will include a package of station improvements that will be agreed following a wide consultation. The consultation will include (but not limited to) the local planning authority, SWR, TfL, DfT, local groups and yourselves. We are unable, at this early stage of the proposal to detail what station improvements will be forthcoming but we will have a better idea as the application and discussions moves forward. We also welcome your input during the process.

In order to take this LC17 consultation to the ORR for ratification, I wish to ensure that London Travelwatch is comfortable with this approach – and if so would you mind confirming.

Kind regards

Development Surveyor
Network Rail & Solum Regeneration

From:
Sent: 16 November 2021 13:05
To:
Cc:
Subject: RE: Surbiton Station: LC17 Application

Dear

Thank you for your email. I responded a few weeks ago saying that we have no comment on the proposals and do not object as long as there is no negative impact on passengers using Surbiton station, or accessing the station via public transport. We would also be keen to see the improvement package take the opportunity to improve the accessibility of the station and will keep an eye out for when these consultations take place.

I hope this helps, I'm not sure if you received my email I will check my end when I sent it!

Kind regards

Policy and Advocacy Officer

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From:
Sent: 16 November 2021 12:54
To:
Cc:
Subject: Surbiton Station: LC17 Application

Dear all,

I have been trying to contact London Travel Watch to obtain its views on the proposed sale of Surbiton Station car park. Network Rail considers you to be a key consultee and the opportunity to comment on the proposal formally closed out on 22 October. Nevertheless I would ideally like to obtain your views on this proposal (I sent the documentation 3 times to the e mail addresses above) before we finally close out the consultation and write to the Office of Road and Rail with the proposal and request they make a final decision.

If you require the documentation again please let me know.

The key aspects of the proposal is to replace the current surface car park with a multi storey car park (or other configuration – potentially basement / ground) and construct residential units on the site. The exact number of parking spaces are to be decided with further consultation (RB Kingston / DfT, SWR and NR) but a station improvement package will form part of the deal. This will include increased bicycle numbers and other benefits to be decided but all to assist commuters and the local community.

If you wish to discuss the proposal – please contact me on the number below within 48 hours.

Time is now short – but I would welcome your views.

Kind Regards

Development Surveyor
Network Rail & Solum Regeneration

35 Transport Focus (formerly Passenger Focus)

04/11/2021

Hi

Thanks for your reply. It all appears sensible, but having spoken to a couple of colleagues we'll defer to London TravelWatch for any further comment, as it's in their patch.

Best regards

36 Transport for London

OFFICIAL

From:

Sent: 11 November 2021 17:30

To:

Cc:

Subject: RE: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Hi

Sorry for the delay in replying to this land disposal consultation.
No objections from TfL.

Kind regards

37 Royal Borough of Kingston Upon Thames

From:

Sent: 20 January 2022 13:59

To:

Cc:

Subject: Re: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Dear

Yes, seeking pre-application advice and/or submitting a planning application would be an acceptable route for establishing whether the principle of residential development on the site would be acceptable.

Kind regards,

On Mon, 17 Jan 2022 at 11:33, wrote:

OFFICIAL

Dear

Thank you for your e mail of 18 November below and we note your comments regarding the planning policies relevant to this site.

Would it be acceptable to you if we address these concerns within a planning pre- application, dialogue / discussion and ultimately a planning application which you can consider in the usual way?

In order to progress the release of this land from Network Rail via Licence Condition 17 and enable a new use (potentially a combined private sector / public sector use) I need to show that you accept the release of the land and that this e mail addresses your comments and concerns.

If that is acceptable would you mind replying to confirm, as I will be unable to move this on without such confirmation.

Kind regards

Development Surveyor

Network Rail & Solum Regeneration

From:

Sent: 18 November 2021 18:47

To:

Cc:

Subject: Fwd: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

Dear

Thank you for consulting the Royal Borough of Kingston upon Thames on the proposed disposal of Surbiton Station Car Park. The only comments from the Strategic Planning team is regarding the Property Disposal Form - Section 7 (Planning History and Land Contamination):

- In relation to the site allocation reference, please note that Policy S1 of the adopted Core Strategy 2012 does not allocate the site for housing (or any other specific use). Rather, it should be noted that - under part F of the policy - the Council will enhance housing options in the Neighbourhood by working with developers and landowners to provide a range of housing development sites, with higher density dwellings in and around Surbiton District Centre and railway station.
- In relation to the site being earmarked for 200 homes, for clarity please note that the table on page 149 of the Core Strategy indicates that Surbiton District Centre Area has an estimated capacity to deliver 200 homes - not just the station car park (although it is identified as a significant delivery site).

I hope that is helpful.

Kind regards,

----- Forwarded message -----

From:

Date: Thu, 11 Nov 2021 at 17:08

Subject: Fwd: URGENT: LAST CHANCE to RESPOND: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

To:

For your information further to what I forwarded to you previously.

Lead Planning Officer (Strategic Major Developments/ Planning Delivery)

The Royal Borough of Kingston upon Thames

Guildhall 2, High Street,

Kingston Upon Thames,

KT1 1EU

ANNEX 2

From:

Sent: 01 October 2021 14:40

To:

Cc:

Subject: SURBITON STATION: LC17 Application by Network Rail to dispose of land in accordance with the Land Disposal Condition of the Network Licence

OFFICIAL

Dear Consultees,

We attach a draft application form which together with the related plans, explains 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.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport use which may lead us to consider that it is inappropriate to dispose of the site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. As this is a re-consultation of a previous (then) LC7 consultation in June 2019 which received one objection, (which is in the process of being resolved) we would ask you to reconsider this application within a reduced timeframe and respond **within 21 days – so by Friday 22 October**.

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 questions or are unsure of any of the issues raised, please do not hesitate to contact the writer.

Kind Regards

Development Surveyor
Network Rail & Solum Regeneration