

Les Waters
Manager, Licensing
Railway Markets and Economics
E-mail les.waters@orr.gsi.gov.uk
Telephone 020 7282 2106



16 August 2018

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence condition 7 (land disposal): Newington Causeway, London

Decision

1. On 12 July 2018, Network Rail gave notice of its intention to dispose of land at Newington Causeway, London (the land), in accordance with paragraph 7.2 of condition 7 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 you have consulted. For the purposes of condition 7 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. We are satisfied that Network Rail has consulted all relevant stakeholders with current information and no objections to the proposed disposal were received.
4. In considering the proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely; and
 - rights of access for inspection and general maintenance purposes will be retained.
5. Therefore, based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.
6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,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".

¹ Available from www.rail-reg.gov.uk/server/show/nav.150



7. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

Les Waters

Les Waters

Duly authorised by the Office of Rail and Road

Proposed Property Disposal

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

1. Site	
Site location and description	<p>Land adjacent 87 Newington Causeway, London SE1 6DH</p> <p>On 29th January 2018 Southwark Council granted planning permission (application ref. 16/AP/3144) to Neobrand No.2 Limited to construct a twenty-four storey tower at 87 Newington Causeway.</p> <p>The proposed development will comprise 1,894 square feet of ground floor retail space, a 140 room hotel (levels 1-11) and 48 residential units (levels 12 -24), 7 of which will be Social Rented Housing and 8 of which will be Intermediate Housing.</p> <p>Under a conveyance dated 31 December 1872 Network Rail are reserved the full and free right of roadway or passage and the liberty of ingress egress and regress over the land within ten (10) feet of the railway viaduct as demarcated by the area shown tinted blue on the parcel of land numbered 1 on the attached Title Plan in Appendix 1.</p> <p>A right of way is also reserved under a transfer dated 26 November 1963 over the area tinted blue on the parcel of land numbered 2 on the attached Title Plan in Appendix 1 to the occupiers of the arches in the adjacent railway viaduct.</p> <p>In addition, the conveyance dated 31 December 1872 contains a restrictive covenant prohibiting the erection of any buildings upon the land described above (within ten feet of the railway viaduct) without the permission of Network Rail.</p> <p>As depicted in drawing number 1208-SP-01-DR-A-P-30-XX-01-03-IN_1 (see Appendix 2) the demountable cladding enveloping the tower will oversail Network Rails reserved access route (area tinted pale yellow).</p> <p>Consequently, the developer requires Network Rail's permission to proceed with the proposed development.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Plan 1: Title Plan</p> <p>Plan 2: 1208-SP-01-DR-A-P-30-XX-01-03-IN_1 (oversailing)</p> <p>Plan 3: Deed Plan</p>
Clearance Ref:	CR/33543 approved, subject to engineering conditions set out below.
Project No.	S08890 – 87 Newington Causeway

Ordnance survey coordinates	Grid Reference: TQ320793 X (Easting): 532,087 Y (Northing): 179,306
Details of attached photographs (as required)	Not applicable
2. Proposal	
Type of disposal	Granting of air rights to permit cladding of development to oversail Network Rail reserved access route.
Proposed party taking disposal	Neobrand No.2 Limited (company number 07116114) whose registered address is at Edelman House 1238 High Road, Whetstone, London N20 0LH
Proposed use / scheme	Network Rail propose to vary the existing restrictive covenants to permit the construction of the consented development in part of the airspace above the land coloured blue on Plan 1 – Title Plan. As depicted in Plan 2 – 1208-SP-01-DR-A-P-30-XX-01-03-IN_1, part of the demountable cladding enveloping the proposed tower will occupy the airspace six (6) metres above ground level.
Access arrangements to / from the disposal land	The Network Rail engineers responsible for the maintenance of the viaduct structure have been consulted with regards to this proposal and conditions will be expressly reserved in any documentation to ensure full and free rights of access for inspection and general maintenance purposes. The developer will be required to remove demountable cladding as and when required by the relevant Network Rail engineers at the developer's own expense. As stated above, part of the development will occupy air space six (6) metres above ground level and will therefore not impede the access to the railway arches reserved to Network Rail, it's under tenants and all other persons having the like right at all times.
Replacement rail facilities (if appropriate)	Not applicable
Anticipated rail benefits	Network Rail will receive a capital sum on the grant of the aforementioned rights to re-invest in the operational railway.

Anticipated non-rail benefits	<p>The proposed and consented development will significantly contribute to Southwark Council's and wider governmental targets to provide additional and affordable housing. The development will provide 48 residential units, ranging from 1 bedroom to 4 bedroom apartments, 15 of which are classified as affordable.</p> <p>The development will also provide ground floor retail space, cycle parking and a new pedestrian route through the site linking Newington Causeway with Tiverton Street.</p>
3. Timescales	
Comments on timescales	September 2018
4. Railway Related Issues	
History of railway related use	<p>The property was last used for railway related uses by the London Chatham and Dover Railway Company until 31st December 1872.</p> <p>The full and free right of roadway or passage and the liberty of ingress egress and regress over the land within ten (10) feet of the railway viaduct are reserved for the railway company's successors in title. This area is tinted blue on the attached title plan and the right of access will not be impeded in any way by this disposal.</p> <p>No other parts of the property are or are proposed to be required for railway related uses.</p>
When last used for railway related purposes	Prior to 31 st December 1872 with the exception of the area tinted blue on the attached title plan.
Any railway proposals affecting the site since that last relative use	None.
Impact on current railway related proposals	<p>None aware of, subject to the current consultation procedure.</p> <p>All documentation necessary to grant the rights will incorporate all standard clauses and conditions stipulated clearance certification. Technical clearance was granted on 16-03-2018 under reference CR/33543 with generic and site specific conditions requiring the developer to undertake a buried services survey to locate the position of both operational and utility services; indemnify Network Rail of any additional inspection or maintenance costs occurring as a result of the proposed scheme; and enter into an Asset Protection Agreement (APA) prior to proceeding with any design or construction work to ensure sighting lines, drainage and other services will not be interfered with.</p>

<p>Potential for future railway related use</p>	<p>Network Rail Route Specifications (2016) South East states the Strategic Route Section (SRS) B.14 covers the central core of the Thameslink route, from Tulse Hill through Elephant and Castle, Loughborough Junction, Blackfriars and Farringdon to Kentish Town. The site is situated on SRS B.14 between Blackfriars and Elephant and Castle stations. This SRS is a key component of the Thameslink Programme in which Key Outputs are designed to lengthen platforms to introduce new rolling stock to address the predicted growth of over 80% as identified in the London and South East Route Utilisation Strategy (RUS) 2011.</p> <p>The London and South East RUS states capacity enhancements on this route will be assisted by the major works in the London Bridge area and timetable recasts in which Brighton Main Line services will be rerouted away from Elephant and Castle, freeing up capacity on the route enabling increased local services into Blackfriars.</p> <p>The London and South East RUS identifies relative population growth of 105-109% over the period 2008-2031. Southwark Council are leading a £3bn regeneration programme in Elephant and Castle with a vision to provide 400 new homes and a minimum of 1,500 affordable housing units over the next 15 years (Southwark Council Elephant and Castle SPD and OAPF 2012).</p> <p>The proposal is not considered to impact upon any clear, feasible and funded proposals for the future development of the railway network and will contribute to Southwark Council's housing targets.</p>
<p>Any closure or station change or network change related issues</p>	<p>None</p>
<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>None aware of, subject to the current consultation procedure.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</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. 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>In advance of the technical clearance procedure, the Route Asset Manager responsible for the maintenance of the viaduct structure was consulted with regards to this proposal. Conditions will be expressly reserved in any documentation to ensure full and free rights of access for inspection and general maintenance purposes. The developer will be required to remove demountable cladding as and when required by the relevant Network Rail engineers at the developer's own expense.</p> <p>All documentation necessary to grant the rights will incorporate all standard clauses and conditions stipulated clearance certification. Technical clearance was granted on 16-03-2018 under reference CR/33543 with generic and site specific conditions requiring the developer to undertake a buried services survey to locate the position of both operational and utility services; indemnify Network Rail of any additional inspection or maintenance costs occurring as a result of the proposed scheme; and enter into an Asset Protection Agreement (APA) prior to proceeding with any design or construction work to ensure sighting lines, drainage and other services will not be interfered with.</p>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Southwark Council granted conditional planning permission to Neobrand No.2 Limited on 29 January 2018 for the redevelopment of the land at 87 and 87a Newington Causeway, London SE1 6BN.</p> <p>The development will comprise a twenty-four (24) storey tower providing 1,894 square feet of ground floor retail space, a 140 room hotel on levels 1 to 11 and 48 residential units on levels 12 to 24.</p> <p>Full application details are available on Southwark Council's Planning Register (link below) under reference 16/AP/3144.</p> <p>http://planbuild.southwark.gov.uk:8190/online-applications/</p>
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Contamination / Environmental Issues (if applicable)	Not applicable to Network Rail interests Statutory consultee responses are available to view on planning application via above link.	
6. Local Authorities		
Names & Email Addresses:	, Principal Surveyor @southwark.gov.uk">@southwark.gov.uk	
Local Transport Authorities:	As above.	
Other Relevant Local Authorities:	Not applicable	
7. Internal approval to consult		
Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of 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: GRADUATE SURVEYOR	
Signed.....	Date..... 10/05/2018.....	
Authorised by (name):	Authoriser's job title: PRINCIPAL DEVELOPMENT MANAGER	
Signed.....	Date..... 11/05/2018.....	

8. Consultations

Internal consultation	<p>Technical clearance was granted under reference CR/33543 with generic and site specific conditions requiring the developer to undertake a buried services survey to locate the position of both operational and utility services; indemnify Network Rail of any additional inspection or maintenance costs occurring as a result of the proposed scheme; and enter into an Asset Protection Agreement (APA) prior to proceeding with any design or construction work to ensure sighting lines, drainage and other services will not be interfered with.</p> <p>The proposal is not considered to impact upon any clear, feasible and funded proposals for the future development of the railway network and will contribute to Southwark Council's housing targets.</p>
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<p>Summary of position as regards external consultations</p>	<p>As part of the external consultation exercise 26 stakeholders were consulted and 24 stakeholders provided a response.</p> <p>21 of the 24 responding stakeholders confirmed there are no comments, no issues, no objections, or no representations to make in regards the proposed disposal.</p> <p>Consultee 10, London & South Eastern Railway Limited (Southeastern), stated there are no objections to this proposal subject to assurances that the consented development will not inhibit signal sighting or affect train drivers' line of sight. In advance of proceeding with any design or construction works the developer will be required to enter into an Asset Protection Agreement (APA) with Network Rail to document the obligations of both parties. The APA will require the developer to observe and perform obligations relating to the safe operation of the railway. This includes complying with all relevant Network Rail standards and engineering requirements including commissioning Glare Analyses to ensure the development will not inhibit signal sighting or affect train drivers' line of sight.</p> <p>Consultee 23, British Transport Police, stated there are no issues as long as the safety and security of the railway is not compromised at any stage of the build. All clauses and conditions stipulated in clearance certification under reference CR/33543 will be incorporated into legal documentation including the requirement for the operational boundary to be secured in accordance with NR/L2/TRK/5100. The APA will contain provisions for the securing of the site throughout the construction period.</p> <p>Consultee 25, Transport for London, stated there are no objections provided the proposal does not impact the current or future operation of the four track railway. This disposal is not considered to impact upon any proposals in the Network Rail Route Specifications (2016) South East and the London and South East Route Utilisation Strategy (RUS) 2011 for the reasons stated in section 4 of this document. Clearance (CR/33543) has been approved following internal consultation procedures demonstrating the proposal is not considered detrimental to the maintenance of railway infrastructure.</p> <p>The non-responding stakeholders include freight train operator COLAS Rail Limited and the Freight Transport Association. As evidenced in the appended Land Disposal Consultation Report, emails were sent to both consultees on 14/05, 29/05, 12/06 and 14/06. Attempts to contact both consultees via telephone were also unsuccessful with voicemails left on 12/06, 13/06 and 14/06. Strategic Route Section (SRS) B.14 is only utilised by passenger train operators Govia Thameslink Railway and London & South Eastern Railway Limited (Southeastern).</p> <p>In consequence of the above and having made reasonable endeavours to obtain responses, Network Rail are satisfied the proposal will not have a materially adverse effect on the safe operation of the railway or any clear, feasible and funded proposals for the future development of the railway network.</p>
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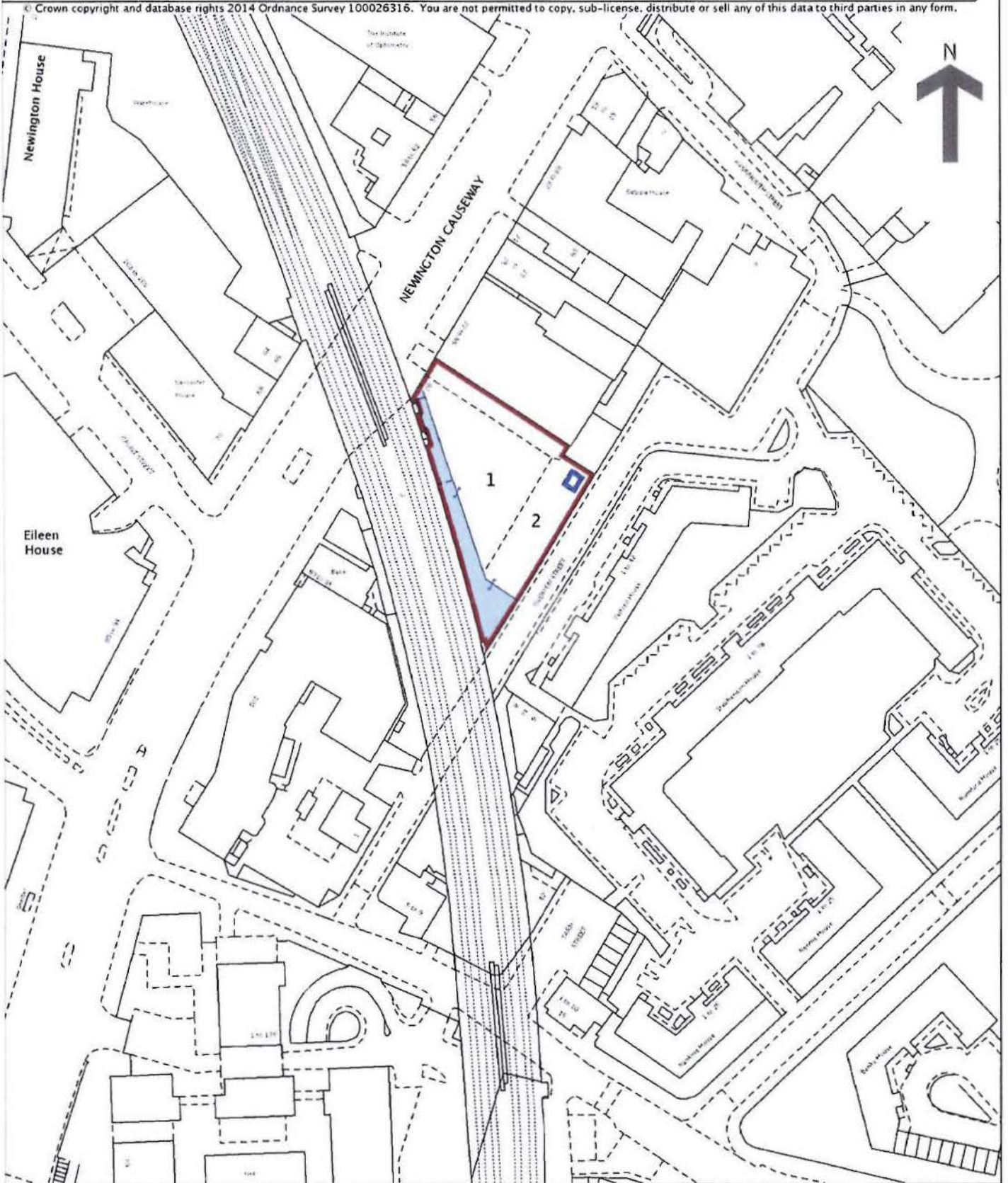
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	No objections to the proposed disposal were received.	
9. Internal approval to dispose		
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal	
Declaration:	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:	
	GRADUATE SURVEYOR	
Signed.....	Date.....	15/06/2018
Authorised by (name):	Authoriser's job title:	
	PRINCIPAL DEVELOPMENT MANAGER	
Signed.....	Date.....	20/06/18

HM Land Registry
Official copy of
title plan

Title number **LN41289**
Ordnance Survey map reference **TQ3279SW**
Scale **1:1250**
Administrative area **Southwark**

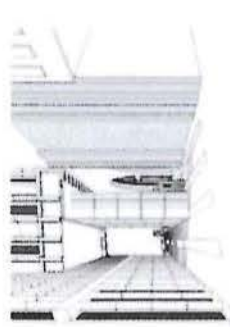


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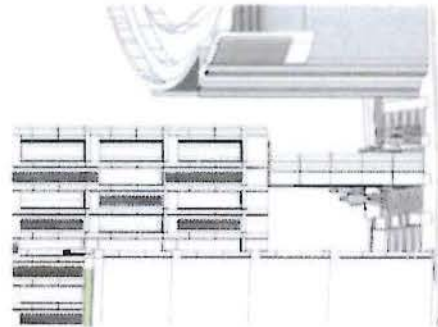


GENERAL NOTES

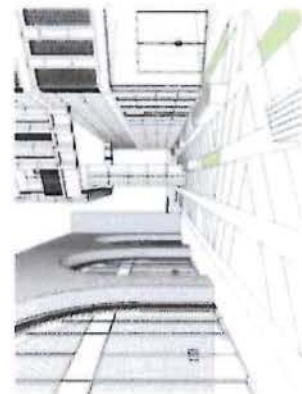
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES.
6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.



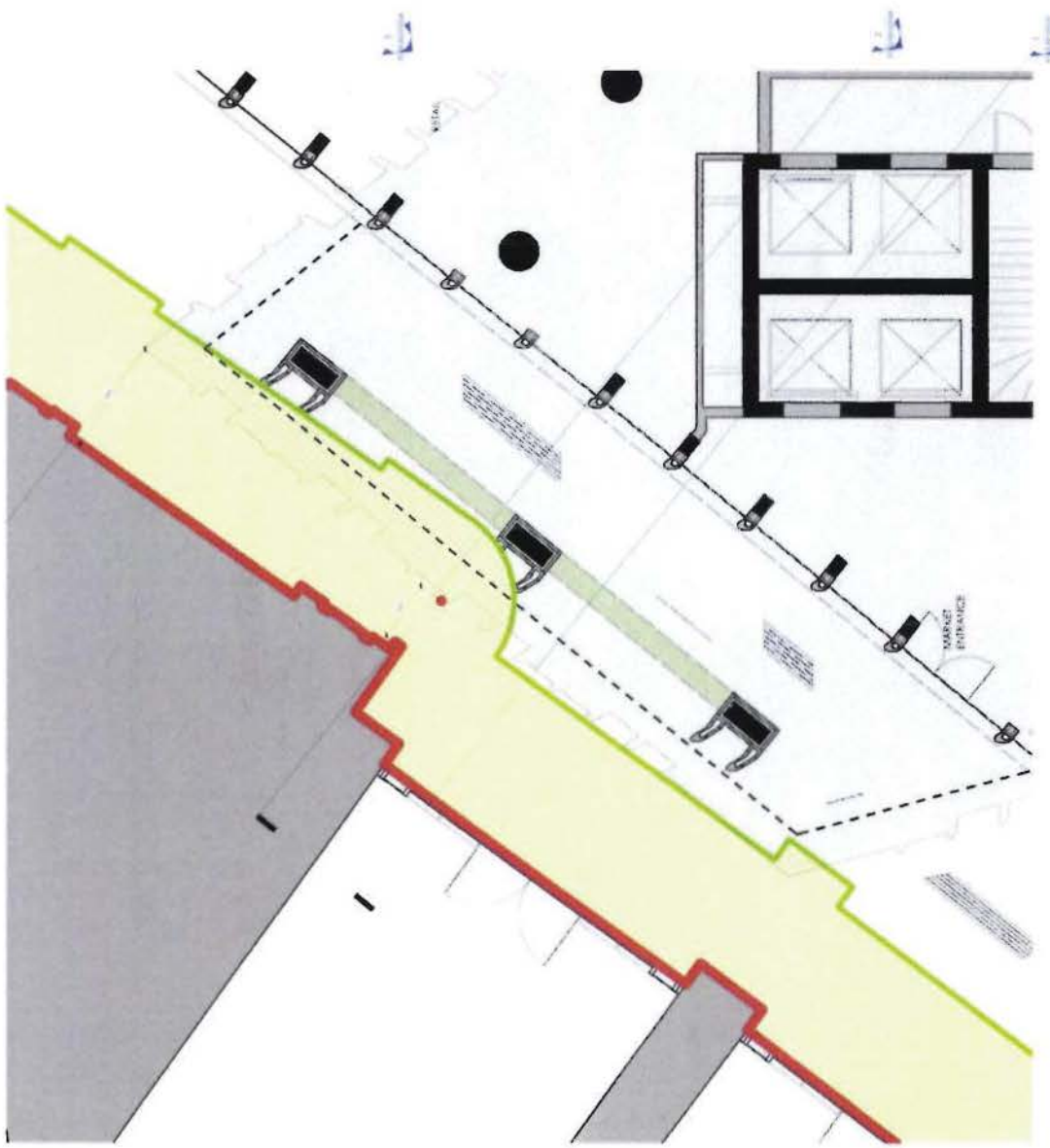
3D View 1



3D View 3



3D View 2



P.O.C. Proposed Site Plan - 1_30

1208 - 87 Newington Causeway
 Proposed Site Plan - NR
 Access - 1_30
 Neobrand 2

SPPARC

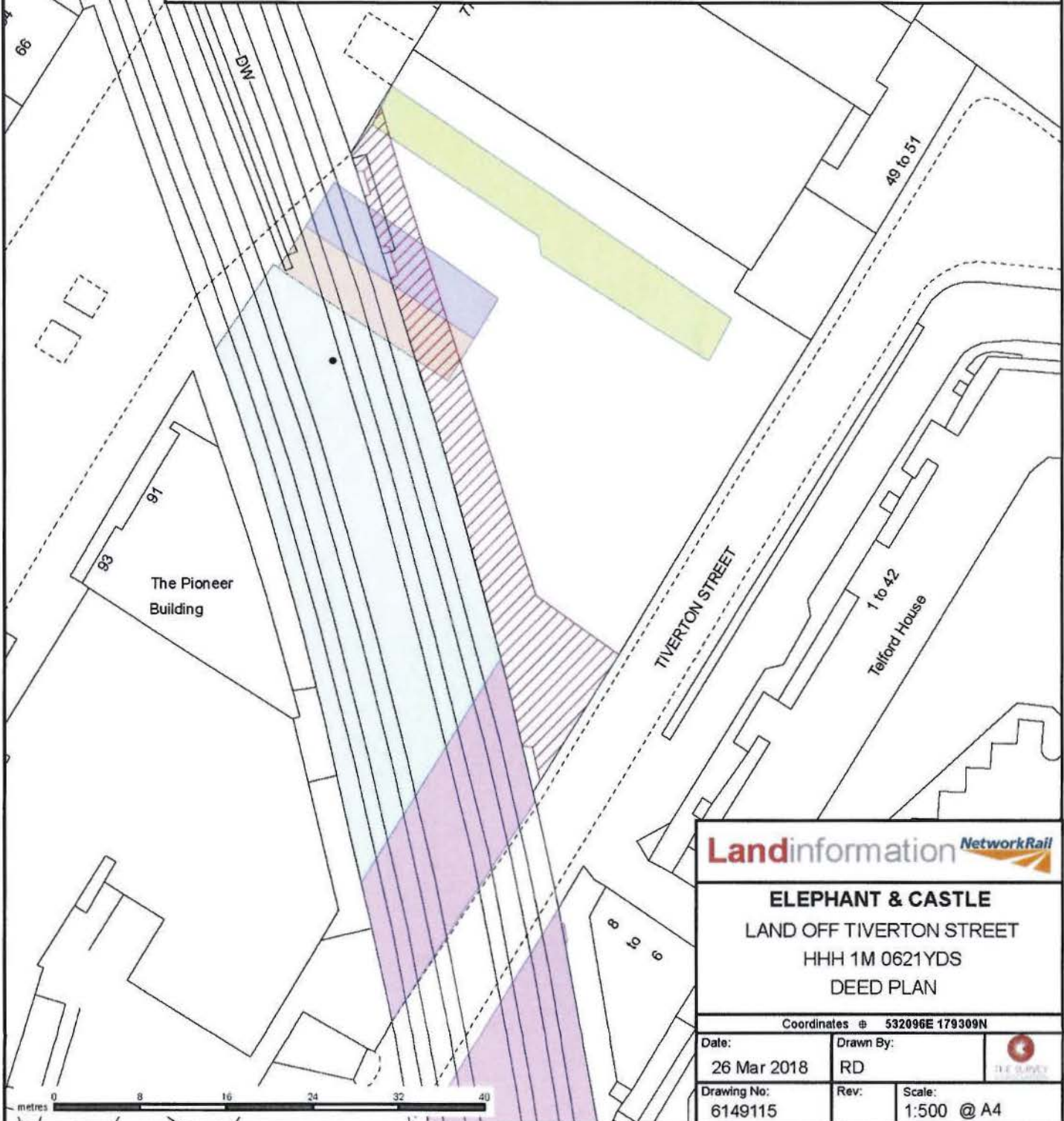
1. 1208 - 87 Newington Causeway
 2. 1208 - 87 Newington Causeway
 3. 1208 - 87 Newington Causeway
 4. 1208 - 87 Newington Causeway
 5. 1208 - 87 Newington Causeway

Item No.	Description	Quantity	Unit	Value
1	Site Preparation	1	Lot	100000
2	Foundation	1	Lot	200000
3	Structural Steel	1	Lot	500000
4	Exterior Cladding	1	Lot	300000
5	Interior Fit-out	1	Lot	400000
6	Landscaping	1	Lot	50000
7	Professional Fees	1	Lot	100000
8	Contingency	1	Lot	100000
9	Construction Management	1	Lot	100000
10	Permitting	1	Lot	50000
11	Insurance	1	Lot	50000
12	Other	1	Lot	50000
13	Subtotal			2000000
14	Tax			200000
15	Grand Total			2200000

Legend

DEED_NO, PARTY, DATE_

- 7249, James Rosseter, 07/01/1863
- 7251, Frederick George, 25/03/1863
- 7252, T. F Marston, 05/10/1863
- 7253, W. H Spicer & others, 09/04/1863
- ND7254, Ecclesiastical Commissioners for England & London Chatham & Dover Railway Co., 18/01/1872
- RT 1849, Northwood Spares & Accessories, 18/03/1999



Landinformation		
ELEPHANT & CASTLE LAND OFF TIVERTON STREET HHH 1M 0621YDS DEED PLAN		
Coordinates # 532096E 179309N		
Date: 26 Mar 2018	Drawn By: RD	
Drawing No: 6149115	Rev:	Scale: 1:500 @ A4

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: Land adjacent 87 Newington Causeway, London SE1 6DH

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

Summary of position regarding responses:

26 stakeholders were consulted with 24 stakeholders providing a response.

No objections to the proposal were received although two stakeholders, freight train operator COLAS Rail Limited and freight industry consultee Freight Transport Association, provided no response.

As Govia Thameslink Railway and London & South Eastern Railway Limited (Southeastern) are the only stakeholders to operate services on this route, the absence of responses from COLAS Rail Limited and Freight Transport Association are considered inconsequential.

The full list of external consultees is set out below:

Land disposal consultation report

V 1.1

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)
Franchising Authorities and Passenger Transport Executives						
1	Department for Transport		Yes	15/05/2018	No comments.	Follow up email sent 29/05.
Passenger Train Operators						
2	Arriva Trains Cross Country		Yes	14/05/2018	XC Trains Ltd has no comment on this proposed disposal.	
3	c2c Rail Limited		Yes	14/05/2018	No objection from c2c re the below proposal	
4	Chiltern Railway Company Limited		Yes	12/06/2018	Chiltern have no comments.	Follow up emails sent 29/05 and 12/06. Voicemail left 12/06.
5	Eurostar International Limited		Yes	15/05/2018	No comment from EIL.	
6	Great Western Railway		Yes	12/06/2018	We have no objection to this.	Follow up email sent 29/05.

Land disposal consultation report

V 1.1

						Call with consultee 12/06.
7	Govia Thameslink Railway		Yes	14/06/2018	GTR have no objection to this proposal.	Follow up email sent 29/05. Call with consultee 12/06.
8	Grand Central Railway Company Limited		Yes	13/06/2018	GC has no comment on this proposal.	Follow up emails sent 29/05 and 12/06. Voicemail left 12/06, follow up call 12/06.
9	London Overground Rail Operations Limited		Yes	14/05/2018	No comment regarding this matter.	
10	London & South Eastern Railway Limited (Southeastern)		Yes	14/05/2018	Subject to assurances regarding signal sighting, no further comment on this proposal.	
11	Merseyrail Electrics 2002 Limited		Yes	15/05/2018	No objections.	
12	Northern Rail Limited		Yes	14/05/2018	Northern have no objections to the below proposal.	
Freight Train Operators & Freight Industry Consultees						
13	COLAS Rail Limited		No	N/A	No comments received despite repeated attempts as set out in adjoining column.	Follow up emails sent 29/05, 12/06 and 14/06. Voicemails left 12/06, 13/06 and 14/06.

Land disposal consultation report

V 1.1

14	Direct Rail Services Limited		Yes	25/05/2018	DRS have no comments.	
15	DB Cargo UK Ltd		Yes	14/06/2018	DB Cargo (UK) Limited has no objection to the proposed land disposal.	Follow up emails sent 29/05 and 12/06. Call with Peter Green 12/06.
16	Freight Transport Association		No	N/A	No comments received despite repeated attempts as set out in adjoining column.	Follow up emails sent 29/05, 12/06 and 14/06. Voicemails left 12/06, 13/06 and 14/06.
17	Freightliner Limited		Yes	14/05/2018	No comments from Freightliner	
18	GB Railfreight Limited		Yes	14/05/2018	No issues from GBRf.	
19	Rail Freight Group		Yes	14/05/2018	Ok with RFG	
20	West Coast Railway Company		Yes	12/06/2018	No comments.	Follow up emails sent 29/05 and 12/06. Message left with secretary 12/06.
21	W. H. Malcolm		Yes	14/05/2018	No objections.	
Other Stakeholders						
22	Association of Community Rail Partnerships		Yes	14/05/2018	No comment from Acorp	
23	British Transport Police		Yes	25/05/2018	No issues as long as the safety and security of the	

Land disposal consultation report

V 1.1

					railway is not compromised.	
24	London Travelwatch		Yes	13/06/2018	London TravelWatch has no objection to the aforementioned proposal.	Follow up emails sent 29/05 and 12/06. Call with consultee 12/06.
25	Transport for London		Yes	12/06/2018	So long as this proposal does not impact the current or future operation of the four track railway along this corridor, then TfL has no objection.	Follow up emails sent 29/05 and 12/06. Voicemail left on 12/06.
26	Southwark Council		Yes	14/06/2018	The Council has no representations to make in respect of the proposed disposal.	Follow up emails sent 29/05 12/06 and 14/06.

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]

Land disposal consultation report

V 1.1

Annex 1

1. Department for Transport

From: @dft.gov.uk

Sent: 15 May 2018 09:10

To:

Cc:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear

Thank you for the attached LD case for land adjacent 87 Newington Causeway, London SE1 6DH.

Please note we have no comments.

Kind regards



Department for Transport

Ms

Business Support Manager, Network Services Directorate, London & South East Team

3/23, Great Minster House

33 Horseferry Road, London, SW1P 4DR

[Follow us on twitter @transportgovuk](https://twitter.com/transportgovuk)

Land disposal consultation report

V 1.1

2. Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 14 May 2018 10:53

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

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

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



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IN PEOPLE | Gold

3. c2c Rail Limited

From: @c2crail.net

Sent: 14 May 2018 09:42

To:

Subject: Re: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Good morning

Land disposal consultation report

No objection from c2c re the below proposal.

V 1.1

Regards

Property and Projects Manager

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



W: www.c2c-online.co.uk



4. Chiltern Railway Company Limited

From: @chilternrailways.co.uk

Sent: 12 June 2018 10:12

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Hello,

Chiltern have no comments.

Regulatory Contracts Manager
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ
@chilternrailways.co.uk

www.chilternrailways.co.uk



Please consider the environment before printing this email

5. Eurostar International Limited

From: @eurostar.com

Sent: 15 May 2018 11:25

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

No comment from EIL,
Thanks

**PA to Chairman and to Company Secretary
Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



6. Great Western Railway

From: @gwr.com
Sent: 12 June 2018 09:37
To:
Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Hello again,

Thank you very much for calling.

We have no objection to this thank you.

Network Access Manager | Great Western Railway
1 Milford Street | Swindon | SN1 1HL
@GWR.com |

First Greater Western Limited | Registered in England and Wales number 05113733
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

7. Govia Thameslink Railway

From: @gtrailway.com
Sent: 14 June 2018 11:11
To:
Subject: Re: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Good morning

With regards to the above Land Disposal Consultation, following internal consultation within Govia Thameslink Railway (GTR) I can advise that GTR have no objection to this proposal.

Kind regards

Assistant Track Access Contracts Manager



8. Grand Central Railway Company Limited

From: @grandcentralrail.com

Sent: 13 June 2018 07:10

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear

Apologies for the delay in responding.

GC has no comment on this proposal.

Regards

Chief Operating Officer | **Grand Central Rail**

M: | **E:** @grandcentralrail.com

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/@gc_rail) | **Facebook:** facebook.com/grandcentralrail



9. London Overground Rail Operations Limited

From: @arrivarl.co.uk

Sent: 14 May 2018 13:43

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

As London Overground services do not operate over the route in question, I have no comment to make regarding this matter.



Track Access & Engineering Access Manager

www.arrivarailondon.co.uk

Overground House, 125 Finchley Road, London NW3 6HY

a  company

10. London & South Eastern Railway Limited (Southeastern)

From: @southeasternrailway.co.uk

Sent: 14 May 2018 16:16

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Good Afternoon

Thank you for the opportunity to review the below.

Subject to assurances that this development will not inhibit any signal sighting and that the developer will consider the possibility that certain materials may result in glare that could affect drivers line of sight we have no further comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ



11. Merseyrail Electrics 2002 Limited

From: @merseyrail.org

Sent: 15 May 2018 09:15

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

We have no objections, thanks

Legal & Contract Assistant
Merseyrail

Email @merseyrail.org
Web www.merseyrail.org



12. Northern Rail Limited

From: @northernrailway.co.uk

Sent: 14 May 2018 09:48

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Northern have no objections to the below proposal.

Thanks,

13. COLAS Rail Limited

From:

Sent: 29 May 2018 17:16

To: @chilternrailways.co.uk; @gwr.com; @GTRailway.com; @grandcentralrail.com; @colasrail.co.uk; @deutschebahn.com; @fta.co.uk; @aol.com; @londontravelwatch.org.uk; @tfl.gov.uk; @tfl.gov.uk; @southwark.gov.uk; @southwark.gov.uk

Cc:

Subject: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

We seek to consult you as regards your views, please, on our proposal to grant air rights to a developer over a Network Rail access route.

We attach a draft application form to the Office of Rail and Road which, with the related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **14th June 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **14th June 2018**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR on the basis there is no objection.

Land disposal consultation report

V 1.1

If you have any queries as regards this proposal, please email: @networkrail.co.uk. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Kind regards,

Graduate Surveyor, Property
1 Eversholt Street
London, NW1 2DN

M

E @networkrail.co.uk



www.networkrail.co.uk/property

From:

Sent: 12 June 2018 10:06

To: @chilternrailways.co.uk!; @grandcentralrail.com; @colasrail.co.uk; @deutschebahn.com; @fta.co.uk; @aol.com; @londontravelwatch.org.uk; @tfl.gov.uk!; xxxx@tfl.gov.uk; @southwark.gov.uk

Cc:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

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Kind regards,

Land disposal consultation report

V 1.1

Graduate Surveyor, Property
6 Burrell Street
London, SE1 0UN

M
E @networkrail.co.uk



www.networkrail.co.uk/property

From:

Sent: 14 June 2018 15:08

To: @colasrail.co.uk; @fta.co.uk; @deutschebahn.com; @souhark.gov.uk

Subject: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

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Kind regards,

Graduate Surveyor, Property
6 Burrell Street
London, SE1 0UN

M
E @networkrail.co.uk



14. Direct Rail Services Limited

From: @drsl.co.uk
Sent: 25 May 2018 08:49
To:
Cc:
Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd
Regents Court
Baron Way
Carlisle
CA6 4SJ

E: @drsl.co.uk



Protect our environment - print only when you need to.

15. DB Cargo UK Ltd

From: @deutschebahn.com

Sent: 14 June 2018 17:43

To:

Subject: Re: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

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

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road
London EC1V 7LW
Tel. xxxxxxx

From December 2016 my e-mail address will be @deutschebahn.com and all previous addresses will cease to function.

16. Freight Transport Association

From:

Sent: 29 May 2018 17:16

To: @chilternrailways.co.uk; @gwr.com; @GTRailway.com; @grandcentralrail.com; @colasrail.co.uk; @deutschebahn.com; @fta.co.uk; @aol.com; @londontravelwatch.org.uk; @tfl.gov.uk; @tfl.gov.uk; @southwark.gov.uk; @southwark.gov.uk

Cc:

Subject: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

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We attach a draft application form to the Office of Rail and Road which, with the related plans, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **14th June 2018** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **14th June 2018**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR on the basis there is no objection.

If you have any queries as regards this proposal, please email: @networkrail.co.uk. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Kind regards,

Graduate Surveyor, Property
1 Eversholt Street
London, NW1 2DN

M

E @networkrail.co.uk



www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 12 June 2018 10:06

To: @chilternrailways.co.uk' EXTL: @grandcentralrail.com; @colasrail.co.uk; @deutschebahn.com); @fta.co.uk; @aol.com; @londontravelwatch.org.uk; @tfl.gov.uk; @tfl.gov.uk'; @southwark.gov.uk

Cc:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

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If you have any queries as regards this proposal, please email @networkrail.co.uk . If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details so we may amend our records.

Kind regards,

Graduate Surveyor, Property
6 Burrell Street
London, SE1 0UN

M

E @networkrail.co.uk



www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 14 June 2018 15:08

To @colasrail.co.uk; @fta.co.uk'; @deutschebahn.com; @souhwark.gov.uk

Subject: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

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If you have any queries as regards this proposal, please email @networkrail.co.uk . If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details so we may amend our records.

Kind regards,

Graduate Surveyor, Property
6 Burrell Street
London, SE1 0UN

M

E @networkrail.co.uk



www.networkrail.co.uk/property

17. Freightliner Limited

From: @Freightliner.co.uk

Sent: 14 May 2018 11:40

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

No comments from Freightliner

Regards

18. GB Railfreight Limited

From: @gbrailfreight.com

Sent: 14 May 2018 11:11

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

No issues from GBRf.

Regards,
Head of Capacity Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
E-mail: @gbrailfreight.com.

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

Land disposal consultation report

V 1.1

19. Rail Freight Group

From: @rfg.org.uk

Sent: 14 May 2018 11:38

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Ok with RFG

Executive Director
Rail Freight Group
7 Bury Place
London
WC1A 2LA
@rfg.org.uk



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

Rail Freight (Users and Suppliers) Group
Registered No. 332 4439
www.rfg.org.uk
Twitter @railfreightUK

20. West Coast Railway Company

From: @aol.com

Sent: 12 June 2018 15:57

To:

Subject: Re: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

no comments

WCR

E @aol.com

21. W. H. Malcolm

From: @whm.co.uk

Sent: 14 May 2018 13:14

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

No objections.

Regards

Contracts, Rail & Estate Management | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

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

 **SAVE PAPER - Please do not print this e-mail unless absolutely necessary**

22. Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 14 May 2018 19:31

To:

Subject: Re: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

No comment from Acorp

23. British Transport Police

From: xxxx@btp.pnn.police.uk

Sent: 25 May 2018 13:30

To: @networkrail.co.uk';

Cc:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Good afternoon

With regards to the above upon looking at the documents enclosed in the original e-mail there are no issues, as long as the safety and security of the railway is not compromised at any stage of the build, especially with any crane movements being so close to the running line. Security standards for this location must be maintained at all times and where necessary improved.

Regards

Design Out Crime Officer

Designing Out Crime Unit

British Transport Police

9th Floor, Palestra

197 Blackfriars Road

London SE1 8NJ

Mobile: xxxx

Office: xxxx

e-mail: xxxx@btp.pnn.police.uk

www.btp.police.uk-

24. London Travelwatch

From: Consultations @londontravelwatch.org.uk

Sent: 13 June 2018 09:11

To:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear

London TravelWatch has no objection to the aforementioned proposal.

Kind regards

25. Transport for London

From: @TfL.gov.uk

Sent: 12 June 2018 10:58

To:

Cc:

Subject: RE: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Hi

I know this area fairly well (it's round the back of Mercato Metropolitano). So long as this proposal does not impact the current or future operation of the four track railway along this corridor, then TfL has no objection.

Kind regards

Land disposal consultation report

26. Southwark Council

V 1.1

From: @southwark.gov.uk

Sent: 14 June 2018 15:33

To:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

The Council has no representations to make in respect of the proposed disposal.

Please note future consultations should be sent to me initially reference to our Constitution Teams only serves to clutter their inbox and cause delay.

Principal Surveyor

Annex 2

From:

Sent: 14 May 2018 09:40

To: @dft.gsi.gov.uk; @southwark.gov.uk; @crosscountrytrains.co.uk; @c2crail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @GTRailway.com; EXTL: @grandcentralrail.com; @gbrailfreight.com; @deutschebahn.com; @drsl.co.uk; @southeasternrailway.co.uk; @merseyrail.org; @freightliner.co.uk; @Freightliner.co.uk; @GTRailway.com; @fta.co.uk; @rfg.org.uk; @acorp.uk.com; @whm.co.uk; @aol.com; @northernrailway.co.uk; @colasrail.co.uk; @btp.pnn.police.uk; @londontravelwatch.org.uk; @tfl.gov.uk; @tfl.gov.uk

Cc:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Dear Consultee,

Subject: Consultation on proposed grant of air rights: Land adjacent 87 Newington Causeway, London SE1 6DH

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We request your comments, please, by **14th June 2018**, 28 days from issue of email (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **14th June 2018**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR on the basis there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please email: @networkrail.co.uk. If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Kind regards,

Graduate Surveyor, Property
1 Eversholt Street
London, NW1 2DN

M
E [@networkrail.co.uk](mailto:networkrail.co.uk)



www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 29 May 2018 17:16

To: xxxx@chilternrailways.co.uk; xxxx@gwr.com; xxxx@GTRailway.com; xxxx @grandcentralrail.com; xxxx@colasrail.co.uk; DB Cargo UK Ltd
DBCargoConsultations@deutschebahn.com; xxxx@fta.co.uk; xxxx@aol.com; xxxxconsultations@londontravelwatch.org.uk; xxxx@tfl.gov.uk; xxxx@tfl.gov.uk;
xxxx@southwark.gov.uk; 'constitutional.team@southwark.gov.uk'

Cc:

Subject: FW: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

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Graduate Surveyor, Property
1 Eversholt Street
London, NW1 2DN

M +44 (0)

E @networkrail.co.uk



www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 12 June 2018 10:06

To: xxxx@chilternrailways.co.uk; xxxx @grandcentralrail.com; xxxx@colasrail.co.uk'; DB Cargo UK Ltd DBCargoConsultations@deutschebahn.com; xxxx@fta.co.uk; xxxx@aol.com; xxxconsultations@londontravelwatch.org.uk; xxxx@tfl.gov.uk; xxxx@tfl.gov.uk; constitutional.team@southwark.gov.uk'

Cc:

Subject: Land Disposal Consultation - Land adjacent 87 Newington Causeway, London SE1 6DH

Importance: High

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Graduate Surveyor, Property
6 Burrell Street
London, SE1 0UN

M +44 (0)

E @networkrail.co.uk



www.networkrail.co.uk/property

Land disposal consultation report

V 1.1

From:

Sent: 14 June 2018 15:08

To: xxxx@colasrail.co.uk'; xxxx@fta.co.uk'; DBCargoConsultations@deutschebahn.com; constitutional.team@souhwark.gov.uk

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M +44 (0)

E @networkrail.co.uk



www.networkrail.co.uk/property