

Company Secretary
Network Rail Infrastructure Limited
Waterloo General Office
London
SE1 8SW

10 May 2024

Network licence Condition 17 (land disposal): Surbiton station, Greater London

Decision

1. On 25 March 2024, Network Rail gave notice of its intention to dispose of land at Surbiton station in the Royal Borough of Kingston upon Thames (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. At the time of notification to ORR, the majority of Network Rail’s consultation responses had fallen outside the six-month period referred to in our land disposal guidance.¹ Network Rail explained that this was due mainly to a delayed response from, and subsequent significant engagement with, one key stakeholder. Since the remainder of the responses were not significantly out of date, we have concluded that it is not necessary for Network Rail to reconsult its stakeholders on this occasion. We are satisfied that Network Rail consulted relevant stakeholders and no objections to the proposed disposal were left unresolved.
4. In considering the proposed disposal, we note that:
 - Network Rail’s Maintenance Delivery Unit, located at the station, will not form part of the freehold sale and access and egress to it will be unaffected;
 - there is no evidence that railway operations would be affected adversely by the disposal; and
 - no other reasonably foreseeable railway use for the land was identified.
5. We note that the proposed disposal would result in a reduction of car parking capacity. The proposed 250-space multi storey car park, which would be for use as a station car park on the south side of the station, is expected to be sufficient to accommodate typical weekday morning usage, but is unlikely to cover every peak

demand. Network Rail's proposed replacement car parking provision is aimed at balancing the parking requirements of most users of Surbiton station and the sustainable transport aims of the Royal Borough of Kingston upon Thames ("RBK") – but the proposal is subject to RBK's planning permission. The station facility owner, First MTR South Western Trains Limited (known as South Western Railway, "SWR"), has supported the disposal in principle and the proposed number of parking spaces. The Department for Transport also supported the proposals. We also note that London TravelWatch and Transport Focus, the passenger representative organisations, had no objections to the proposals.

6. The scheme also raised an issue for SWR, concerning a passenger lift which is due for improvement but which is outside the disposal area. However, the station change procedure, which deals with matters related to changes to the layout and availability of station facilities, is the mechanism to address SWR's issues. We note that Network Rail has yet to complete the station change procedure, but it must do so prior to disposal of the land.

7. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".

9. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

10/05/2024

X 

Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f862

Duly authorised by the Office of Rail and Road

¹ Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

Property Disposal – Specific Consent

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence.

1. Disposal			
Type of disposal	Freehold disposal of the land shaded blue on Plan 0470648-1		
Rationale for disposal	<p>The sale of surface car park land will enable the rationalisation of uses on the land which will result in:</p> <ol style="list-style-type: none"> 1. Provision of a new multi-storey car park (MSCP) with better, modern facilities such as electric vehicle charging points, increased accessible disabled car spaces, covered parking and lifts. 2. Lift Accessibility: Fund and make accessible a lift to Surbiton Station overbridge from the southern car park. 3. Enabling the release of land to create 252 new homes in the area, as encouraged by local and central government policy. 4. The development and refurbishment of the station's Grade II listed South Side Ticket Office to provide a new retail unit for customers. The Art Deco ticket office was constructed in 1937 and has been vacant for at least 25 years. 5. Release funds to upgrade facilities at Surbiton Station to provide a high-quality public realm, including improved cycle parking, pedestrian access/egress and an enhanced, safer transport interchange by the south Side station entrance. 		
2. Clearance	Type	Reference	Date
Clearance Details	Business	CR/26482	11/05/2021
	Technical	CR/26482	30/09/2021

3. Site	
Description of property for disposal	<p>Surbiton Station Car Park, Surbiton Station, Glenbuck Road, London Borough of Kingston, London KT6 4PE</p> <p>Located on the south side of the Bournemouth Main Line railway tracks (Engineer's Line Reference: BML1) at Surbiton Station, the disposal area extends to 0.96 hectares (2.37 acres) shaded blue on Drawing No 0470648-1. The land is currently used for the following purposes:</p> <p>A. Parking facilities - A surface level car park situated within the station lease area and operated by the Station Facility Operator, South Western Railway (the SFO). This is the primary use of the site with associated circulation space.</p> <p>The car park comprises:</p> <ul style="list-style-type: none"> • 460 parking spaces including 1 designated accessible space • Space for parking of 20 motorcycles. • Space for storage of 330 cycles (total) on both sides of the station.
Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> 1. Plan 047068-1 shows the proposed disposal area shaded blue and Network Rail's retained land shaded green. 2. Plan 047068-1 shows a brown strip that is retained for by Network Rail for operational purposes and access and egress. 3. Surbiton Station - Aerial View 047068-3 4. Surbiton Station - Location Plan
Ordnance survey coordinates	<p>X: 518,082 Y: 167,239</p>
4. Proposal	
Proposed party taking disposal	Solum Regeneration (Surbiton) LLP, or other such party or body associated with Solum Regeneration.

Proposed use / scheme	<p>A comprehensive development will provide (subject to obtaining the necessary planning approvals):</p> <ol style="list-style-type: none"> 1) A residential scheme comprising 252 apartments in a mix of sizes. 2) A new multi-storey station car park (MSCP) with a lesser number (250) of parking spaces than currently exist (460). This is subject to agreement with the Local Planning Authority, the Royal Borough of Kingston Upon Thames as part of the town planning process. The new MSCP will be retained for use as a station car park within the retained station lease area. 3) A new MSCP with improved accessible parking spaces, an accessible lift, electric vehicle charging facilities and motorcycle parking. 4) Enhanced Accessibility: Permanent, refurbished access to the south side passenger lift to the station overbridge. 5) Improved public realm areas on the south side including enhanced cycle parking facility and vehicle drop-off area together with landscaping improvements. 6) The refurbishment of the station's Grade II listed South Side Ticket Office to provide a retail unit for customers. 7) Retention of access to the over-rail footbridge for passengers and other station users (within the station lease area). 8) Retention of the existing Maintenance Delivery Unit. The MDU will not form part of the sale. Access / egress to it will be available 24/7 with provision for HGV's. <p>On the north side of Surbiton Station:</p> <ol style="list-style-type: none"> 9) Reconfiguration of the taxi, bus and station drop-off area and interchange to make pedestrian walking routes safer for station users. 10) Improvement and enlargement of existing cycle storage facilities. 11) General hard and soft landscaping improvements around the station lease area.
Access arrangements to / from the disposal land	<p>Currently access to the sale area for both passenger parking and for the Maintenance Delivery Unit is via a single access point off Glenbuck Road.</p> <p>Network Rail will reserve sufficient access to the station, the proposed MSCP and any other retained assets.</p> <p>Access from the public highway (Glenbuck Road) to the retained MDU will be across the disposal area. The exact future access route to the MDU will be determined as part of the proposed scheme design and will depend on the layout and configuration of development. The protected access rights will ensure that unimpeded 24/7 access and egress is available to the MDU (for vehicles, including HGV's) and to the road rail access point (RRAP).</p>

Access (cont)	Network Rail will reserve sufficient access for all passengers and station users. It will ensure that public access and right of way is retained over the rail footbridge, located adjacent to the Station Building
Replacement rail facilities (if appropriate)	<p>The disposal will proceed on the basis that there is a provision of 250 vehicle parking spaces on the south side of the station, not less than 20 motorcycle parking spaces, and increased and improved cycle storage for rail users. However, this is subject approval by the Local Planning Authority.</p> <p>As the site is within the station lease area these are considered replacement rail facilities.</p>
Anticipated rail benefits	<ol style="list-style-type: none"> 1 The MSCP will provide a modern, secure, predominantly covered, well laid out and well-lit station parking facility with: <ul style="list-style-type: none"> • electric vehicle charging points • a significantly higher number of accessible parking spaces 2 Improved bicycle storage – increased from 330. 3 Improved areas of public realm, enabling safer pedestrian access and egress to the station. 4 An accessible lift will enable improved access to the station from the south side. 5 The listed south side ticket hall will be refurbished to provide a retail facility for the benefit of passengers. 6 Enhanced and safer transport interchange for buses and taxis. 7 The development of 252 homes at the station will encourage additional rail usage, generating additional ticket revenue. <p>Station improvements will be subject to separate consultation as part of the Station Change process.</p>
Anticipated non-rail benefits	<p>The disposal will deliver a capital receipt for reinvestment into Network Rail's core business of maintaining and improving the rail infrastructure.</p> <p>Provision of electric vehicle charging points in the MSCP would enable an income stream to the rail industry.</p> <p>It is anticipated that (subject to planning) the re-development of the station car park will deliver an estimated 252 homes, which complies with central and local government policies.</p>

5. Timescales	
Comments on timescales	<p>The development proposals have yet to obtain the necessary planning approvals, however it is estimated that, subject to obtaining these and agreeing Station Change matters with the SFO the estimated timescales (subject to change) are:</p> <ol style="list-style-type: none"> 1. Obtain Planning Permission - March 2025. 2. Disposal of land – March 2026 3. Start of development works - April 2026. 4. Completion of the MSCP - April 2027. 5. Completion of residential units - January 2028.
6. Railway Related Issues	
History of railway related use	<p>The original station was built in 1838 and known as ‘Kingston by Rail’ because Kingston upon Thames initially refused to allow a railway line and station.</p> <p>The current Grade II listed station was constructed in 1937 to the designs of architect James Robb Scott in an Art Deco style.</p> <p>The subject land is noted on OS plans as in railway use since at least 1880, with uses including railway sidings and store sheds. Between 1900 and 1956 historic records show a coal yard and goods depot being located on the site. Between 1968 and 1976, the site changed use to station car parking, and this continues today.</p>
When last used for railway related purposes	The site has been in continuous rail related use since 1880 and is within the Surbiton Station lease area.
Any railway proposals affecting the site since that last relative use	The current use is as a station car park and the future proposals are discussed below

Impact on current railway related proposals	<p>Surbiton station is served by both Main Suburban services that stop at all stations and Main Line long distance services. Since the Covid pandemic there has been a reduction in services that call at Surbiton, however, passenger numbers continue to increase so it is likely that services will be re-introduced as demand increases.</p> <p>A new staircase on platforms 3 and 4 was opened in 2023 to deal with passenger congestion experienced in the evening peak. This was a key concern of Network Rail's Wessex Strategic Planning team when considering the development of the station car park for residential, but with the opening of the new staircase this concern has been somewhat mitigated (it will need to be monitored over the coming months/year).</p> <p>(See next page for continuation)</p>
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<p>Impact on current railway related proposals (continued)</p>	<p>The Wessex Strategic Planning team published the SWML Phase 1 strategic study in 2021 although this study did not identify anything specific that was required at Surbiton to accommodate future demand, the strategy does still include Crossrail 2 as a future requirement to enable the operation of additional trains into London Waterloo. Crossrail 2 may not be required until beyond 2050.</p> <p>The Crossrail 2 route is planned to run through Surbiton Station. However, other than ongoing discussions about possible land safeguarding the scheme is no longer being actively progressed, therefore previous comments from the Network Rail Crossrail and Wessex Strategic Planning teams hold true in relation to Crossrail 2:</p> <p>We have consulted Network Rail's Crossrail team who have confirmed that this proposed land disposal is not expected to have a material impact on Crossrail 2 proposals. However, scheme designs will be undertaken in collaboration with the Planning Strategy and Crossrail 2 teams.</p> <p>The latest comment with reference to the resubmitted Technical Clearance CR/26482 at Surbiton on 21 July 2021 was that the Wessex Strategic Planning Team would like to reinforce the previous comments made by xxx on the expired Technical Clearance dated 14/03/2019.</p> <p><i>"As there is currently some uncertainty around what exactly will be delivered, we would appreciate the opportunity to be consulted prior to any design works being progressed to further understand the plans for the areas surrounding the station. This is particularly important as the station is located on the proposed Crossrail 2 network and will form part of the long-term strategy on the Wessex Route".</i></p> <p>The Network Rail CR2 team was previously consulted on 25 September 2018 and the position then regarding the proposed scheme was that CR2 does not have a committed scheme from the Government or safeguarding directions to support the scheme. The current GRIP2 design does not believe that it will require the development site to deliver CR2. However, if CR2 is required to deliver step free access then a small area of land to the front of the southern part of the station may be required for the temporary delivery of works, however this should not prejudice the delivery of the development.</p> <p>The CR2 team is happy to work in collaboration with the Solum team.</p> <p>From a strategic planning point of view it is not believed that the development of the site will have a detrimental impact on the station in terms of congestion or pedestrian capacity, but improved access to the station from the south side should be considered.</p>
<p>Potential for future railway related use</p>	<p>The future use of the site for railway related uses has been considered by Network Rail's Wessex Strategic Planning team, with reference to the relevant long-term plan. Through the SWML Phase 1 strategic study in 2021 the Wessex Strategic Planning team have not identified significant, reasonably foreseeable railway related uses for the disposal area, other than those noted above.</p>

<p>Any closure or station change or network change related issues</p>	<p>The redevelopment of the site will lead to a temporary reduction of car parking spaces for a period during construction. This will need detailed planning and agreement with the SFO through the Station Change process.</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>Exact details of access arrangements are to be confirmed and will depend on the final layout of the proposed development. Sufficient operational access to Network Rail's Maintenance Delivery Unit (at the western end of the station car park) will be retained or re-provided.</p> <p>Suitable access for passengers and other station users will be maintained to Surbiton Station. Operational access to Network Rail line-side assets will also be maintained.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which Network Rail, or the other party will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply.</p> <p>Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>

<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail’s usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <p><i>There should be no sale of the MDU nor land with operational equipment for the railway.</i></p> <p><i>The development must be designed to enable access and egress for a 40 ft articulated lorry to the MDU. Unimpeded access and egress is required 24/7.</i></p> <p><i>Close liaison would be required during construction to ensure access and egress is not impeded or delayed as the Mobile Operations Manager (who manages operational rail emergencies) utilises the RRAP here.</i></p> <p><i>Vehicles and delivery plant using the RRV access may be over-height and may be required to perform lifting operations, so no height restrictions can be imposed. Additionally, there must be sufficient space left so that MDU plant, vehicles and deliveries can take place in an un-restricted manner, and sufficient turning and off-loading areas are maintained.</i></p> <p><i>The access road to the MDU must be constructed of a standard sufficient to cope with very heavy vehicles delivering rails and ballast.</i></p> <p><i>The MDU will be undertaking regular night working and consequently the residential leases granted should document and recognise the fact that they are living by an operational railway with consequent potentially noisy operational maintenance during the night. The NR Community Relations Team to have a copy of the relevant lease clause.</i></p> <p><i>Once completed management systems for the road access to the MDU should be designed and or implemented to prevent vehicles from parking and blocking access to the MDU.</i></p> <p><i>Strategic Planner: As there is currently some uncertainty around what exactly will be delivered (constructed), we would appreciate the opportunity to be consulted prior to any design works being progressed to further understand the plans for the areas surrounding the station. This is particularly important as the station is located on the proposed Crossrail 2 network and will form part of the long-term strategy on the Wessex Route.</i></p> <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
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7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	<p>“Policy S1: Surbiton Neighbourhood” allocates the land for housing in <i>The Royal Borough of Kingston Upon Thames Core Strategy Development Plan (Adopted 2012)</i> - the site is earmarked to provide 200 residential units.</p>
Contamination / Environmental Issues (if applicable)	<p>There are a number of trees within the disposal area subject to Tree Preservation Orders. The removal of any trees will be discussed with the Local Planning Authority and a compromise and / or replacement strategy will be agreed as part of the planning process.</p> <p>Surbiton Station is a Grade II listed building (List entry Number: 1185071). Although the station building is not within the disposal area, the purchaser is aware that it will be required to comply with all relevant legislation and regulations relating to listed buildings insofar as the development may impact the listed station building.</p> <p>The purchaser will be responsible for any necessary environmental remediation works required to make the site suitable for redevelopment</p>
8. Internal Consultation	
Internal consultation	<p>The future use of the site for railway related uses has been considered by Network Rail’s Wessex Strategic Planning team, with reference to the relevant long term plan. The strategic planning team have not identified significant, reasonably foreseeable railway related uses for the disposal area, except as discussed above.</p> <p>Access to the Maintenance Delivery Unit is required to be available 24/7 and in particular for night maintenance. Within the MDU is a road rail access point (RRAP) and this is utilised by (amongst others) the maintenance teams and Network Rail’s Mobile Operations Manager to deal with trackside emergencies. Consequently, it is critical that access remains unimpeded at all times. Any subsequent purchaser / developer will be made aware of this, and suitable management / contractual solutions will be put in place.</p> <p>The access road to the MDU is required to be built to a standard capable of managing heavy load deliveries of operational rail related materials such as rails and ballast deliveries.</p>

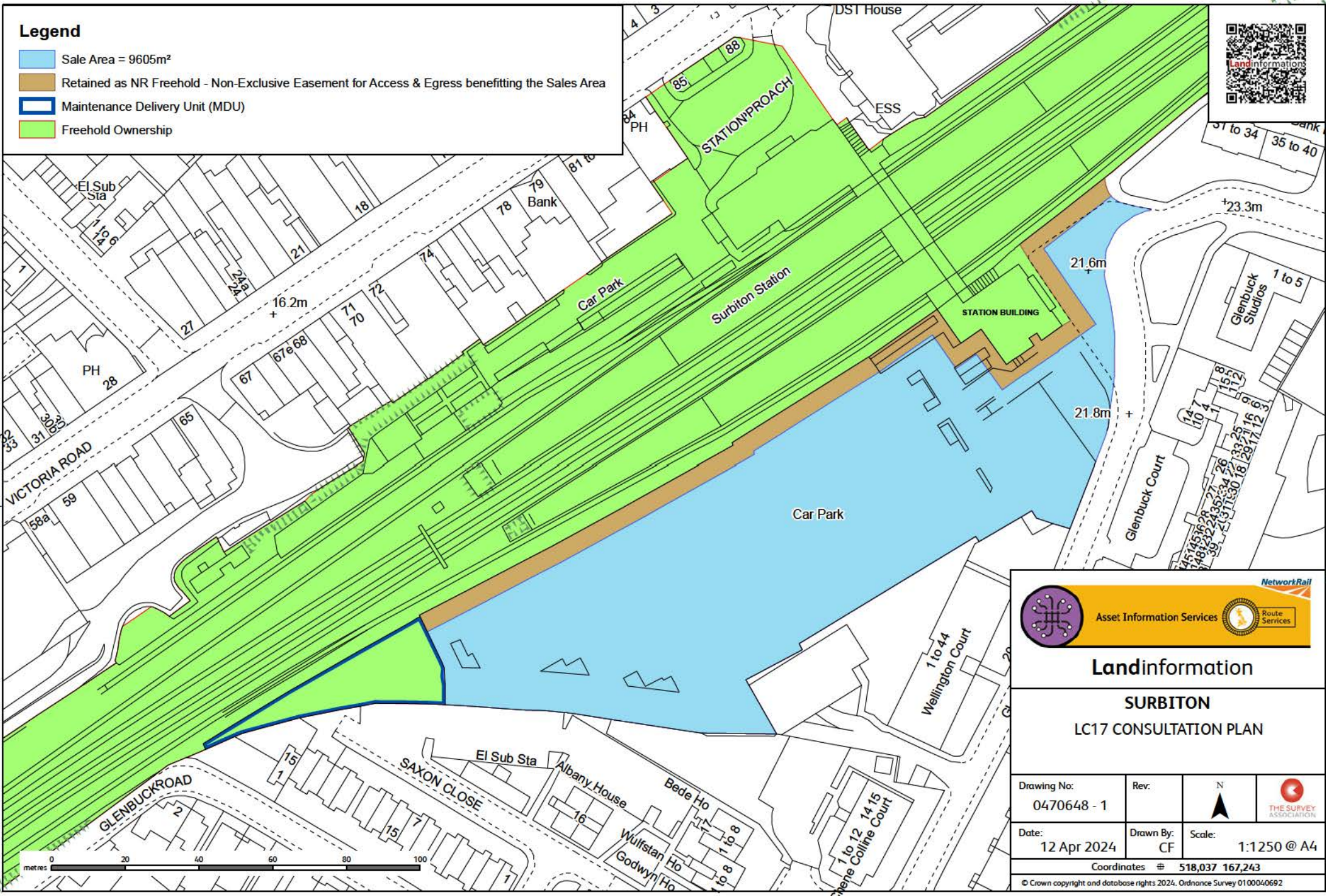
9. Local Authorities	
Names & Email Addresses:	
Local Transport Authorities:	<p>Transport for London Director of City Planning Head of Borough Engagement Borough Engagement Manager (South)</p>
Other Relevant Local Authorities:	<p>Lead Planning Officer (Strategic Major Developments/ Planning Delivery) Royal Borough of Kingston Upon Thames.</p>
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>Consultation began on 29 August 2023 with an end date of 30 September 2023. However, due to a lack of response by the Station Facilities Owner, the consultation remained open until December 2023 when we finally managed to engage with the SFO.</p> <p>We consulted with 33 organisations and received replies from 30. The organisations that did not reply were Grand Central Railway Ltd, COLAS Rail Ltd and the Association of Community Rail Partnerships. Each organisation was chased at least four times by e mail over a period of three months post the consultation expiry date. However, the three organisations were not considered to be Key Consultees. Representations were received by;</p> <ol style="list-style-type: none"> 1.0 First Group MTR South Western Railway (the SFO). 2.0 British Transport Police. 3.0 Royal Borough of Kingston Upon Thames (the LPA). 4.0 Transport for London.

	<p>Representations are detailed in the attached Consultation Report at Annexe A.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>There remains a single unresolved objection from the Station Facility Operator, SWR.</p> <p>This relates to Solum's proposal to make the southern entrance station lift a publicly accessible lift, to enhance the existing public right of way (via stairs and overbridge) through the station to Surbiton town centre. SWR wishes it to be utilised by station customers only.</p> <p>As the existing station platform lifts (accessible from the public overbridge) are not subject to ticket gate-line control, resulting in revenue leakage, Solum has offered to supply ticket barriers on the station platforms at the lift egress points, as a scheme benefit. The discussions between the parties are appended as part of the attached consultation report.</p> <p>SWR is already planning improvements to the southern entrance lift and so these will not be a scheme improvement by Solum (the writer was unaware of this when completing the consultation document). Solum has offered to work with SWR to add to these improvements if SWR agrees, and this can be discussed and agreed during the Station Change process.</p> <p>Network Rail's view is that the principle of land disposal and development has been accepted and agreed by SWR. Furthermore, as the station lift is within the station building (outside the proposed disposal area) lift accessibility should be agreed as part of the Station Change process and separate from LC17 considerations.</p> <p>It is therefore proposed that the matter of accessibility to the southern access lift is disregarded for LC17 purposes.</p> <p>Network Rail and Solum are committed to continue working together with SWR to agree the final design, phasing of the development and station improvements, all to be documented through the Station Change process.</p>

12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Development Manager (Solum Joint Venture), Property
Signed...	Date.....09/02/2024.....
Authorised by (name):	Authoriser's job title: Development Director, Property
Signed.....	Date.....12/2/2024.....

Legend

- Sale Area = 9605m²
- Retained as NR Freehold - Non-Exclusive Easement for Access & Egress benefitting the Sales Area
- Maintenance Delivery Unit (MDU)
- Freehold Ownership



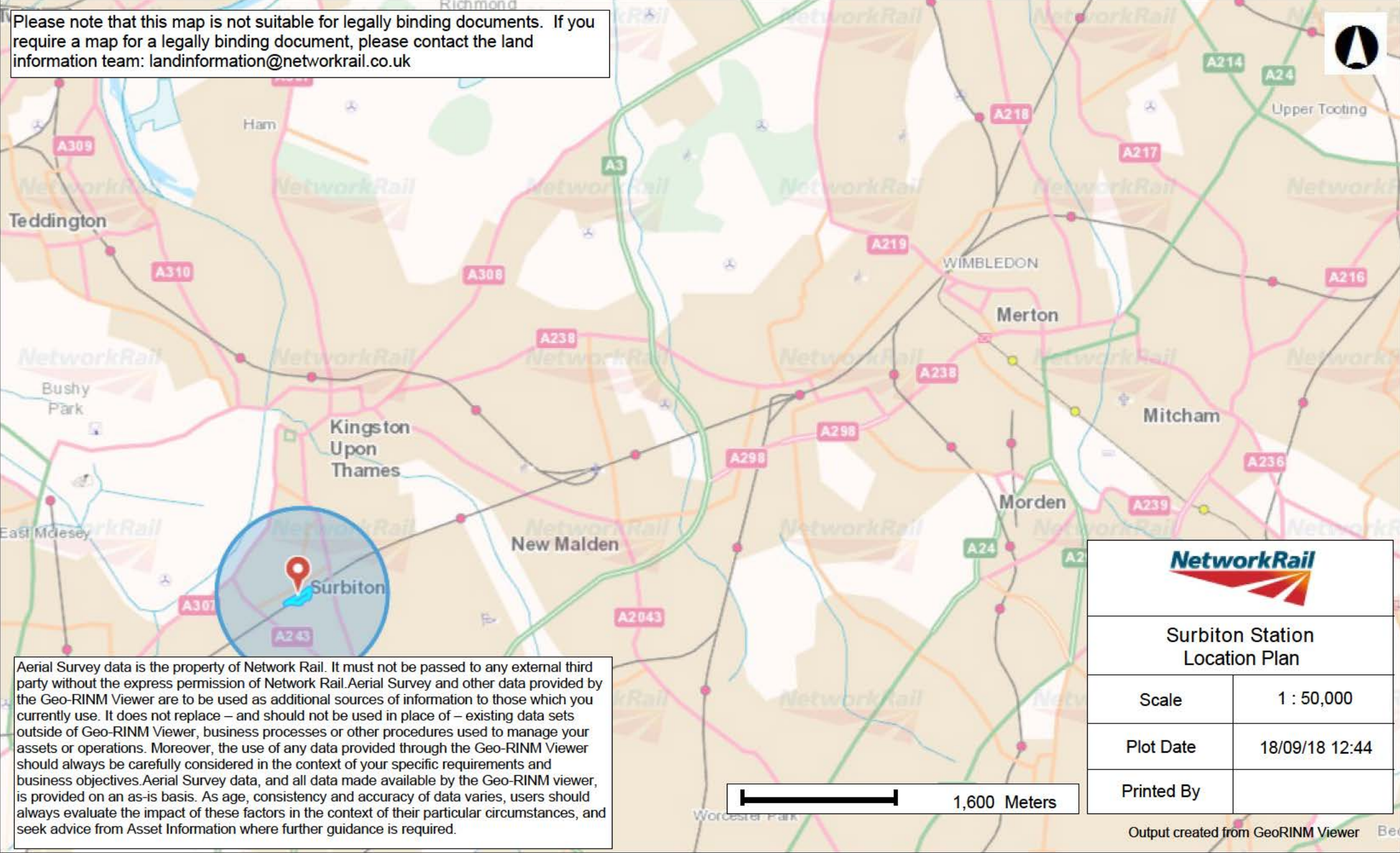
Landinformation

**SURBITON
LC17 CONSULTATION PLAN**

Drawing No: 0470648 - 1	Rev:	N 	
Date: 12 Apr 2024	Drawn By: CF	Scale: 1:1250 @ A4	

Coordinates = 518,037 167,243
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Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk




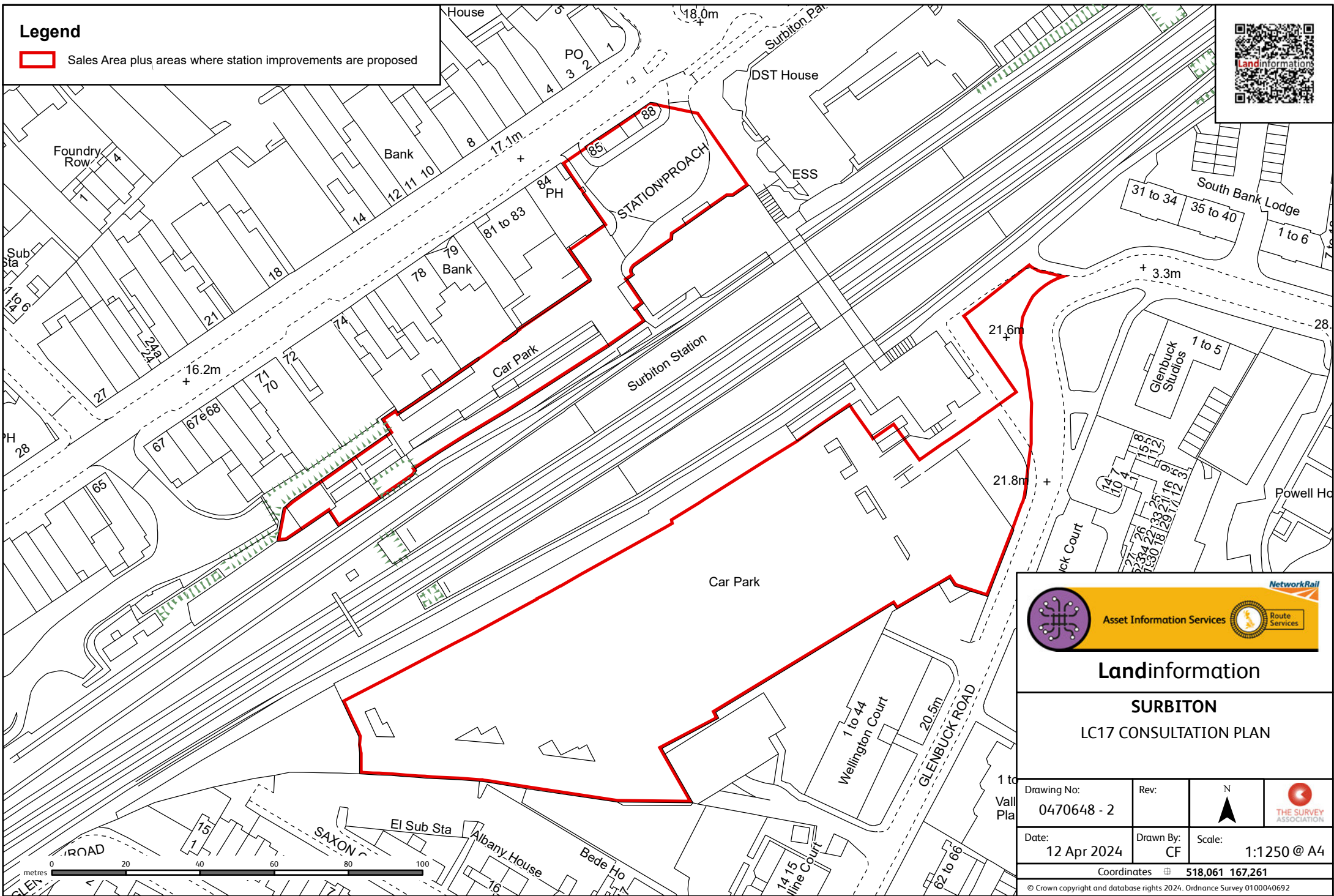
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Surbiton Station Location Plan	
Scale	1 : 50,000
Plot Date	18/09/18 12:44
Printed By	

1,600 Meters

Legend

 Sales Area plus areas where station improvements are proposed



  			
Landinformation			
SURBITON			
LC17 CONSULTATION PLAN			
Drawing No: 0470648 - 2	Rev:		
Date: 12 Apr 2024	Drawn By: CF		
Coordinates \square 518,061 167,261			
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Solum

Where Life Meets

Network Rail & Kier
In Partnership

Surbiton Station Redevelopment

Background information provided by
Network Rail
Details subject to planning permission



South Western
Railway

Existing Site Photos



Parking Capacity

Surbiton Station currently has 446 parking spaces - were these spaces to be upgraded to current standards the number of spaces would reduce to 329 spaces.

SURBITON RAILWAY STATION EXISTING SURFACE CAR PARK: CAPACITY CHECK

REV. 02 - 16/11/2021

Constraints:

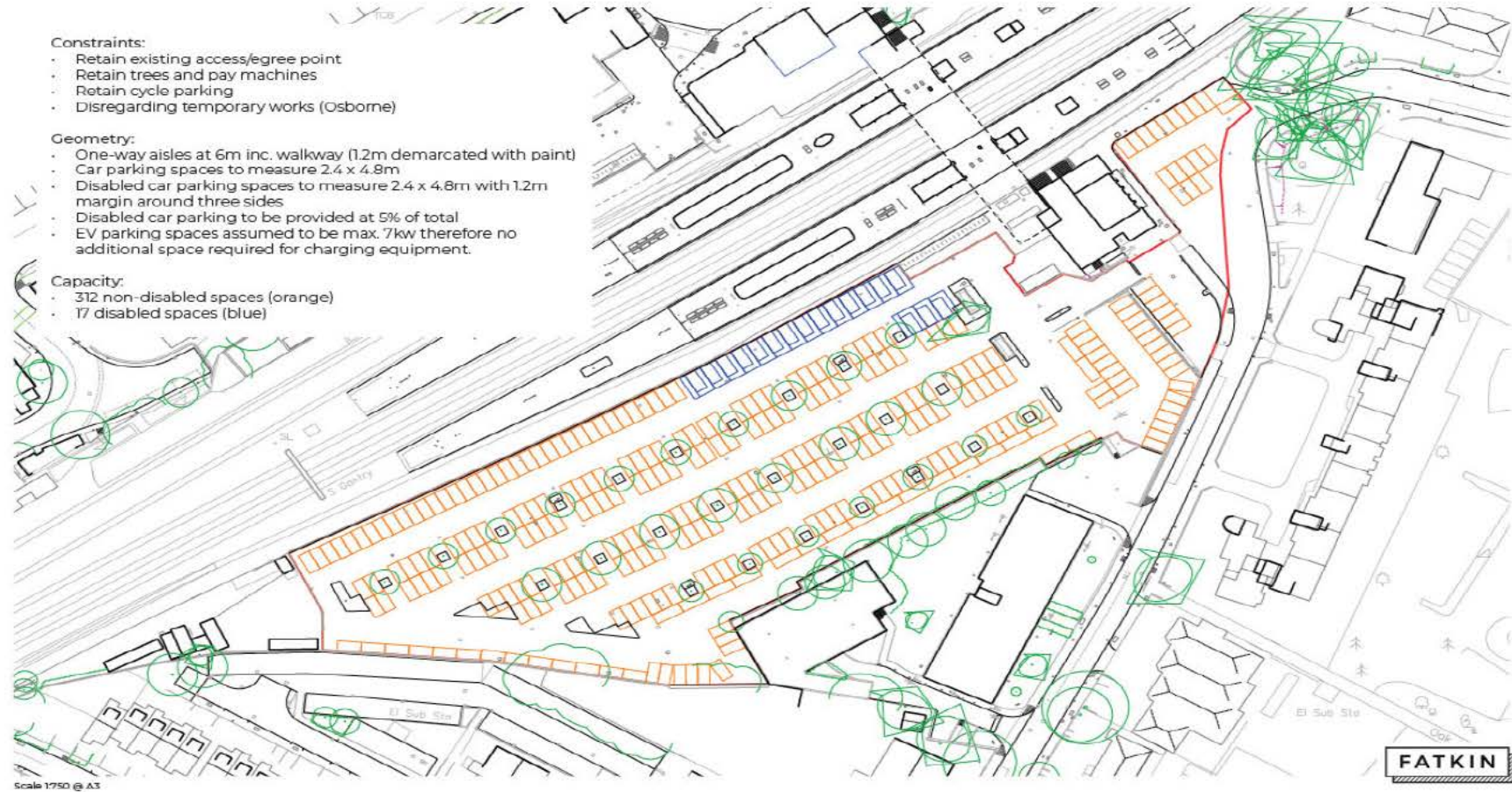
- Retain existing access/egress point
- Retain trees and pay machines
- Retain cycle parking
- Disregarding temporary works (Osborne)

Geometry:

- One-way aisles at 6m inc. walkway (1.2m demarcated with paint)
- Car parking spaces to measure 2.4 x 4.8m
- Disabled car parking spaces to measure 2.4 x 4.8m with 1.2m margin around three sides
- Disabled car parking to be provided at 5% of total
- EV parking spaces assumed to be max. 7kw therefore no additional space required for charging equipment.

Capacity:

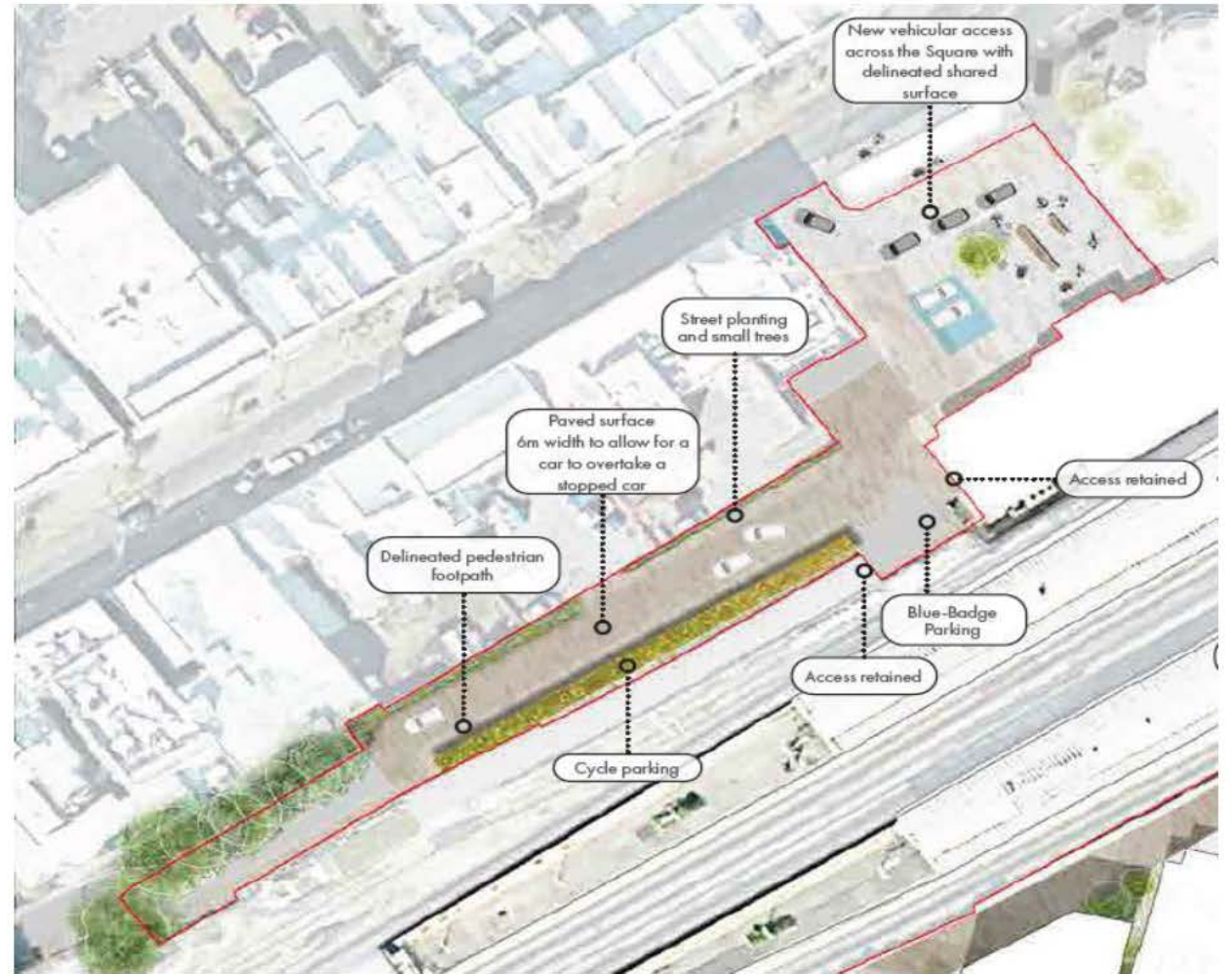
- 312 non-disabled spaces (orange)
- 17 disabled spaces (blue)



LAYOUT A

Proposed Layout – Northern Plaza

- Increase in secured cycle spaces
- Public realm enhancement
- Improved station facilities
- Improved lighting & CCTV



Proposed Layout – Southern Plaza

- High quality, art deco design led development
- Re-provision of secure cycle spaces
- 228 residential units
- 250 MSCP
- Enhanced sustainability credentials



Key Facts

Potential Savings

	Existing Car Park	MSCP
Cost Per Space	£[Redacted]	£[Redacted]
MSCP (Split Deck) Spaces Per Floor	N/A	56
Cost Per Floor		£[Redacted]
Total No. Spaces	329	250
Total Cost	£[Redacted]	£[Redacted]
Potential Savings	£[Redacted]	N/A

Residential & Station Facilities

New Homes	228
Housing units delivered	2026-2028
Affordable Homes (10%)	20
Residential Parking	47
Station facility enhancements	£[Redacted]
Station facility enhancements delivered	2026
MSCP Delivered	2026

Revenue – Ticket and Parking

Car Park Revenue	Current Parking Spaces	Parking Numbers to Current Standards	Solum Proposed MSCP
Numer of Spaces	446	329	250
Peak Occupancy	292	292	238
Weekly Charge*	£ 59.90	£ 59.90	£ 59.90
Per Annum	£ [Redacted]	£ [Redacted]	£ [Redacted]

Assumptions*

Weekly Parking Charge: £59.90

Source: www.southwesternrailway.com/travelling-with-us/at-the-station/surbiton

Annual weeks: 52

Additional Train Ticket Revenue – New Homes

Assumptions*

TFL Oyster Daily Cap (Zone 6-1): £14.10

Source: www.tfl.gov.uk/fares/find-fares/tube-and-rail-fares/caps-and-travelcard-prices

Days Travelled Per Week: 2

Annual weeks: 52

Number of Adults: 445

Average Usage: 80%

Revenue Per Annum: £[Redacted] – £[Redacted]

Revenue

MSCP - £[Redacted]pa

Add. Ticket Revenue - £[Redacted] – £[Redacted]pa

Commercial Space - £[Redacted]pa

Total - £[Redacted] - £[Redacted]

Revenue – Ticket and Parking

Car Park Revenue	Current Parking Spaces	Parking Numbers to Current Standards	Solum Proposed MSCP
Numer of Spaces	446	329	250
Peak Occupancy	292	292	238
Weekly Charge*	£ 59.90	£ 59.90	£ 59.90
Per Annum	£ [Redacted]	£ [Redacted]	£ [Redacted]

Assumptions*

Weekly Parking Charge: £59.90

Source: www.southwesternrailway.com/travelling-with-us/at-the-station/surbiton

Annual weeks: 52

Additional Train Ticket Revenue – New Homes

Assumptions*

TFL Oyster Daily Cap (Zone 6-1): £14.10

Source: www.tfl.gov.uk/fares/find-fares/tube-and-rail-fares/caps-and-travelcard-prices

Days Travelled Per Week: 2

Annual weeks: 52

Number of Adults: 445

Average Usage: 80%

Revenue Per Annum: £[Redacted] – £[Redacted]

Revenue

MSCP - £[Redacted]pa

Add. Ticket Revenue - £[Redacted] – £[Redacted]pa

Commercial Space - £[Redacted]pa

Total - £[Redacted] - £[Redacted]

Station Improvements

An opportunity to activate the Southern plaza, a comprehensive food and beverage offering could let for up to £[Redacted] per annum.



Additional Benefits

- Electric Vehicle Charging
- MSCP proximity to station High quality, art deco design led development
- Improved customer satisfaction
- Removal of areas associated with anti-social behaviour



Solum

Where Life Meets

Presentation End
Any Questions

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Surbiton Station Car Park

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

Summary of position regarding responses:

Consultation began on 29 August 2023 with an end date of 30 September 2023. However, due to a lack of response by the Station Facilities Owner, the consultation remained open until December 2023 when we finally managed to engage with the SFO.

We consulted with 33 organisations and received replies from 30. The organisations that did not reply were Grand Central Railway Ltd, COLAS Rail Ltd and the Association of Community Rail Partnerships. Each organisation was chased at least four times by e mail over a period of three months post the consultation expiry date. However, the three organisations were not considered to be Key Consultees. Representations were received by;

- 1.0 First Group MTR South Western Railway (the SFO).
- 2.0 MTR Crossrail: Two separate responses were received by MTR Crossrail – one from MTR who run the Elizabeth Line and one from Transport for London (TfL) on behalf of Crossrail 2 which has an interest in safeguarding areas of Surbiton Station for a future Crossrail line. Correspondence in 16.1 and 16.2 below.
- 3.0 British Transport Police.
- 4.0 Royal Borough of Kingston Upon Thames (the LPA).
- 5.0 Transport for London.

Representations are detailed in the attached Consultation Report below.

There remains a single unresolved objection from the Station Facility Operator, SWR.

This relates to Solum's proposal to make the southern entrance station lift a publicly accessible lift, to enhance the existing public right of way (via stairs and overbridge) through the station to Surbiton town centre. SWR wishes it to be utilised by station customers only.

As the existing station platform lifts (accessible from the public overbridge) are not subject to ticket gate-line control, resulting in revenue leakage, Solum has offered to supply ticket barriers on the station platforms at the lift egress points, as a scheme benefit. The discussions between the parties are appended as part of the attached consultation report.

SWR is already planning improvements to the southern entrance lift and so these will not be a scheme improvement by Solum (the writer was unaware of this when completing the consultation document). Solum has offered to work with SWR to add to these improvements if SWR agrees, and this can be discussed and agreed during the Station Change process.

Network Rail's view is that the principle of land disposal and development has been accepted and agreed by SWR. Furthermore, as the station lift is within the station building (outside the proposed disposal area) lift accessibility should be agreed as part of the Station Change process and separate from LC17 considerations.

It is therefore proposed that the matter of accessibility to the southern access lift is disregarded for LC17 purposes.

Network Rail and Solum are committed to continue working together with SWR to agree the final design, phasing of the development and station improvements, all to be documented through the Station Change process.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	24/11/2023	I understand that you have not had a formal response on this. Can you please accept this email as confirmation that the Department is content and has no further issues.	
2	Transport for North		Y	25/10/2023	I can confirm that Transport for the North has no comment upon this proposal.	
3	Transport for London Engineering		Y	30/08/2023	There are no records of any TfL assets in the identified area. Others within TfL will advise if there is a future	

Land disposal consultation report

V 1.1

					transport related need for this site.	
4	Arriva Trains Cross Country		Y	29/08/2023	XC Trains Ltd has no comment on this proposed disposal.	
5	c2c Rail Limited		Y	29/08/2023	No objection from c2c for htis proposal.	
6	Chiltern Railway Company Limited		Y	30/08/2023	There are no comments from Chiltern Railways.	
7	Eurostar International Limited		Y	29/08/2023	No comment from EIL,	
8	Great Western Railway		Y	04/09/2023	we have no objection thank you.	
9	First Group MTR South Western Railway (take over Wessex franchise on 20/8/17)		Y	04/12/2023	Correspondence attached and all agreed following discussions and subject to conditionality	

Land disposal consultation report

V 1.1

10	Govia Thameslink Railway		Y	30/08/2023	Thank you for sharing this with us. GTR has no interest in this consultation, therefore no comments to make.	
11	Grand Central Railway Company Limited		N			Not a Key Consultee. Chased by E Mail ; 12/10, 25/10, 01/11, 29/11/2023
12	Heathrow Express Limited		Y	01/11/2023	No comment from Heathrow Airport.	
13	London Overground Rail Operations Limited		Y	31/08/2023	No comments from Arriva Rail London.	
14	London & South Eastern Railway Limited (Southeastern)		Y	31/08/2023	No comments on the proposed land disposal.	
15	Merseyrail Electrics 2002 Limited		Y	25/10/2023	We have no objections	

Land disposal consultation report

V 1.1

16.1	MTR Crossrail		Y	10/05/2024	MTR Elizabeth line has no objections, but as noted TfL may have an interest in the site due to Crossrail 2.	
16.2	Crossrail (TfL)		Y	30/08/2023	I note the plan shows the “Retained as NR Freehold - Non-Exclusive Easement for Access & Egress” which, based on the current design for Crossrail 2, would be required for future station works. On this basis I have no comment to raise	
17	Northern Rail Limited		Y	31/08/2023	Thank you for your email and the notification. This area and land is outside of Northern ‘s region and therefore we have no comments or responses to make.	
18	Avanti Trains		Y	12/10/2023	I am happy to confirm that Avanti West Coast have no objections to this land disposal as it is off route in Surbiton. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast	

Land disposal consultation report

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					Partnership Development.	
19	First Trenitalia West Coast Trains Limited (Avanti) and West Cost Partnership Development		Y	12/10/2023	I am happy to confirm that Avanti West Coast have no objections to this land disposal as it is off route in Surbiton. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.	
20	Abellio		Y	28/09/2023	We have no comments to make on this disposal proposal.	
21	Transport for East Midlands		Y	25/10/2023	No comment	
22	COLAS Rail Limited		N			Not a Key Consultee. Chased by E Mail 12/10, 25/10, 01/11, 09/11/23
23	Nuclear Transpot Solutions (Formally Direct Rail Services		Y	30/08/2023	NTS have no comments.	

Land disposal consultation report

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	Limited					
24	DB Cargo UK Ltd. (Formerly DB Schenker)		Y	29/11/2023	I have no objection to this.	
25	Logistics UK (Formally Freight Transport Association)		Y	25/10/2023	Logistics UK has no comment on this proposed land disposal.	
26	Freightliner Limited		Y	01/11/2023	No comment.	
27	GB Railfreight Limited		Y	29/08/2023	No issues from GBRf.	
28	Rail Freight Group		Y	30/08/2023	Ok with RFG	
29	West Coast Railway Company		Y	12/10/2023	no comments	

Land disposal consultation report

V 1.1

30	W. H. Malcolm		Y	29/08/2023	No comments.	
31	Association of Community Rail Partnerships		N			Not a Key Consultee. Chased by E Mail 12/10, 25/10, 01/11, 09/11/23.
32	British Transport Police		Y	29/08/2023	Advice and comments received – but agreed subject to conditions. See correspondence in Annexe A.	
33	London Travelwatch		Y	20/10/2023	Thanks for sending through the consultation docs. London TravelWatch has no comment.	
34	Transport Focus (formerly Passenger Focus)		Y	01/09/2023	Thanks, we accept this proposal.	
35	Royal Borough Kingston upon Thames		Y	30/08/2023 13/10/2023	Initial Correspondence 30/08/23 – see below. Finishing with conditionally in favour on 13/10/2023.	

					<p>Having attended previous planning pre-application meetings to discuss the principles of this proposed development, the LHA would support the disposal/repurposing of the surface car park in its current form for the above-mentioned purposes.</p> <p>See Correspondence in Annexe A.</p>	
36	Transport for London		Y	27/09/2023	<p>Buses don't operate on the south side within the blue shaded area on Plan 0025879 but, as referenced in the Property Disposal – Specific Consent document, Station Approach is used as a bus turnaround. In Section 4. Proposal, point 9 under subsection entitled "Proposed use / scheme", states "Reconfiguration of taxi, bus and station drop-off area and interchange to make pedestrian walking routes safer for station users." Bus Operations (specifically Bus Service Delivery and Bus Client teams) and PTSP (Bus Planning</p>	

Land disposal consultation report

V 1.1

					team) will require consultation on any proposed changes to the taxi, bus and station drop-off area and interchange. It will be essential to the bus network that a bus turnaround is retained, and if it is off-highway a long lease should be granted to LBSL. See Correspondence in Annexe A.	
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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 in Annex 2

Annex 1

1. Department for Transport

From:

Sent: 24 November 2023 16:26

To:

Cc:

Subject: RE: SURBITON LC17 and Chair of Planning Committee - Surbiton - xxxx Catch Up

OFFICIAL

Hi

I understand that you have not had a formal response on this. Can you please accept this email as confirmation that the Department is content and has no further issues.
Kind regards

Senior Commercial Manager, Wessex & Western Market Team, Department for Transport

4/18

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

2. Transport for North

From:

Sent: 25 October 2023 16:22

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Thanks for your e-mail.

Land disposal consultation report

V 1.1

I can confirm that Transport for the North has no comment upon this proposal.

Regards,

Rail Strategy Manager

3. Transport for London Engineering

From:

Sent: 30 August 2023 07:47

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Thank you

There are no records of any TfL assets in the identified area. Others within TfL will advise if there is a future transport related need for this site.

Principal Engineer Infrastructure Protection Strategy

Transport for London Engineering - 7th Floor Zone R3, 5 Endeavour Square, Stratford, E20 1JN

Tel: *Please use email at present.*

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>



4. Arriva Trains Cross Country

From:

Sent: 29 August 2023 16:11

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Mobile:

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



5.c2c Rail Limited

From:

Sent: 29 August 2023 15:55

Land disposal consultation report

V 1.1

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Good afternoon

No objection from c2c for htis proposal.

Asset Admin Support Manager
Floor 7, Centennium House,
100 Lower Thames Street,
EC3R 6DL

Please note my change of role and working times.

On 3 day working week from 27/08/2023.

Normal working days - Mon/Wed/Fri only.

W: www.c2c-online.co.uk

6. Chiltern Railway Company Limited

From:

Sent: 30 August 2023 10:48

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Land disposal consultation report

V 1.1

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead
Chiltern Railways

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



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7. Eurostar International Limited

From:

Sent: 29 August 2023 16:51

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

No comment from EIL,

Thanks

PA to Chairman, Strategy
Director & People Director



8. Great Western Railway

From:

Sent: 04 September 2023 16:17

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hello

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: SWR

Sent: 27 November 2023 18:16

To: Cc: NR

Subject: FW: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Good evening,

Firstly, may I apologise on behalf of First MTR South Western Trains Ltd. for not yet being in a position to respond to this important consultation, relative to the re-submitted land disposal, draft proposal for Surbiton South Side Car Park.

With candour, there has and continues to be, various internal debate on this subject, coupled with, (following internal staff changes in our team), who was going to lead on the consultative & regulatory element regarding such proposal.

Henceforth, picking up the mantle with the modest amount of short notice relative to such an important & impactful draft proposal, our team does need a few more days to garner & consolidate the internal feedback continuing.

We are very much aware of the previous deadline, but as one of the integral Parties involved, we hereby seek to redress this by responding by close of play on Monday 4th December, optimistically by Friday 1st December. The weekend might be needed for drafting purposes.

I hope this is satisfactory for you taking cognisance of the above; I will be sending you the formal FMSWT response.

If you have any questions regarding the above, please don't hesitate to get in touch.

Kind regards

Regulatory Access Manager
South Western Railway

A: South Bank Central, 30 Stamford Street, London SE1 9LQ

Land disposal consultation report

V 1.1

From: SWR

Sent: 04 December 2023 16:28

To: NR / Solum

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

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OFFICIAL

Good evening,

Further to the ongoing consultation & correspondence regarding the submission of Network Rail's LC17 draft application for Surbiton Southside, may I present FMSWT's formal response to this.

We very much consider this to be a positive response, albeit pending matters that need further substantiation and/or amendment.

Once again, many thanks for your patience whilst we carefully considered this re-application.

Kind regards,

Regulatory Access Manager
South Western Railway

A: South Bank Central, 30 Stamford Street, London SE1 9LQ



First MTR South Western Trains Limited
4th Floor, South Bank Central
30 Stamford Street
London SE1 9LQ

Development Surveyor, Property
Network Rail
Square One, 1st Floor
4 Travis Street
Manchester
M1 2NY

Ref: FMSWT/LC17/Surbiton/CR-26482

4th December 2023

Dear

Response to the draft application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence (LC17) – Surbiton Downside (Southside) Car Park.

On behalf of First MTR South Western Trains Ltd. ["FMSWT"] we hereby formally respond with reference to your email dated 29th August 2023, and its accompanying documents relative to the above proposal, titled "Surbiton LC17 – specific consent consultation - land & plan" ref. no. CR/26482 and plan drawing No 0025879.

Firstly, as mentioned previously, please accept FMSWT apologies for the delay in responding.

Having internally reviewed the detail associated with this draft application, FMSWT is minded deferring acceptance of such application, only until Network Rail can satisfy the following two concerns, as presented below:

1. General:
Throughout the document, the project aims to deliver enhanced accessibility, specifically to "fund and make accessible, a lift to Surbiton Station overbridge from the southern car park." FMSWT are currently delivering improved access to the south side passenger lift, for SWR customers and therefore we cannot see this as a benefit to the proposed project and recommend removing it from the proposal.
2. Part 4 (Proposed use / Scheme – Point 10)
This entry refers to the improvement and enlargement of existing cycle storage facilities. FMSWT considers, based upon current usage, that this does not warrant an enlargement of existing facilities; and as such, we would not support such enhancement without further examination of the current or expected usage.

A FirstGroup and MTR company
First MTR South Western Trains Limited, Registered in England & Wales: 07900000
Registered office: 4th Floor, Capital House, 25 Draper Street, London NW1 5DE

Rail Delivery Group





3. Part 6 (Railway related Issues – 'Station Change')

FMSWT is naturally aware that any comments relating to Station Change, Network Change and/or the Planning processes will be dealt with separately, as part of their respective consultations. Whilst we acknowledge this fact, it nonetheless needs to be caveated by drawing to your attention, that the associated Station Change (Material) proposal, should be conducted in tandem with this Land Disposal application.

This is in accordance with the ORR's Policy & Regulatory Arrangements for Land Disposal, which requires Network Rail to complete the Station Change process, in accordance with the relevant Station Access Conditions 2019¹, but that it must do so, prior to the disposal.

This is further substantiated within Network Rail's own Property Development Proposals regarding Network Rail Land ('Guidance² for prospective development partners and land purchasers') which states "... Station change for a major development should be run in parallel with the planning process and will likely require similar information to a detailed planning application..."

We raise such caveat on the basis that the following concerns, will need to be ultimately addressed through the Station change process, namely:

- a) Network Rail's plans for mitigation of the effect on FMSWT customers, during the projects' construction.
- b) Detailed timescales and staging information relating to the delivery of the projects referred to within the disposal proposal; and...
- c) Details of temporary car parking arrangements necessitated during the implementation of the projects referred to within the disposal proposal, and an assessment of whether these arrangements would meet current demand.

FMSWT is very much aware of the importance of such project, and therefore looks forward to working with Network Rail, to resolve the above outstanding concerns in accord with the evolving, caveated Station Change process.

Yours Sincerely

Process Manager
South Western Trains Ltd.

¹ The SAAs contain a range of obligations and incorporate Station Access Conditions (SAC), which are a set of regulatory access rules including the Station Change procedure. This is a regulatory process, which is required for approval of physical changes to the station or contractual changes to the SAC and may be required to facilitate the development.

² Network Rail guidance states that "...An application to dispose of land is typically not made until Station Change and Closure have been obtained..."

Land disposal consultation report

V 1.1

From: NR / Solum

Sent: 05 December 2023 16:48

To: SWR

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Thank you for your response to the LC17 consultation which was helpful. Ideally, we would like to discuss your concerns this week and wondered if the key personnel are available on Friday for a conference call anytime – 9 am to say 2pm?

In the meantime, I have obtained Solum's response on the issues raised in your letter follows:

1.0 The lift; Agreed – this should not be included as a Solum project benefit.

As it happens when the LC17 paper was written I wasn't aware that lift improvements were an SWR planned project. Of course, improved Accessibility would be a necessary requirement of any station improvement and so it is helpful that SWR will undertake this work. Consequently, when we report the Consultation responses to the ORR, I will make it clear that SWR are undertaking the lift accessibility.

Having said that, Solum intends to make improvements on and around the lift access and egress (subject to SWR agreement via Station Change), such as ticket barriers and or other works to assist Surbiton Station's revenue protection, which I understand would be helpful to SWR. We can discuss these in further detail during Station Change consultations.

On site last week, SWR's XXX ran us through the SWR lift access project and has amended the access route to the lift to tie in with Solum's plans, which is really helpful and demonstrates industry collaboration.

2.0 Cycles Storage; the consultation responses that we are receiving from the DfT, Royal Borough of Kingston, GLA all point toward a preferred modal shift away from vehicles. The station parking is to be reduced to 250 spaces and consequently Solum would like to look at ways to facilitate SWR in this modal shift. As the SFO we will liaise with you to further understand your customer requirements – in terms of cycles, security, Brompton bicycles, lockable areas etc.

3.0 Station Change; it is acknowledged by NR that actual land disposal cannot occur until Station Change is formally agreed by the SFO, and registered with the ORR. It is our experience that the ORR can include a condition within its LC17 consent letter that completion of the station change procedure is required prior to land disposal. Effectively this means that LC17 approval can be granted, conditional on station change approval, at a later date when detailed design and construction information is available. We can discuss when SWR would like to formally begin the formal Station Change consultations shortly.

Kind regards Development Surveyor
Solum Regeneration / Network Rail Liaison



First MTR South Western Trains Limited
4th Floor, South Bank Central
30 Stamford Street
London SE1 9LQ

Development Surveyor, Property
Network Rail
Square One, 1st Floor
4 Travis Street
Manchester
M1 2NY

Ref: FMSWT/LC17/Surbiton/CR-26482update

12th December 2023

Dear

Response to the draft application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence [LC17] – Surbiton Downside (Southside) Car Park – Update.

On behalf of First MTR South Western Trains Ltd. ["FMSWT"] we hereby formally respond with reference to your follow-up email dated 8th December 2023, following the proactive meeting that took place between our relevant parties', that same day. This in respect of those outstanding matters with the above proposal, titled 'Surbiton LC17 – specific consent consultation - land & plan' ref. no. CR/26482 and plan drawing No 0025879.

Having further internally reviewed the detail of those amended points, as contained within the aforesaid e-mail, (noted above), FMSWT is now minded accepting such application, on the basis of the following commitments made by the Project:

1. General:
That reference to the south side passenger lift to which FMSWT does not see a benefit to the proposed project, be removed from the proposal.
2. Part 4 (Proposed use / Scheme – Point 10)
That the project shall state that it will provide enhancements to the station cycling and security and other facilities, as part of the Projects station improvements – this to be discussed and agreed as part of the parallel 'Station Change' process.
3. Part 6 (Railway related Issues – 'Station Change')
It was agreed with FMSWT that it approves the LC17 in principle, but strictly on condition that it agrees the Station Change in tandem. In effect, that the LC17 disposal shall not become valid until the SFO has agreed and signed, the full 'Station Change'.

A FirstGroup and MTR company
First MTR South Western Trains Limited, Registered in England & Wales 07900320
Registered office: 4th Floor, Capital House, 25 Chapel Street, London NW1 5DH

Rail Delivery Group



Yours Sincerely

- -

10/05/2024

Regulatory Access Manager
First MTR South Western Trains Ltd.

Land disposal consultation report

V 1.1

From: NR

Sent: 13 December 2023 10:43

To: SWR

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side:

Hi ,

Thank you for your response to the LC17 discussions.

As I see it we are now broadly in agreement on the principles and I intend to close out the LC17 Consultation strictly subject to the points we have agreed.

We can move on to the Station Change elements of the proposals in 2024 as we get in to the detailed design and that will involve further discussions with yourself and your SWR colleagues.

May I also say thank you for giving this matter your urgent attention, once you became involved.

Kind regards

From:

Sent: Thursday, December 14, 2023 1:16 PM

To: SWR

Cc:

Subject: RE: Surbiton Station - Southside Lift.

Hi ,

I have just had a quick discussion with XXXXXX regarding the issue of the lift access and revenue protection. Whilst XXXXX was well aware of the issue - I didn't initially appreciate the difficulties between open public access to the lift - being requested by the Local Planning Authority to the public right of way over the bridge - and the conflicts this raises with revenue protection. I completely understand why this raises great concerns with SWR – but can also appreciate why the LPA would like to see public Accessibility from one side of Surbiton Station to the other.

Land disposal consultation report

V 1.1

Frankly this is an issue that will require further detailed discussion and examination, and ideally I would like to park this and manage it under Station Change. As I said below – no Station Change sign off by SWR, no development.

If SWR are prepared to accept a ‘agreement to disagree’ on this one point I can get the LC17 agreed by the ORR and we can then sit down in 2024 to hammer out Station Change details and all the benefits the development can provide to the station. And maybe we can find a solution to the lift revenue protection issue that satisfies all parties. Solum is aware that revenue protection at Surbiton is a key issue and will look in detail at ways this can be improved and is prepared to fund such improvements, within reason of course.

If so – may I suggest - as a first draft:

Current Clause:

1. General:

That reference to the south side passenger lift to which FMSWT does not see a benefit to the proposed project, be removed from the proposal.

Proposed new comment:

1. General.

FMSWT are undertaking work to the south side passenger lift at their expense, and that should not be considered a benefit of the Solum project. However, Solum wish to discuss with FMSWR ways that would enable better public access to the lift without diminishing the Revenue Protection issue required by the SFO. Solum will actively consider funding such improvements and will have further discussions on this issue during the Station Change process.

Would this approach (form of words) be acceptable by SWR?

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

Land disposal consultation report

V 1.1

From: SWR

Sent: 15 December 2023 10:52

To: SOLUm / NR

Cc:

Subject: RE: Surbiton Station - Southside Lift.

OFFICIAL

Good morning,

I was out of the office yesterday, hence just getting back in touch today. Thank you for your e-mail.

We kindly note the alternative provision you've supplied below, namely a substitute paragraph replacing FMSWT's original wording and by default, its position.

FMSWT is very much aware of the importance with the Surbiton project for all concerned. However, because of the discrete implications & involvedness surrounding this last remaining matter, we will need more time to consider this.

Whilst we note your urgency to get this to the ORR soon, we nevertheless, because of the significance surrounding such matter, do now need to raise this here-in, to Director level for their guidance and/or accord. For clarity, our position currently remains as per the original wording under item 1 of our response letter, dated 12th December 2023.

I will be back in touch with you as soon as I hear anything further.

Kind regards

Regulatory Access Manager
South Western Railway

T:

E:

A: South Bank Central, 30 Stamford Street, London SE1 9LQ

Land disposal consultation report

V 1.1

From:

Sent: 05 January 2024 10:38

To: NR / Solum

Subject: Surbiton LC17 Follow-up Meeting

Good morning,

Thought it prudent to update you regarding the date for a 'follow-up' session that you are chasing for next week.

As it stands, the earliest we might be able to have such session would be the following week, w/c 15/01. This is because of key persons either still being on leave or not available next Friday, with Monday being too soon. We are also awaiting director engagement, so another week will hopefully allow this to take place. There will be no benefit in having a meeting until we have had further internal discussion.

Therefore, we should provisionally put a placeholder in the diary for w/c 15/01; do please let me know what dates may be suitable for you and I'll co-ordinate on our side.

Apologies for the ongoing delay,

Kind regards

Regulatory Access Manager
South Western Railway

T:

E:

A: South Bank Central, 30 Stamford Street, London SE1 9LQ

Land disposal consultation report

V 1.1

From:

Sent: 11 January 2024 08:12

To: Solum , NR

Cc

Subject: RE: Surbiton LC17 Follow-up Meeting

Hello ,

I have had a few responses back to setting up a follow-on meeting next week.

The only opportunity that falls in-line with most is Tuesday 16th Jan between 1600-1700.

Hope this works; please let me know in due course if okay.

Kind regards

Regulatory Access Manager
South Western Railway

T:

E:

Meeting Held Tuesday 16 January 2024:

Very useful meeting: Key issue – SWR were concerned that the addition of further ticket barriers would require extra staff which would impact on the station's established cost base. (Solum's Development Manager) agreed that he would pick this up with DfT, to obtain his view. If an agreement could be reached regarding this then further discussions could be put to SWR's Head of Stations, regarding the ticket barriers and lift accessibility.

Also, Solum's Development Manager to meet the local MP xxxx and so he explained the message from Solum, so SWR were aware.

Land disposal consultation report

V 1.1

From: Solum

Sent: 25 January 2024 17:48

To: SWR

Cc: NR

Subject: Surbiton Redevelopment

Further to our discussion last week I would be grateful if you could please advise how your discussions around established costs were progressing with colleagues?

We have since spoken with SWR and agreed a route through, following the Departments response on established costs.

You may also recall last year we were looking at having a letter signed by the rail industry confirming the requirement for 250 spaces.

The letter was in a agreed form, and SWR has signed it.

I would be grateful if you could now please arrange for a DFT signature on the attached.

Your assistance is appreciated and if you have any queries on the above please do not hesitate to contact me.

Kind regards

Development Director

Land disposal consultation report

V 1.1

From: Solum

Sent: 30 January 2024 11:24

To: SWR

Cc:

Subject: RE: Surbiton Redevelopment

Further to below I now have a one to one update meeting with xxxx, who is very interested in the walkway and lift on Friday.

It would be useful if you were please able to provide an update prior to this meeting.

Your assistance would be appreciated, and if you have any queries please do not hesitate to contact me.

Kind regards

Development Director



Solum | 6 Cavendish Place, W1G 0QA

M: Solum.co.uk

Land disposal consultation report

V 1.1

From: Solum
Sent: Wednesday, January 31, 2024 2:46 PM
To: SWR
Subject: RE: Surbiton Station development Member Briefing

To keep you in loop, xxxx has approached me requesting a follow up meeting.

This has been arranged for tomorrow at 1700.

If anything has changed on your end please let me know so that I can avoid issuing any wrong information or messaging.

If you have any queries please do not hesitate to contact me.

Thanks

Development Director

From: SWR
Sent: 31 January 2024 15:47
To: SOLUM
Cc:
Subject: RE: Surbiton Station development Member Briefing

Hi there ,

No change from an SWR perspective.

Regarding the lifts in particular, it remains that these will be for customer use only and we have recently stated this at local authority meetings.

Kind regards

Social and Commercial Development Manager
South Western Railway,
Address: Basingstoke Campus, Gresley Road, Basingstoke RG21 4FS

Land disposal consultation report

V 1.1

From:
Sent: 05 February 2024 17:31
To: SWR
Cc:
Subject: RE: Surbiton Redevelopment

I had a positive meeting with xxxx.

As expected, a lot of it was focused on bringing back into public use the lift on the southern side of the station.

I am also now coming under a lot of pressure to close out the LC17 application.

The only SWR comments now left to be closed out on the LC17 consultation relate to the use the lift prior to submission to the ORR.

To assist in closing this item out I would be grateful if you could please come back to me regarding your discussions internally on established costs.

If you have any queries please do not hesitate to contact me, and your assistance in this matter would be appreciated.

Kind regards

Development Director



Solum | 6 Cavendish Place, W1G 0QA

M: [Solum.co.uk](https://www.solum.co.uk)

Solum is the trading name of a number of joint venture LP and LLPs between certain subsidiaries of Kier Group plc | Registered in England No. 02708030 | Registered Office: 2nd Floor, Clippers Quay, Salford, M50 3XP and Network Rail Development Limited | Registered in England No. 06569617 | Registered Office: 1 Eversholt Street, London, NW1 2DN

From: DfT

Sent: 06 February 2024 08:58

To: Solum / NR

Cc:

Subject: RE: Surbiton Redevelopment

Thanks for this. I have been speaking with SWR re. what would be required in manning the gateline as suggested. They are conversing internally and once we have the scope; I'll work through it with colleagues and it may be best if we have a conversation between us and including SWR depending on the outlook. I'll get back to you as soon as I hear back.

Kind regards

Assistant Commercial Manager, Wessex & Western, Department for Transport

From:

Sent: 07 February 2024 14:17

To: SWR

Cc:

Subject: Surbiton LC17 - Timescale Issue

All,

Timescales; For everyone's information , Licence Condition 17 consultation responses are subject to strict deadlines. Once they are older than 6 months, the ORR's procedure requires that I go back to the 40 consultees with an e mail, requesting them to re-confirm their approval. As the first consultee replied on 29 August 2023, that means the consultation closes on 29 February 2024, so 3 weeks. If the consultation isn't completed by then, NR must reconsult by e mail, which additionally puts the scheme in danger of having to delay submission of Solum's planning application until after local elections are over (purdah), further compounding the delay.

Land disposal consultation report

V 1.1

The only matter that lies between us is the lift issue. Letter attached (he is away until 14 Feb) mentions this at point 1.0. Unfortunately, NR cannot exclude the lift issue from the LC17 consultation as it is a key point for the Council – but we could agree to disagree, send the consultation as is to the ORR and agree to pick the matter up at Station Change. If SWR do not agree and sign off Station Change, the development does not go ahead.

Looking at the fundamentals, I note that SWR is onboard with the development proposals generally. The LC17 procedure simply approves the principle of land disposal – which is the sale of the southside car park -only, not any station buildings. Consequently, the question of the lift and the public right of way is a live issue irrespective of whether the south side car park is sold. In fact, the only effect is a positive one – in that the development will fund the installation of ticket barriers.

Station Change is a separate set of discussions and negotiations that provides protection and determines compensation to SWR relevant to the development once the scheme is designed in detail in consultation with you. This will take some time and encompass a wide range of issues. If SWR doesn't agree them, we can't go any further, so SWR will still have significant leverage after LC17 consent is granted.

I appreciate that you have all put many hours in to these discussions – but if we don't move this on in the next couple of weeks, I am concerned that there is likely to be a considerable delay.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

10.0 Govia Thameslink Railway

From:

Sent: 30 August 2023 09:00

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Good morning

Thank you for sharing this with us, GTR has no interest in this consultation, therefore no comments to make.

I hope this helps, have a good day.

Land disposal consultation report

V 1.1

Regards,

Access Contracts Assistant Manager (Stations)

Govia Thameslink Railway (GTR) Ltd | 1st Floor | Monument Place | 24 Monument Street | London | EC3R 8AJ



Registered in England under number: 7934306. Registered office: 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE

Please note my work week is Monday to Thursday. I am away from the business every Friday with no access to emails

Should you require urgent assistance, please contact

11. Grand Central Railway Company Limited – No Response received

12.0 Heathrow Express Limited

From:

Sent: 01 November 2023 12:59

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Classification: Internal

Hi

No comment from Heathrow Airport.

Many thanks

Kind regards,

Head of Surface Access Strategy & Sponsorship
Commercial



Heathrow Airport
The Compass Centre, Nelson Road
Hounslow, Middlesex, TW6 2GW

13. London Overground Rail Operations Ltd

From:

Sent: 31 August 2023 11:40

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi,

No comments from Arriva Rail London.

14. London & South Eastern Railway Limited (Southeastern)

From:

Sent: 31 August 2023 16:39

Land disposal consultation report

V 1.1

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

15. Merseyrail Electrics 2002 Limited

From:

Sent: 26 October 2023 09:00

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Morning

Land disposal consultation report

V 1.1

We have no objections.

thanks

Legal & Compliance Officer



16.1 MTR

From:

Sent: Friday, May 10, 2024 11:25 AM

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Hi,

We were consulted.

I thought that I had responded, but apologies if not.

MTR Elizabeth line has no objections, but as noted TfL may have an interest in the site due to Crossrail 2.

Land disposal consultation report

V 1.1

Thanks

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



16.2 Crossrail (TfL)

From:

Sent: 30 August 2023 09:33

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

I note the plan shows the "Retained as NR Freehold - Non-Exclusive Easement for Access & Egress" which, based on the current design for Crossrail 2, would be required for future station works. On this basis I have no comment to raise.

Regards,

Investment Delivery Planning
Transport for London

17. Northern Rail

Land disposal consultation report

V 1.1

From:

Sent: 31 August 2023 11:40

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

Thank you for your email and the notification. This area and land is outside of Northern's region and therefore we have no comments or responses to make.

If you have any queries please do not hesitate to contact me.

Kind regards

Franchise Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT

18.0 Avanti Trains

From:

Sent: 12 October 2023 11:47

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Land disposal consultation report

V 1.1

Hi

I am happy to confirm that Avanti West Coast have no objections to this land disposal as it is off route in Surbiton.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks



Network Planner & Track Access
Victoria Square House, Victoria Square, Birmingham, B2 4DN

19.0 First Trenitalia West Coast Trains Limited (Avanti) and West Cost Partnership Development

From:

Sent: 12 October 2023 11:47

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Land disposal consultation report

V 1.1

Hi

I am happy to confirm that Avanti West Coast have no objections to this land disposal as it is off route in Surbiton.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks



Network Planner & Track Access
Victoria Square House, Victoria Square, Birmingham, B2 4DN

20.0 Abellio

From:

Sent: 28 September 2023 15:08

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

I don't believe we've seen this before. We have no comments to make on this disposal proposal.

Regards

Transport UK

21.0 Transport for East Midlands

From:

Sent: 25 October 2023 15:52

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

No comment

www.emcouncils.gov.uk

Please be aware that I work flexibly and keep extended office hours Monday-Thursday only



22. COLAS Rail Ltd – No response received

23. Nuclear Transpot Solutions

From:

Sent: 30 August 2023 08:36

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.



FFICIAL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager
Property & Infrastructure
Nuclear Transport Solutions



www.nucleartransportsolutions.com

www.directrailservices.com

24.0 DB Cargo

Land disposal consultation report

V 1.1

From:

Sent: 30 November 2023 07:56

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

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

Yours,

Rail Network Advisor

Legal & Regulatory Affairs

DB Cargo (UK) Limited

Hither Green Depot

Manor Lane

London SE12 0UA

(w): www.uk.dbcargo.com



Cargo

Network Change and other consultations, e.g. land disposals, should be e-mailed to:

Confidentiality

This email, including any attachments, is intended for the above named addressee(s) only and may be confidential and/or legally privileged. If this message has come to you in error you are strictly prohibited from using, copying or disseminating its contents; please reply to highlight the error.

25.0 Logistics UK (Formally Freight Transport Association)

Land disposal consultation report

V 1.1

From:

Sent: 25 October 2023 14:36

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

Apologies for the delayed response.

Logistics UK has no comment on this proposed land disposal.

Kind Regards,

Policy Advisor

Logistics UK

www.logistics.org.uk

LOGISTICS UK

Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately and return the original message to us at info@logistics.org.uk. Please note that Logistics UK is able to, and reserves the right to, monitor email communications passing through its network.

Logistics UK is a trading name of Freight Transport Association. Registered Office: Hermes House, St John's Road, Tunbridge Wells, Kent TN4 9UZ. Registered in England Number 391957.

26. Freightliner Limited

From:

Sent: 01 November 2023 13:19

Land disposal consultation report

V 1.1

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

No comment.

27. GB Railfreight Limited

From:

Sent: 29 August 2023 16:15

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

No issues from GBRf.

Regards,

GB Railfreight

Head of Strategic Access Planning

3rd Floor, 55 Old Broad Street | London | EC2M 1RX

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

28. Rail Freight Group

From:

Sent: 30 August 2023 08:42

To: Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.

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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

29. West Coast Railway Company

From:

Sent: 12 October 2023 12:00

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

no comments

WCR

30. W. H. Malcolm

From:

Sent: 29 August 2023 16:02

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

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](#)

31. Association of Community Rail Partnerships - No Response

32. British Transport Police

From:

Sent: 29 August 2023 18:43

To:

Land disposal consultation report

V 1.1

Cc:

Subject: FW: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Dear

Having looked over the attachments I can confirm that this Unit has no objections to the proposals - provided that all identified security initiatives are upheld and respective rail/cycle security is subsequently enhanced/satisfactorily protected accordingly.

Introduction of 252 new homes on top of existing premises will mean that Perimeter fencing will need to be appropriate i.e. Palisade/Welded Mesh etc. with the latter requiring hostile topping as appropriate and recommended to be at least 1.8m above ground level and clear of any potential climbing aids e.g. adjacent trees, fences, walls, seating, Power cabinets etc.

Improved cycle facilities (increased to over 330!) will mean it will attract more cycle thieves and lead to a subsequent rise in 'cycle thefts' and 'theft from' cycles (already a major concern) so enhanced security measures will need to be considered such as the likes of Caged Controlled Access/Egress, enhanced CCTV/Lighting, Capable Guardians etc. to ensure that theft of/from cycles do not escalate higher than already exists.

Hope this helps but any issues please get back to me.

Best Regards.

**Designing Out Crime Officer
Public Protection & Vulnerability Unit
Wessex and South West London Areas**

**British Transport Police
B Division – Designing Out Crime Unit (DOCU)
CID Office, 2nd Floor, Grenville House,
Southbrook Road,
Southampton,
SO15 1GX**

DX: 132710 Southampton 26

Land disposal consultation report

V 1.1

From:

Sent: 30 August 2023 10:06

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Hi

Thank you for your comments and your rapid response.

The scheme is currently at an early stage of design and consequently we will take in to account all your comments and concerns as part of the detailed design process in liaison with the Royal Borough of Kingston Upon Thames, the TOC - SWR, and other interested parties.

I will pass the comments to the development manager and architects.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

33. London Travelwatch

From:

Sent: 20 October 2023 11:11

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

Thanks for sending through the consultation docs. London TravelWatch has no comment.

Best

Head of Casework



Transport Focus and London Travelwatch work in partnership to support passengers with complaints and as a result both organisations have a responsibility for the information you share with us, and access to it for the purpose of pursuing your complaint. If you have any questions about this arrangement, please don't hesitate to ask.



www.londontravelwatch.org.uk

Follow us on [Twitter](#), [YouTube](#) and [LinkedIn](#).

www.transportfocus.org

34. Transport Focus (formerly Passenger Focus)

From:

Sent: 01 September 2023 12:23

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

OFFICIAL

Hi

Thanks, we accept this proposal.

Best regards

35. Royal Borough Kingston upon Thames

From:

Sent: 30 August 2023 10:11

To:

Subject: Fwd: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Dear

I write with reference to the email exchange below, have you contacted the ward Councillors? I have copied into this email (Neighbourhood Manager) he will be able to provide details of the ward councillors along with Neighbourhood Chair etc.

Also have you consulted the Highway Authority? the Assistant Director for Highways might have comments to make.

Regards

Head of Development Management
Development Management

Royal Borough of Kingston upon Thames
Guildhall II,
High Street,
Kingston upon Thames,
KT1 1EU

Land disposal consultation report

V 1.1

E-mail:

From:

Sent: 30 August 2023 10:29

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Dear

Thank you for your fast response to this LC17 Consultation.

There have been initial pre – application discussions regarding this proposed development with RBK’s planning team. However, thank you for copying in appropriate other councillors and also from RBK Highways, and I look forward to their responses.

Please note that Network Rail’s LC17 application is to consult whether in principle the subject land is to be sold for use as housing and car parking (albeit reduced parking) with additional benefits to the station financed by the development. The exact makeup of the development (housing type and density, parking numbers and design etc) is of course subject to the checks and balances of a detailed planning application with RBK, which will happen at a later stage.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

From:

Sent: 30 August 2023 10:36

To:

Cc:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Land disposal consultation report

V 1.1

Dear

Many thanks - I appreciate the ongoing Pre application discussions, however, those discussions will focus on the redevelopment of the site, it appears to me that this consultation is purely about the release of the car park, this should really be discussed with the local Councillors and the Highway Authority.

Regards

Head of Development Management
Development Management

Royal Borough of Kingston upon Thames
Guildhall II,
High Street,
Kingston upon Thames,
KT1 1EU

From:

Sent: 12 October 2023 12:30

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Dear

Following our previous e mail exchange, I have not received any further comments from anyone at the Royal Borough of Kingston Upon Thames.

Land disposal consultation report

V 1.1

Whilst the date set for the end of consultations was 30 September, I think it is important that consultation comments are received from RBK and its representatives and are taken into account before I report back to the Office of Rail and Road.

If there are any other appropriate colleagues you feel should be copied in, – please feel free to do so.

I look forward to hearing from you.

Regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

From:

Sent: 13 October 2023 10:53

To:

Cc:

Subject: Re. Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION

Dear

Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION

Thank you for consulting RBK in its capacity as the Local Highway Authority (LHA) on the planned disposal of the land forming the existing surface car park at Surbiton Station in order to facilitate redevelopment, including incorporation of new residential units and enhancements to pedestrian/cycle access across the rail tracks.

Having attended previous planning pre-application meetings to discuss the principles of this proposed development, the LHA would support the disposal/repurposing of the surface car park in its current form for the above-mentioned purposes. However, given that the LHA would be a statutory consultee on any future planning application, it is not considered appropriate for us to comment on details such as the proposed level of retained station car parking in advance of the transport assessment (TA), and any other highways-relevant supporting documents, being submitted for review as part of that full planning application.

Land disposal consultation report

V 1.1

As previously indicated, and in accordance with Policy T6.1 of the London Plan 2021, the LHA would expect car-free development to be the starting point for all new development proposals, including redesign of the station car park as it relates to rail users. On this basis the extent of any retained car parking will need to be fully supported in a forthcoming TA, balancing the needs of rail users, the potential external highway impacts of a reduced on-site parking provision and the requirement to promote sustainable travel, given the current climate emergency.

Yours sincerely

Principal Engineer Shared Environment Service
Royal Borough of Kingston and London Borough of Sutton

From:
Sent: 16 October 2023 11:20
To:
Cc:
Subject: RE: Re. Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION

Dear

Thanks you for your comments which we note and confirm they will be incorporated in to the consultation comments when reporting to the ORR.

I will also pass them on to the Solum Regeneration to ensure they form part of any transport assessment, if or when we reach that stage.

Yours sincerely,

Development Surveyor
Solum Regeneration / Network Rail Liaison

36. Transport for London

Land disposal consultation report

V 1.1

From:

Sent: 27 September 2023 15:00

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Hi both,

We have received the following comments from our bus colleagues across the business. Please do let me know if any further information is required and if so I can put you in touch with the relevant team.

Buses don't operate on the south side within the blue shaded area on Plan 0025879 but, as referenced in the Property Disposal – Specific Consent document, Station Approach is used as a bus turnaround.

In Section 4. Proposal, point 9 under subsection entitled “Proposed use / scheme”, states “Reconfiguration of taxi, bus and station drop-off area and interchange to make pedestrian walking routes safer for station users.” Bus Operations (specifically Bus Service Delivery and Bus Client teams) and PTSP (Bus Planning team) will require consultation on any proposed changes to the taxi, bus and station drop-off area and interchange. It will be essential to the bus network that a bus turnaround is retained, and if it is off-highway a long lease should be granted to LBSL.

I'm aware there are a few more days until the deadline and will be back in touch should we receive anything else.

Kind regards

TfL RESTRICTED

From:

Sent: 06 December 2023 16:15

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Land disposal consultation report

V 1.1

Dear

Thank you for your e mail regarding the TfL bus services and access / turnaround at Surbiton Station.

I initially read this and did not appreciate that it required a reply - as it ties in well with the development proposals - but I think it is important to confirm the proposals to TfL.

The scheme proposed by Solum Regeneration is primarily on the southern side of the station which is not used by TfL busses.

On the northern side the main proposal here is to refurbish and most likely resurface the station forecourt. This is regularly used by TfL bus services, plus taxis and station drop off use. The plan is to retain, but update and improve these facilities. Once further detailed design is underway during 2024, we will engage in a full consultation with TfL, to agree an acceptable design.

Discussions and notice with TfL will also be ongoing during the works to establish a safe working use, as the works are phased.

There are no changes proposed that would prevent access to TfL services.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

Annex 2

From:

Sent: 29 August 2023 15:51

To:

Cc:

Subject: Licence Condition 17 Consultation: Proposed Land Disposal: SURBITON STATION: Car Park on the South Side: PLEASE REPLY BY 30 SEPTEMBER 2023.

Dear Consultee,

We are currently seeking views of relevant parties on our proposed land disposal at Surbiton Station - South Side Car Park.

This is a freehold sale and we attach a draft application form which together with the related plans, explains the proposed land disposal in detail.

- This is resubmission of an earlier LC17 from January 2021.
- That LC17 was withdrawn by Network Rail in April 2021 following discussions with the ORR regarding the required number of car spaces at Surbiton Station.
- The rail industries view is that station parking is essential for customers.
- The Royal Borough of Kingston Upon Thames (RBK) wish to considerably reduce vehicle parking at the Surbiton Station to encourage active travel and lessen the impact of car congestion and pollution on the local road network.
- The Royal Borough of Kingston's view is echoed by the GLA and TfL.
- Following the LC17 withdrawal, Network Rail (via Solum its JV partner) has undertaken parking surveys and consulted with industry partners including the DfT, RBK and SWR.
- The attached re-submission is, we believe, a sensible balance that will achieve a working compromise for all parties - delivering key benefits to the rail industry and the local community.

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. Any application made will be based on our draft application form, updated in light of consultation responses.

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.

Land disposal consultation report

V 1.1

Please could any comments be provided to me via email by 30 September 2023.

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

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

Yours sincerely

Development Surveyor
Solum Regeneration / Network Rail Liaison