

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: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

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 24 consultees. There were 3 non responses. COLAS Freight, West Coast Railway Company and British Transport Police, who were all emailed 2 times.

21 responses were either no comment or no objection

2 comments from Southern Railway and London & South Eastern Railway Limited (Southeastern) contained a more detailed response. This in detailed in Annex 1.

Land disposal consultation report

V 1.1

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	09 February 2015	no comment nor objection to the above proposed land disposal.	
2	Arriva Trains Cross Country		Y	22 December 2014	No objection	
3	c2c Rail Limited		Y	18 December 2014	No objection	
4	Chiltern Railway Company Limited		Y	18 December 2014	No comments	
5	Eurostar International Limited		Y	18 December 2014	No issue for EIL	

Land disposal consultation report

V 1.1

6	First Great Western Limited		Y	15 January 2015	No objection	
7	Govia Thameslink Railway		Y	18 December 2014	no objection to the proposal provided the sale contains a covenant requiring the purchaser to comply with NR Terms and Conditions for developing adjacent to the railway	
8	London & South Eastern Railway Limited (Southeastern)		Y	24 February 2015	Southeastern is satisfied with the proposal therefore has no further comment. - subject to a number of details from emails detailed in Appendix 1	
9	Merseyrail Electrics 2002 Limited		Y	18 December 2014	No comments	
10	New Southern Railway Limited (Southern)		Y	12 March 2015	No further comments - subject to a number of details from emails detailed in Appendix 1	

Land disposal consultation report

V 1.1

11	South West Trains Limited (including Island Line)		Y	18 December 2014	No comment	
12	COLAS Freight		N	None	None	Emailed Thu 18/12/2014 followed up on Mon 09/02/2015 giving until 16 February 2015 for a response
13	Direct Rail Services Limited		Y	07 January 2015	No objections	
14	DB Schenker (Formerly EWS)		Y	09 February 2015	No objections	
15	Freight Transport Association		Y	09 February 2015	No comment	
16	Freightliner Limited		Y	18 December 2014	No comment	
17	GB Railfreight Limited		Y	18 December 2014	No issues	
18	Rail Freight Group		Y	18 December 2014	OK with RFG	
19	West Coast Railway Company		N			Emailed Thu 18/12/2014 followed up on Mon 09/02/2015 giving until 16 February 2015 for a response

Land disposal consultation report

V 1.1

20	W. H. Malcolm		Y	18 December 2014	No objections	
21	Association of Community Rail Partnerships		Y	05 January 2015	No objection	
22	British Transport Police		N			Emailed Thu 18/12/2014 followed up on Mon 09/02/2015 giving until 16 February 2015 for a response
23	London Travelwatch		Y	14 January 2015	No comments	
25	Transport for London		Y	26 January 2015	No comment	

Copies of responses are given in the Annexe 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 – Stakeholder responses

1. Department for Transport

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

Sent: 09 February 2015 14:11

To:

Cc:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Hi

I can confirm that DfT has no comment nor objection to the above proposed land disposal.

Thanks and regards

| Department for Transport | 3rd Floor - Great Minster House | 33 Horseferry Road | London | SW1P 4DR | @railexecutive.gsi.gov.uk

Leading a world-class railway that creates opportunity for people and businesses

2. Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 22 December 2014 11:09

To:

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: 0121 Mobile: Fax: 0121

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

3. c2c Rail Limited

From: @nationalexpress.com]
Sent: 18 December 2014 14:10
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

On behalf of National Express Group, I confirm that we have no objections to the proposed disposal

Rgds

From: [@nationalexpress.com]
Sent: 19 December 2014 09:28
To:
Cc:
Subject: FW: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

My comments in my email on behalf of National Express Group apply here to NXET Trains Limited too

Rgds

4. Chiltern Railway Company Limited

From: EXTL:
Sent: 18 December 2014 16:02
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Hello

There are no comments from Chiltern Railways.

Best,

5. Eurostar International Limited

From: [@eurostar.com]
Sent: 18 December 2014 14:54
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

No issue for EIL

Thanks

Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW
T +44 (0)20
M +44 (0)

eurostar.com

6. First Great Western Limited

From: @firstgroup.com
Sent: 15 January 2015 10:25
To:
Subject: Re: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Hello

Thank you for sight.

We have no objection.

| First Great Western
3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL
e: @firstgroup.com | m:

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: [mailto:@GTRailway.com]

Sent: 18 December 2014 17:10

To:

Subject: Re: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Just a note to confirm that GTR has no objection to the proposal provided the sale contains a covenant requiring the purchaser to comply with NR Terms and Conditions for developing adjacent to the railway

8. London & South Eastern Railway Limited (Southeastern)

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

Sent: 24 February 2015 08:59

To:

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Hi

I'm sending this email as I am uncertain if I sent a final response, if not, please accept my apologies.

Thank you for all the assurances received – Southeastern is satisfied with the proposal therefore has no further comment.

Regards

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

No further comments on my part, required assurances having been received.

Regards

From: mailto:@southeasternrailway.co.uk

Sent: 09 February 2015 12:14

To: mailto:@southeasternrailway.co.uk

Cc:

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Land disposal consultation report

V 1.1

Good Afternoon

I've just received this update below regarding the proposed land development at Southwark.

Any further thoughts and comments, please could you let me know.

Regards

From: [<mailto:@networkrail.co.uk>]

Sent: 09 February 2015 12:05

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Thank you for your further comments. I have spoken to the project team about the possibility of glare and they have reassured me that they will carry out glare study to assess the potential affects from the building. They will supply this information to Network Rail's Asset Protection team and ensure that the results are fed back in to the design and choice of materials.

The gantry stairs will be fenced off from the development preventing access to the railway, the exact specification of this fencing is currently being discussed between Thameslink and the project team. There will also be a further gate on Tanner Street blocking public access between the building and the railway. This area will be used for parking for a Thameslink vehicle and for residential access to the bin stores, there will be no other vehicular access adjacent to the gantry staircase. The requirement for suitable fencing alongside the Network Rail operational boundary has also been specified as a necessity by the Network Rail internal Clearance procedure.

Regards,
Network Rail/ Solum Regeneration
Floor 5, 1 Eversholt Street
London, NW1 2DN

M
E @networkrail.co.uk
www.networkrail.co.uk/property

From: [<mailto:@southeasternrailway.co.uk>]

Sent: 30 January 2015 10:03

To: @networkrail.co.uk

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Good Morning

Please find below further issues raised by our Ops team. It would appear further clarification is required in order for us to be satisfied with this proposal. Given the fact we have had many instances of 'glare' in the area I'm sure you will appreciate our concerns.

Kind Regards

Land disposal consultation report

V 1.1

From: <mailto:@southeasternrailway.co.uk>
Sent: 09 February 2015 12:14
To: <mailto:@southeasternrailway.co.uk>

I note from the reply below that the question regarding the glass has not been addressed, I would be concerned that we could have a mini shard on our hands.

I would be looking for assurance that this has been considered in the design.

With regards the gantry, this will sit in what will become a public courtyard at the entrance to the residential part of the development, how will the gantry be protected from potential impact from vehicles and from being used as a means of unlawful access to the railway? The artists impression does not take the presence of the gantry into consideration and it appears as if it will occupy a substantial portion of what is to become said courtyard.

From: <mailto:@southeasternrailway.co.uk>
Sent: 30 January 2015 08:31
To: <mailto:@southeasternrailway.co.uk>
Cc:
Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Morning

I've received this response from NWR regarding that land development at Southwark and the questions that you raised regarding the proposal.

Before I deliver a response today, could you please have a look and see if this satisfies our concerns? I will naturally include any further comments you come up with in my response.

Kind Regards

From: [<mailto:@networkrail.co.uk>]
Sent: 09 February 2015 12:05
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Thank you for your comments which I have addressed below:

Lighting

a) The development is still in the pre planning stages so the exact light specification cannot be confirmed. However, the developer Solum Regeneration will be entering into an Asset Protection agreement to ensure that the new building will not interfere with the operation of the railway.

Land disposal consultation report

V 1.1

b) Yes, there will be balconies and terraces on the development, as above the lighting on these will need to be reviewed by Network Rail's Asset Protection team. The balconies on the trackside are winter gardens so will be enclosed areas.

c) The external courtyard lighting will sit below the railway which is circa 9m above ground level. The lighting will be downwards facing so will have very little impact on the railway. The lighting specification will have to be reviewed and signed off by Network Rail's Asset Protection team before installation of the lighting can commence. The transfer of the land will have the standard legal wording to ensure that external illuminations cannot be affixed without Network Rail's authorisation.

2) Signal Gantry

The signal gantry has been installed by the Thameslink team who are completing their works alongside Solum Regeneration's scheme. We are liaising with the Project Manager at Thameslink to ensure that both schemes can be completed in tandem. The Sale and Purchase Agreement contains assurances that Thameslink's works must be completed to Network Rail's satisfaction before the land transfers over to Solum Regeneration's ownership. The scheme is still in the pre-planning phase and materials are still to be finalised. Asset Protection will review all submissions with regard to the installation of this gantry.

We have noted your comments and have forwarded them to the team for consideration in the design process. Please let me know if you have any further queries. If not, please confirm that you have no further comments.

Regards,

Network Rail/ Solum Regeneration
Floor 5, 1 Eversholt Street
London, NW1 2DN

M
E @networkrail.co.uk
www.networkrail.co.uk/property

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

Sent: 15 January 2015 10:23

To:

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Good Morning

Thanks for sending me through this consultation.

As this proposal is close to our railway operations I have informed our Operational Standards team for their input. They have assessed the proposal and have visited the site and have requested the following concerns be addressed before we can make a final judgement;

The proposal details that the development will be made of glass. We have concerns over the effect this may have so close to the railway line. Can you confirm the following please?

- What type of glass is planned to be used? Is it of the type that as the sun increases, the glass will reflect more sun back to keep residents of the building cooler.
- Looking at the artist impressions, there appear to be observation platforms on both faces of the building. What type of lighting will be used on these during the hours of darkness? Fluorescent, colours etc.
- Will there be any external lighting on the building? For example, spotlights to light courtyards, PIR security lights.

You will see from the attached photo that there is a signal gantry on the land, this does not appear within your proposal so we would appreciate some clarity on this as this may have a severe impact on the development.

With regards to the signal gantry that is in close proximity, which way will the signals be positioned? Will they be for trains coming in to London Bridge or leaving? These could be affected by sun glare on to the lenses, washing out the aspects being displayed or giving a spurious aspect. Has it been taken into account the sun tracking across that particular section of line East to West?

Many thanks for your cooperation in this matter

Kind Regards
Southeastern
Friars Bridge Court
41-45 Blackfriars Road
London SE1 8PG

Mobile:

9. Merseyrail Electrics 2002 Limited

From: [mailto:@merseyrail.org]
Sent: 18 December 2014 15:07
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Merseyrail have no comments on the above proposal.

Regards

10. New Southern Railway Limited (Southern)

From: [mailto:@southernrailway.com]

Sent: 12 March 2015 09:39

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Morning

We can confirm we have no further comments to make in respect of the above.

Regards

FACILITIES

Go-Ahead House | 26-28 Addiscombe Road | Croydon | Surrey | CR9 5GA

e: @southernrailway.com | t: external 020 | internal |

P Save a tree ... please don't print this e-mail unless you really need to

From: [mailto:@networkrail.co.uk]

Sent: 17 February 2015 09:53

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

I have spoken to the project team about the possibility of glare and they have confirmed that they will carry out a study to assess the potential affects of glare from the building. They will supply this information to Network Rail's Asset Protection team and ensure that the results are fed back in to the design and choice of materials. As a result, Network Rail can give assurances that this will be picked up in the internal authorisation process.

The planning application has now been submitted, the building will have to confirm to the regulatory standards for noise protection to achieve a planning compliant building. Any necessary noise barriers or protection would be installed by the developer Solum Regeneration. These would be designed in to the scheme as part of the design process and dictated by Southwark Council, Network Rail's Asset Protection team and statutory regulations. I am uncertain how financial burden could be placed on the TOC when this scheme would have been built with necessary noise protection for the adjacent railway line, could you provide me with a bit more detail on this point?

You have requested that Southern are directly consulted on the plans, at what stage and in what format do you envisage this consultation to occur?

The scheme is designed so that commercial accommodation is on the ground and first floor and residential on the upper floors.

Land disposal consultation report

V 1.1

Regards,
Network Rail/ Solum Regeneration
Floor 5, 1 Eversholt Street
London, NW1 2DN

M
E @networkrail.co.uk
www.networkrail.co.uk/property

From: [mailto:@southernrailway.com]
Sent: 03 February 2015 12:04
To:
Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Afternoon

Reference is made to the above and we list our comments in this respect:-

Based on the indicative artists impression of the new development, and noting that final planning permission has not yet been submitted, we have concerns of a further re-development scheme close to the railway line whereby potentially a significant amount of glass on the structure end will be facing east and parallel to the railway line. There have been a number of issues in the London Bridge area over the last few years of reflective sunlight glare caused by glass structures facing approaching trains on the east; west solar path axis. Drivers have registered a number of concerns on how this has affected their visibility of signals at certain times of the year.

As the re-development is a Solum project, of which Network Rail is a joint venture partner, we would expect Network Rail to evaluate the risk and where necessary, alter the design/materials of the development to reduce or avoid sunlight glare onto the adjacent railway line. We therefore seek NR assurances in this respect.

We are concerned that the documents state there is no impact on TOCs, however the designs presented and a key element of the scheme suggests that the residential properties proposed are elevated and some will be level with the railway.

Given the increasing issues with noise, light and privacy complaints, we are seeing as an industry we are of the opinion that this project is likely to give rise to future issues and could lead to requirements for mitigations such as noise barriers. We would appreciate assurances that both Southern and GTR would be directly consulted on plans (i.e. not simply through the Council planning process) and would suggest that consideration be given to ensuring that commercial accommodation be placed at track level. Alternatively, suitable barriers or other mitigations would be installed by Network Rail as the joint beneficiaries of the project, ensuring no financial burden on the TOCs operating through this area.

We now await hearing from you further.

Thanks and regards.

11. South West Trains Limited (including Island Line)

From: (SWT)

Sent: 18 December 2014 14:05

To:

Subject: Re: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

With respect to the above proposed Land Disposal, on behalf of Stagecoach South Western Trains Ltd and East Midlands Trains Ltd, 'No Comment'

Stagecoach South Western Trains / East Midlands Trains

Tel - 020

Mob -

Head Office:

SSWT, Friars Bridge Court, 41-45 Blackfriars Road, London SE1 8NZ

EMT, Prospect House, 1 Prospect Place, Millennium Way, Pride Park, Derby DE24 8HG. Tel:

Stagecoach Rail: 10 Dunkeld Road, Perth PH1 5TW

12. COLAS Rail

No response

13. Direct Rail Services Limited

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

Sent: 07 January 2015 10:51

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Direct Rail Services have no objections to the proposed land disposal at Tanner St. London.

Regards

14. DB Schenker (Formerly EWS)

From: EXTL:

Sent: 09 February 2015 15:18

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

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: 09 February 2015 14:30

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Apologies we have no comment.

Freight Transport Association

Mobile :

16 Freightliner Limited

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

Sent: 18 December 2014 14:12

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Freightliner has no comments to make on this proposal

Regards

17. GB Railfreight Limited

From: EXTL:

Sent: 18 December 2014 18:58

To:

Subject: Re: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

No issues from GB Railfreight.

Regards
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel: 020
Mobile:

18. Rail Freight Group

From: [mailto:@rfg.org.uk]
Sent: 18 December 2014 14:02
To: Western
Subject: Re: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Ok with RFG,

Thanks,

Rail Freight Group
@rfg.org.uk

19. West Coast Railway Company

No response

20. W. H. Malcolm

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

Sent: 18 December 2014 13:51

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

WH Malcolm has no objections to the proposal.

Malcolm Group, Tillyflats, Laurieston Road, Grangemouth, UK, FK3 8XT

Tel: | Fax: Mobile:

Email: @whm.co.uk Web: <http://www.malcolmgroup.co.uk>

21. Association of Community Rail Partnerships

Sent: 05 January 2015 15:47

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Hello

ACoRP have no objection to this disposal

Kind regards

ACoRP

22. British Transport Police

No response

23. London Travelwatch

From: [mailto:@londontravelwatch.org.uk]

Sent: 14 January 2015 10:14

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Dear

London TravelWatch has no comments to make regarding the aforementioned proposal.

Regards

24. Transport for London

From: [mailto:@tfl.gov.uk]

Sent: 26 January 2015 10:53

To:

Subject: RE: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

TfL has no comment on this proposed property disposal.

Regards,

Appendix 2. Network Rail's Consultation emails

Sent: 09 February 2015 13:22

To:

Subject: FW: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Dear consultee,

Property: 67-71 Tanner Street, London, SE1

I wrote to you on 18th December 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 **16th February 2015** (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,

Network Rail/ Solum Regeneration
Floor 5, 1 Eversholt Street
London, NW1 2DN
M

E @networkrail.co.uk
www.networkrail.co.uk/property

From: @networkrail.co.uk
Sent: 18 December 2014 13:48
To:
Subject: Consultation on proposed land disposal: 67-71 Tanner Street, London, SE1

Dear consultee,

Property: 67-71 Tanner Street, London, SE1

We seek to consult you as regards your views, please, on our proposed disposal by way of a freehold sale at 67-71 Tanner Street, London.

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 **30th January 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 differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Kind regards,

Network Rail/ Solum Regeneration
Floor 5, 1 Eversholt Street

London, NW1 2DN

M

E @networkrail.co.uk

www.networkrail.co.uk/property