

**Les Waters**

Manager, Licensing  
Railway Markets and Economics

E-mail [les.waters@orr.gsi.gov.uk](mailto:les.waters@orr.gsi.gov.uk)  
Telephone 020 7282 2106

15 January 2016

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

**Network licence condition 7 (land disposal):  
Walthamstow Central station, London****Decision**

1. On 30 November 2015, Network Rail gave notice of its intention to dispose of land at Walthamstow Central station, 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. No alternative reasonably foreseeable railway use for the land was identified and no objections were received. We note that:

- there is no evidence that railway operations at Walthamstow Central station would be affected adversely;
- Network Rail provided additional supporting evidence to show that the car park has excess capacity, some of which would be retained after the proposed disposal;
- no concerns were raised by London Overground Rail Operations Limited (the station facility owner), Transport for London, or by any other consultee, over car parking;
- the proposed disposal would facilitate improved station car park facilities; and
- Network Rail confirmed that the terms of its proposed disposal of air rights would protect the freehold from collective enfranchisement by the tenants.

4. 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.

5. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> 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”.

6. 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.

A handwritten signature in blue ink, reading 'Les Waters', is positioned above the printed name.

**Les Waters**

**Duly authorised by the Office of Rail and Road**

---

<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

**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>The land to be disposed is located on the south side of the tracks at Walthamstow Central Station, at the west end of the station car park, this is shown on Plan A.</p> <p>It is proposed that the site will be redeveloped for residential uses. The proposed structure is shown on Plans B and C. It will be an 11-12 story building, consisting of circa 79 residential apartments.</p> <p>The building has been designed to minimise loss of car parking as it has a small core. The majority of the building is held up by columns and starts from 1st floor level which allows for parking underneath the structure. Car parking will be retained with 186 spaces remaining, representing a reduction of 45 spaces. This reduction has been tested by Transport Consultant Mayer Brown, who provided a report to show that the car park has excess capacity. The scheme will improve the car parking facility by relaying the surface and providing additional CCTV and landscaping. It will be designed so that it could achieve a Park Mark standard. The current car park is poorly laid out with unmarked gravel so parking is inefficient. The disposal of the land will reduce overall space for parking but efficiency will be increased as the parking will be tarmacked and lined. There will be safety improvements with the addition of lighting, CCTV and passive surveillance by the residents.</p> <p>It is possible that less land may be required to deliver the development and that the eventual area to be sold may be slightly reduced.</p> <p>Planning permission was recommended at committee on 4 August 2015. Full permission will be subject to the signing of a Section 106 agreement.</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 A, No. 79803 – This shows the proposed land to be sold shaded and hatched blue. The blue hatched areas indicate a disposal of an overhanging area at 1st and 2nd floor level.</p> <p>In addition, the land hatched black on the plan, which is currently used for station parking, will be included in the disposal and designated as four residential disabled parking spaces.</p> <p>The Network Rail retained land is shown in green.</p> <p>The number 1 indicates the pedestrian access to Queens Road Station and 2 indicates the approximate location of the rail road vehicle access point, both of which will remain open during construction and after the development is finished.</p> <p>Plan B, Solum Plan No. T_SK021 – indicative ground floor plan of new scheme.</p> <p>Plan C1 &amp; C2 Solum Plans TC(20) E01 &amp; TC(20)E03 – indicative elevations of new scheme.</p> <p>Plan No. D2027 SK.013 Footpath Dimensions</p>

Clearance Ref:	Business and technical clearances obtained REF: CR/24217
Project No.	S02008
Ordnance survey coordinates	(E/N) 537297, 188943
Photographs (as required)	<p>Photographs attached: Appendix A</p> <p>1: Photograph of the current car park</p> <p>2: Impression of the entrance to the building (south side)</p> <p>3: Impression of the likely form of the residential block</p>
<b>2. Proposal</b>	
Type of disposal (i.e. lease / freehold sale)	Solum will be granted a long leasehold disposal of 250 years of the land coloured blue and hatched blue on attached Plan A – disposal area.
Proposed party taking disposal	It is intended that the 250 year long lease will be granted to Solum (Network Rail's Joint Venture partner) or another third party developer. Solum or the third party developer will subsequently grant sub-leases replicating the terms of the head lease to investors of the individual elements of the scheme.
Proposed use / scheme	Residential redevelopment with improvements to the car park described in the Site Location and Description section above.
Access arrangements to / from the disposal land	<p>Network Rail will retain ownership of all the land required for operational requirements.</p> <p>Access will be maintained from Hoe Street and also the pedestrian access way from Queen Street Station (1 on Plan A). This will be maintained throughout the entire build process.</p> <p>Access to the Rail Road Vehicle track access point will also be maintained for the entire build process (Approximate location marked as 2 on Plan A).</p>
Replacement rail facilities (if appropriate)	N/A
Anticipated Rail benefits	<p>An improved surface level car park, with significant security improvements and the provision of fit for purpose drainage.</p> <p>Under this proposal over £700,000 will be invested in car park improvements with the aim of achieving a Park Mark standard car park through additional lighting, security cameras, landscaping and drainage system.</p> <p>Improved personal safety for users, particularly night-time use, from passive surveillance provided by residents and additional CCTV.</p>

	<p>Approximately £200,000 will be invested into the new north east entrance of the station by creating an integrated contemporary canopy and newly landscaped entrance.</p> <p>Investment into a new station square.</p> <p>An improved pedestrian link to the Queens Road Station, with way finding signage.</p>
Anticipated Non-rail benefits	<p>Capital receipt for Network Rail by way of residual land value plus 50 per cent of the profit that the Joint Venture releases.</p> <p>Regeneration of a major town centre site in a relatively deprived area.</p>
<b>3. Timescales</b>	
Comments on timescales	<p>The Borough of Waltham Forest granted planning consent at committee on 4 August 2015 which is subject to the signing of a Section 106 agreement between the parties.</p> <p>Subject to obtaining any regulatory consent that may be required construction is proposed to commence in the Summer of 2016.</p> <p>The construction programme will take approximately 18 months. Consultation will be ongoing with the Station Facility Owner to ensure that disruption to the public is kept to a minimum.</p>
<b>4. Railway Related Issues</b>	
History of railway related use	<p>The Station has been in use since the 19th Century.</p> <p>The disposal area has been previously been used as a station car park.</p> <p>There are currently 231 spaces on-site, this proposal will reduce the number of car parking to no less than 186 spaces. These will be re-provided within a newly surfaced, lined and properly lit parking area.</p> <p>The reduction in parking is supported by a detailed transport study demonstrating that the car park has excess capacity. Of the 231 spaces an average only 108 spaces were occupied, with the highest occupancy reaching 146 (61 per cent of current capacity). The study confirms that the new proposed provision will be able to cope with any increased future parking requirement.</p> <p>The disposal of the land will reduce overall space for parking but efficiency will be increased as the parking will be tarmacked and lined. There will be safety improvements with the addition of lighting, CCTV and passive surveillance by the residents.</p>
When last used for railway related purposes	<p>The land is currently used for a station car park which has spare capacity.</p> <p>The development will retain a large proportion of the station car park and will allow for parking underneath the overhanging sections of the new residential building.</p>
Any railway proposals affecting the site since that last relative use	<p>Having reviewed the Route Utilisation Strategy we are unaware of any railway proposals which would be unduly affected by this sale.</p>

Impact on current railway related proposals	<p>There are no foreseen impacts on current railway proposals.</p> <p>A glare study will be conducted as part of the design process to ensure there is no negative effect of glare on passing trains.</p> <p>The Proposer has been in regular contact with the SFO regarding the proposal.</p>
Potential for future railway related use	Having reviewed the Route Utilisation Strategy we are unaware of any railway proposals which would be unduly affected by this sale.
Any closure or station change or network change related issues	<p>The land required for the building was removed from the Station lease to Rail for London when it was granted on 31st May 2015.</p> <p>No Closure is needed.</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal does not negatively impact on railway access needs.</p> <p>Access from Queens Road Station will be maintained at all times (see Plan A, 1)</p> <p>Discussions with the SFO are ongoing to ensure that disruption to the travelling public is kept to a minimum during construction.</p>
Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include a requirement for new fencing of the railway boundary, as sufficient fencing already exists.</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>

## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The Borough of Waltham Forest granted planning consent at committee on 4th August which is subject to the signing of a Section 106 agreement between the parties.
Contamination / Environmental Issues (if applicable)	Any contamination will be addressed as part of the development planning process.

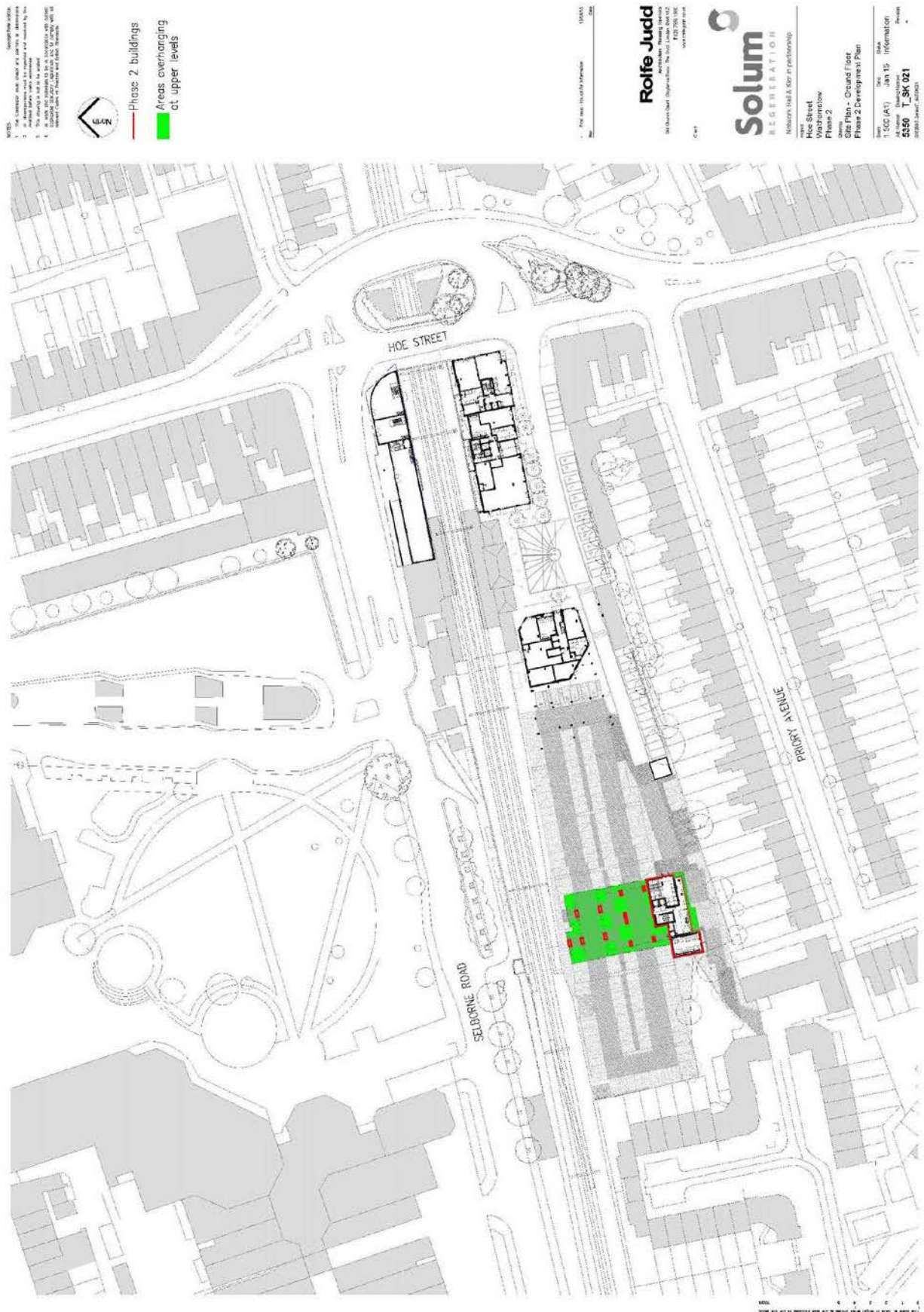
6. Consultations		
Railway (internal – Network Rail)	Business and technical clearances obtained REF: CR/24247.	
Summary of position as regards external consultations	<p>The consultation was sent to 25 consultees. 22 consultees responded with either no comment or no objection. There were 3 non responses, Grand Central Railway Company Limited and West Coast Railway Company which were emailed 2 times. London Borough of Waltham Forest also did not respond, they were emailed 5 times and contacted verbally once.</p> <p>3 comments from Transport for London, British Transport Police and London Overground Rail Operations Limited contained a more detailed response.</p> <p>Network Rail and the Developer met with British Transport Police and they later confirmed that they had no concerns about the disposal of the land.</p> <p>Transport for London had a query about the path linking to Queens Road station which was resolved with further information. TfL and London Overground Rail Operations Limited also requested that London Underground were consulted again about the proximity of the scheme to their tunnels. It was confirmed that the Developer would reconsult London Underground and this could be managed through the Asset Protection process.</p>	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There were no unresolved objections	
7. Local Authorities		
Names & Email Addresses:	London Borough of Waltham Forest @walthamforest.gov.uk	
Local Transport Authorities:	Highways Authority, Transport for London	
Other Relevant Local Authorities:	N/A	
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise 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.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved by PDM: 5th November 2015







### Plan B



## 604119

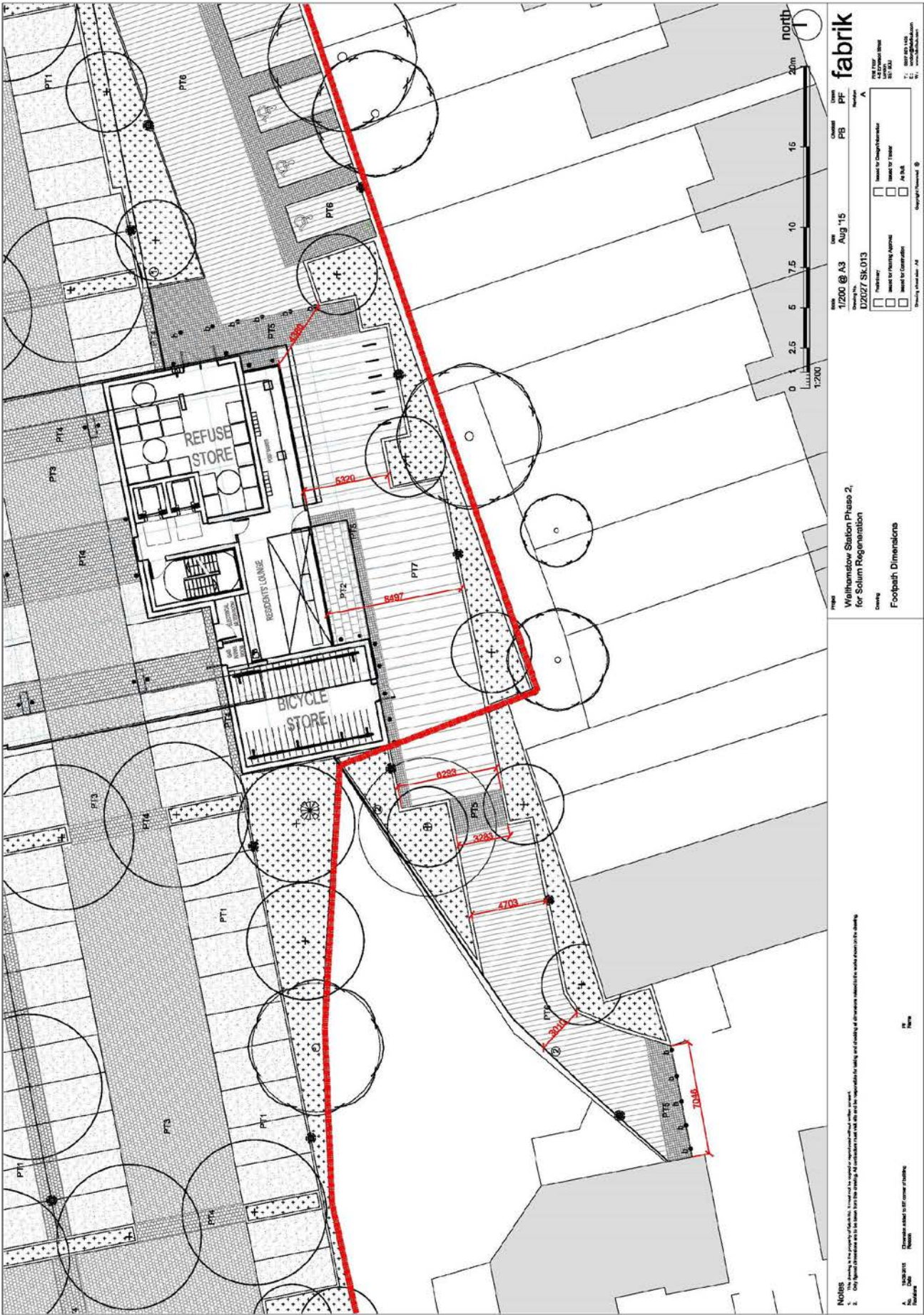


### Plan C2 West Elevation





Footpath Dimensions





## Appendix A – Site photos

Photo 1 – Current Car Park



Photo 2 – Entrance to building



Photo 3 – Impression of residential block





**PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT**  
**relating to Walthamstow Central Station**

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE  
LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE**

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

Site location and description: Walthamstow Central Station car park

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

**Summary of position regarding responses:**

The consultation was sent to 25 consultees. 22 consultees responded with either no comment or no objection. There were 3 non responses, Grand Central Railway Company Limited and West Coast Railway Company which were emailed 2 times. London Borough of Waltham Forest also did not respond, they were emailed 5 times and contacted verbally once.

3 comments from Transport for London, British Transport Police and London Overground Rail Operations Limited contained a more detailed response. This is detailed in annex 1.

The full list of external consultees is set out below:

<b>No.</b>	<b>External party (name)</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
1	Department for Transport	Y	17 September 2015	No comment	
2	Arriva Trains Cross Country	Y	07 September	No comment	
3	National Express Group NXET Trains Ltd	Y	17 August 2015	No objections	
4	Chiltern Railway Company Limited	Y	17 August 2015	No comment	
5	Eurostar International Limited	Y	11 August 2015	No issue for EIL	
6	First Great Western Limited	Y	12 August 2015	No objection	
7	Grand Central Railway Company Limited	N	NA	No response	Grand Central were emailed twice with no response.

8	London Overground Rail Operations Limited	Y	23 September 2015	More detailed response- see annex 1	
9	London & South Eastern Railway Limited (Southeastern)	Y	23 September 2015	No comment	
10	Merseyrail Electrics 2002 Limited	Y	24 August 2015	No comments or objections	
11	Northern Rail	Y	12 August 2015	No objection	
12	COLAS Freight	Y	02 September 2015	No comment	
13	Direct Rail Services Limited	Y	07 September 2015	No comment	
14	DB Schenker (Formerly EWS)	Y	23 September 2015	No objection	
15	Freight Transport Association	Y	23 September 2015	No comment	
16	Freightliner Limited	Y	13 August 2015	No comment	
17	GB Railfreight Limited	Y	02 September 2015	No comment	
18	Rail Freight Group	Y	18 August 2015	OK with RFG	
19	West Coast Railway Company	N		No response	West Coast Railway was emailed twice with no response.
20	W. H. Malcolm	Y	20 August 2015	No objection	
21	Association of Community Rail Partnerships	Y	03 September 2015	No objection	
22	British Transport Police	Y	24 August 2015	More detailed response- see annex 1	
23	London Travelwatch	Y	11 September 2015	No objections	
24	Transport for London	Y	15 September 2015	More detailed response- see annex 1	

25	London Borough of Waltham Forest	N			London Borough of Waltham Forest was emailed 4 times by xxxx (Network Rail) and once by xxxx (Planning Consultant), she was also contacted about a response verbally on 8/10/15
----	----------------------------------	---	--	--	---

Copies of responses are given in annex 1 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:** [mailto:@railexecutive.gsi.gov.uk]

**Sent:** 17 September 2015 11:48

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Please disregard my earlier reply to this consultation.

The Department has no comment.

Regards,

**Department for Transport**

**3/23, GMH | 020 7|**

**From:** [mailto:@railexecutive.gsi.gov.uk]

**Sent:** 11 September 2015 08:43

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

– the Department has no substantive comment on this proposal, other than to note that it will be necessary for us separately to consider whether the reduction in the number of station car parking spaces can be determined as a Minor Modification under s34 of the Railways Act 2005.

Regards,

---

### 2. Arriva Trains Cross Country

**From:** [mailto:@crosscountrytrains.co.uk]

**Sent:** 07 September 2015 11:14

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

XC Trains Ltd has no comment on this proposed land disposal.

Kind regards

CrossCountry

Phone: Mobile: Fax:

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

---

### 3. National Express Group NXET Trains Ltd

**From:** [mailto:@nationalexpress.com]

**Sent:** 17 August 2015 09:38

**To:**

**Subject:** Re: Consultation on proposed land disposal: Walthamstow Central Station car park

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objections to this disposal.

Rgds

---

### 4. Chiltern Railway Company Limited

**From:** EXTL:

**Sent:** 17 August 2015 09:04

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hello ,

There are no comments from Chiltern.

All the best,

---

#### 5. Eurostar International Limited

**From:** [mailto:@eurostar.com]

**Sent:** 11 August 2015 15:34

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

No issue for EIL,

Thanks

#### Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)

M +44 (0)

---

#### 6. First Great Western Limited

**From:** @firstgroup.com

**Sent:** 12 August 2015 16:15

**To:**

**Subject:** Re: Consultation on proposed land disposal: Walthamstow Central Station car park

Good afternoon

Thank you for sight.

We have no objection.

First Great Western

3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: [@firstgroup.com](mailto:@firstgroup.com) | m:

---

#### 7. Grand Central Railway Company Limited

No response

---

#### 8. London Overground Rail Operations Limited

**From:** [mailto:@lorol.co.uk]

**Sent:** 23 September 2015 14:32

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Thanks, just wanted to make sure that had been picked up.

**From:** [\[mailto:@networkrail.co.uk\]](mailto:@networkrail.co.uk)

**Sent:** 23 September 2015 14:29

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Thanks

I have responded to xxxx regarding the LU tunnels.

Regards,

**From:** [mailto:@lorol.co.uk]

**Sent:** 23 September 2015 12:37

**To:**

**Cc:** (@tfl.gov.uk); '

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Apologies for the non-response; LOROL has no comment to make on this matter.

I am aware, though, that my colleague xxxx raised some concerns during the internal TfL consultation on this matter, relating to the proximity of the development vis-à-vis London Underground assets.

To make certain that those comments have been fed through to you, I copy xxxx and xxxx into this email.

Regards,

London Overground

---

#### 9. London & South Eastern Railway Limited (Southeastern)

**From:** [mailto:@southeasternrailway.co.uk]

**Sent:** 23 September 2015 10:25

**To:**

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

Many thanks for the opportunity to review the below.

I can confirm that Southeastern has no comment on this proposal.

Kind Regards

---

#### 10. Merseyrail Electrics 2002 Limited

**From:** [mailto:@londonmidland.com]

**Sent:** 14 July 2015 16:13

**To:** @networkrail.co.uk

**Subject:** RE: Manchester Victoria - Land to the east of Metrolink tracks and Manchester Victoria Station, off Long Millgate and Corporation Street.

**From:** [mailto:@merseyrail.org]

**Sent:** 24 August 2015 11:03

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Merseyrail have no comments or objections to the above proposal.

Regards

**Merseyrail**



### 11. Northern Rail Ltd

**From:** [mailto:@northernrail.org]

**Sent:** 12 August 2015 13:40

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hello

Northern has no objection to the land disposal at Walthamstow Central station car park

Kind regards and have a lovely Wednesday ☐

Northern Rail Ltd

---

### 12. COLAS Freight

**From:** [mailto:@colasrail.co.uk]

**Sent:** 02 September 2015 17:40

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Dear

I have no comment.

Thanks

Regards

---

### 13. Direct Rail Services Limited

**From:** [mailto:@drsl.co.uk]

**Sent:** 07 September 2015 12:21

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

DRS have no comments.

Kind regards,

---

### 14. DB Schenker (Formerly EWS)

**From:** EXTL:

**Sent:** 23 September 2015 11:17

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

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

Yours,

---

### 15. Freight Transport Association

**From:** [mailto:@fta.co.uk]

**Sent:** 23 September 2015 11:24

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Apologies we have no comment.

**Freight Transport Association**

---

#### 16. Freightliner Limited

**From:** [mailto:@Freightliner.co.uk]

**Sent:** 13 August 2015 14:25

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

No comments from Freightliner

Regards

---

#### 17. GB Railfreight Limited

**From:** [mailto:@gbrailfreight.com]

**Sent:** 02 September 2015 14:22

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

No comment.

Rgds,

**GB Railfreight**

---

#### 18. Rail Freight Group

**From:** [mailto:@rfg.org.uk]

**Sent:** 18 August 2015 13:31

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

OK with RFG

Rail Freight Group

7 Bury Place

---

#### 19. West Coast Railway Company

No response

---

#### 20. W. H. Malcolm

**From:** [mailto:@whm.co.uk]

**Sent:** 20 August 2015 15:14

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

WH Malcolm has no objections to the proposal.

#### 21. Association of Community Rail Partnerships

**From:** [mailto:@btconnect.com]

**Sent:** 03 September 2015 11:02

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hello

ACORP have no objection to this disposal

Regards

ACoRP

---

## 22. British Transport Police

**From:** [mailto:l@btp.pnn.police.uk]  
**Sent:** 22 September 2015 10:58  
**To:** @networkrail.co.uk  
**Subject:** Walthamstow land disposal

Good to meet you, xxxx and xxxx this morning to go through the plans for the car park once the block of flats has been constructed.

I was pleased to note the various elements of the car park design that will enhance security of both parked vehicles and their drivers. Those with the good management practice of the operator will count well towards the car park achieving the 'Park Mark' award under the Safer Parking Award scheme.

I have no concerns about the disposal of the land highlighted for the construction of the block of flats, indeed their occupiers will also enhance the security of the car park.

Crime Prevention Design Advisor  
Force Headquarters

**From:** [mailto:@btp.pnn.police.uk]  
**Sent:** 28 August 2015 16:48  
**To:**  
**Cc:** @kier.co.uk  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Thank you, I look forward to hearing from you

British Transport Police  
25 Camden Road  
Camden  
London NW1 9LN  
Tel:

**From:** [mailto:@networkrail.co.uk]  
**Sent:** 28 August 2015 16:35  
**To:** <mailto:@btp.pnn.police.uk>  
**Cc:** (@kier.co.uk)  
**Subject:** FW: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

I am off on annual leave for a couple of weeks. xxxx, cc'd will be able to deal with your query. xxxx works for Solum Regeneration, the developer.

Regards,

Network Rail/ Solum Regeneration  
Floor 5, 1 Eversholt Street  
London, NW1 2DN  
M  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [\[mailto:@btp.pnn.police.uk\]](mailto:@btp.pnn.police.uk)  
**On Behalf Of** SDD Business Support  
**Sent:** 28 August 2015 16:23  
**To:**  
**Subject:** FW: Consultation on proposed land disposal: Walthamstow Central Station car park

Good afternoon, can you please provide clarification to points raised below, grateful for a response by next week.

Thank you

British Transport Police  
25 Camden Road  
Camden  
London NW1 9LN  
Tel:

**From:** @btp.pnn.police.uk  
**Sent:** 24 August 2015 10:24  
**To:** SDD Business Support  
**Cc:**  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

As this land is being leased off by NR on a 250 year lease, would this then impact on BTP jurisdiction? Would BTP be policing this proposed building?

I only ask as there will be design and access issues for the building which I or my department should give advice about or comment on at the planning stage?

There is another, similar situation underway at Cambridge. A 3000 space, 3 storey cycle park is being built that will be the responsibility of the TOC, but the remainder of the building is to be a hotel (entrance at street level, but built as part of the same structure).  
Will BTP be responsible for policing the hotel?

I appreciate that this second point may not be yours to answer but who should approach the Police Authority with this issue?

Thanks  
British Transport Police

**From:** [mailto:@btp.pnn.police.uk]  
**Sent:** 25 August 2015 08:17  
**To:** @networkrail.co.uk  
**Cc:** @kier.co.uk;  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Sorry, I should have made myself clearer; I meant the vehicular access to the west end of the car park?  
Has the scheme been submitted to planning yet?

I am more than happy to meet both xxxx and xxxx either on site or a convenient office location. Currently I can do 8<sup>th</sup> AM; all day on the 10<sup>th</sup>; 11<sup>th</sup>; 15<sup>th</sup>; 16<sup>th</sup> after that my diary is a little freer.

**Regards**

Force Headquarters  
British Transport Police  
25 Camden Road

**From:** [mailto:@networkrail.co.uk]  
**Sent:** 24 August 2015 16:47  
**To:** <mailto:@btp.pnn.police.uk>  
**Cc:** ([@kier.co.uk](mailto:@kier.co.uk));  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi,

The access to the west of the car park will be a footpath adjacent to, rather than, under the proposed building. The attached plan shows this more clearly, the pathway at its narrowest point is 4.38m. The

pathway will be inside the TfL station lease boundary. The housing will all be privately sold, there is no affordable on site.

The Solum team would welcome your input on the Park Mark standard. I have copied in xxxx who is the Development Manager for this scheme and xxxx, the Project Manager, so we can arrange a meeting to discuss the project.

Do you have any other comments related to the land disposal?

Regards,

Network Rail/ Solum Regeneration  
Floor 5, 1 Eversholt Street  
London, NW1 2DN  
M  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [mailto:[@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)]

**Sent:** 24 August 2015 12:55

**To:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Subject:** Consultation on proposed land disposal: Walthamstow Central Station car park

The above has been sent to me to comment on.

Looking at the various attachments, it appears as though the access to the west end of the car park will be under the proposed building, is this correct? If this is the case; who will be responsible for managing and maintaining this area?

What sort of residential housing is planned within the bloc? Will it be private leasehold; rented through a central landlord or housing association; or a combination including social housing?

I note it is proposed that the car park be refurbished with the installation of further CCTV, to enable the car park to achieve the Safer Parking Award (Park Mark).

I am willing to give advice on the latter and would welcome the opportunity to meet to discuss the project.

**Regards**

Force Headquarters  
British Transport Police  
25 Camden Road  
London NW1 9LN  
Tel 020  
Fax 020  
Mobile

---

### 23. London Travelwatch

**From:** [mailto:[@londontravelwatch.org.uk](mailto:@londontravelwatch.org.uk)]

**Sent:** 11 September 2015 14:23

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Dear

London TravelWatch has no objection to the aforementioned proposal.

Regards

## 24. Transport for London

**From:** [mailto: @tfl.gov.uk]  
**Sent:** 01 October 2015 11:31  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Thanks again

Kind regards,

**From:** [mailto: @networkrail.co.uk]  
**Sent:** 01 October 2015 11:30  
**To:** [mailto: @tfl.gov.uk]  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

Thank you for your response. I will forward your request to the developer to highlight the importance of this matter.

The developer will be required to engage with both TfL and Network Rail's Asset Protection team in order to get the necessary engineering Forms signed off. This will give TfL the opportunity to review again any potential effects on London Underground's sub surface infrastructure.

Regards,

Network Rail/ Solum Regeneration  
Floor 5, 1 Eversholt Street  
London, NW1 2DN  
M  
E [@networkrail.co.uk](mailto: @networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [mailto: @tfl.gov.uk]  
**Sent:** 25 September 2015 11:16  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

Thanks for your response to our concerns identified. Our concern about the path width is fully addressed. With regards to our concern about LU infrastructure this arose out of minor damage incurred to our infrastructure which occurred during the last phase of redevelopment in this area. Whilst TfL do not require constant consultation on these particular proposals, we want to highlight our concern and to ensure that any developments that do take place in this area are fully aware of our sub surface infrastructure and ownership.

Kind regards,

**From:** [mailto: @networkrail.co.uk]  
**Sent:** 23 September 2015 10:51  
**To:** [mailto: @tfl.gov.uk]  
**Cc:**  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

Thank you for your email, my comments are below:



- I have attached an email dated 19<sup>th</sup> July 2013 from xxxx, Waterman Structures (Solum's consultant) with a site plan showing that the new building would be circa 28m from the LU tunnels. I have also attached xxxx (TfL) response dated 20<sup>th</sup> August 2013 stating that LU do not need to be involved because the building is a sufficient distance from the tunnels.
- The red line on the attached footpath plan ref D2027 shows the extent of Network Rail's ownership, outside of which is owned by London Borough of Waltham Forest (LBWF), I have marked this on the plan. Solum had suggested to LBWF that they redevelop the whole footpath rather than just the Network Rail land. Solum have not received a response from LBWF on this point so they may not be in a position to complete this work. The suggested pinch point here is 3010. I can confirm that TfL would be consulted on any future changes to the footpath.

Please let me know if this answers your queries or if you require any further information.

Regards,

Network Rail/ Solum Regeneration  
 Floor 5, 1 Eversholt Street  
 London, NW1 2DN  
 M 07718 004 187  
 E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [\[mailto:@tfl.gov.uk\]](mailto:@tfl.gov.uk)  
**Sent:** 15 September 2015 16:51  
**To:**  
**Cc:**  
**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

TfL have the following comments on this property disposal:

- London Underground have tunnels close to the identified site. If this disposal proceeds we would ask that the developer is required to submit full details of all foundation proposals and other excavations to LU for review to ensure that the safety of LU assets and operations is not compromised by any development.
- TfL would also seek to ensure that the width of the pedestrian link between Walthamstow Central and Walthamstow Queens Road stations does not narrow any further from that identified in the proposals. The proposals see the link narrow to 3.283m in one location. Any further amendments to proposals should be consulted upon with TfL at the earliest opportunity.

If you have any questions or would like anything clarifying further please do not hesitate to contact me.

Kind regards,

---

## 25. London Borough of Waltham Forest

**From:** @networkrail.co.uk  
**Sent:** 19 October 2015 11:21  
**To:** '@walthamforest.gov.uk'  
**Cc:** ' (@kier.co.uk)  
**Subject:** FW: Consultation on proposed land disposal: Walthamstow Central Station car park

Good morning

Have you had an opportunity to review the attached documents? If you do not have any comments on the disposal of the residential site by Network Rail please could you send a 'no comment' response. This will allow me to progress the authorisation with the Office of Rail and Road. Any queries, please let me know.

Many thanks

**From:** @networkrail.co.uk

**Sent:** 11 August 2015 15:08

**To:** '@walthamforest.gov.uk'

**Cc:** (@kier.co.uk)

**Subject:** FW: Consultation on proposed land disposal: Walthamstow Central Station car park

Hi

I work for Network Rail with the Solum Regeneration team working on the Walthamstow Central Station development site. In order to transfer the land I need to consult stakeholders on the proposed sale. The Office of Rail and Road (ORR) regulates how Network Rail Infrastructure Limited disposes of its land through condition 7 of its network licence. The objective being to protect land that may be required for future development of the network and to prevent the disposal of land against public interest. If you are not familiar with the process and have any questions please let me know.

I need to collect all comments on the below, even if they are just 'no comment'. I will then collect all the responses with the Evaluation Form and send them to the ORR for approval. Please could you send me any comments you have about the sites potential for future railway use, or 'no comment' if you do not have any.

I look forward to hearing from you.

Regards,

From: e <[@nexusplanning.co.uk](mailto:@nexusplanning.co.uk)>

Date: 12 October 2015 at 10:32

Subject: Re: Walthamstow Central Car Park - Viability mechanism

To: <[@walthamforest.gov.uk](mailto:@walthamforest.gov.uk)>

Cc: <[@walthamforest.gov.uk](mailto:@walthamforest.gov.uk)>

Hi

Thanks for the further note back from BPS. We are in the process of reviewing it and will revert asap.

On a slightly different matter, have you received a couple of emails from Victoria Western of Network Rail (last one dated 23/09/15) asking for any comments on the disposal of land at Walthamstow Central Station. This is required by the Office of Railway Regulation.

Whilst I appreciate that this is outside the usual scope of planning, if you could quickly reply with a 'no comment' that would be much appreciated by Network Rail.

Thanks

**Nexus Planning Ltd**

Suite A

3 Weybridge Business Park

Addlestone Road, Weybridge

Surrey KT15 2BW

## **Annex 2 – Network Rail's Consultation email**

**From:** @networkrail.co.uk

**Sent:** 11 August 2015 15:03

**To:**

**Subject:** Consultation on proposed land disposal: Walthamstow Central Station car park

Dear consultee,

### **Property: Walthamstow Central Station car park**

We seek to consult you as regards your views, please, on our proposed disposal by way of a 250 year leasehold transfer of land at Walthamstow Central Station car park.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal 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.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. 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 **15<sup>th</sup> September 2015** (including any "no comment" response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to me using the contact details provided below. If future consultations of this nature should be directed

Network Rail/ Solum Regeneration

Floor 5, 1 Eversholt Street

London, NW1 2DN

M

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @networkrail.co.uk

**Sent:** 23 September 2015 10:12

**To:**

**Subject:** RE: Consultation on proposed land disposal: Walthamstow Central Station car park

Dear consultee,

### **Property: Walthamstow Central Station car park**

I wrote to you on 11<sup>th</sup> August to seek your comments in relation to a proposed land disposal at the above location and have received **no response**.

I request any comments, please, by **30<sup>th</sup> September** (including any "no comment" response). If I do not receive any comments by this time I will presume that you have no objections to the application.

Regards,