

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

28 August 2024

Network licence Condition 17 (land disposal): Mayfield Road, Walton-on-Thames, Surrey

Decision


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

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved.
4. In considering the information provided by Network Rail, we note that:
 - there is no evidence that railway operations would be affected adversely by the disposal; and
 - no other reasonably foreseeable railway use for the land was identified.
5. The proposed disposal will result in the loss of 250 parking spaces. We note that two car parks, owned by Elmbridge Borough Council and which are situated closer to the station than the proposed disposal area, have capacity which is expected to be sufficient to accommodate current demand. Elmbridge Borough Council has confirmed that it has no plans to redevelop the car parks.
6. The station facility owner, First MTR South Western Trains Limited (known as South Western Railway), has agreed to the loss of the parking spaces; the Department for Transport also supported the proposals; and London TravelWatch and Transport Focus, the passenger representative organisations, had no comments on the proposals.

7. We also note that Network Rail will secure contractually the developer's funding of a new Maintenance Delivery Unit and storage and associated access point that will meet Network Rail's Maintenance Team's requirements. Network Rail will also retain access over the land to its existing access points.
8. As required under the National Station Access Conditions, Network Rail must complete the station change procedure. We note that Network Rail has yet to complete the procedure, but it is required to do so prior to its disposal of the land.
9. We have considered this proposal in line with our decision criteria in [Land disposal by Network Rail: The regulatory arrangements, October 2019](#).
10. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.
11. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*, 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".
12. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

28/08/2024

X 

Les Waters

Head of Licensing

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

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Freehold disposal of land at Mayfield Road, Walton on Thames, Surrey KT12.		
Rationale for disposal	<p>The land for disposal is an underutilised station car park situated 6 minutes' walk from the station. There are two large council-owned (Elmbridge Borough Council) car parks closer to the station with a combined capacity of 448 spaces. These are well used and more popular with station users than Network Rail's Mayfield Road station car park.</p> <p>A post-pandemic parking survey suggests that while overall use is approaching pre-pandemic levels, there is a shift from long-term parking at or near the station to 'kiss & ride' car journeys (with no long-term parking needed) and other sustainable modes of transport. The survey suggests a peak use of the Network Rail car park at 26% (Tuesdays, Wednesdays and Thursdays), although the latest capacity data from SWR (for periods 4 to 12) suggests the peak is at 40%.</p> <p>The Mayfield Road carpark has a total capacity of 250 spaces with a maximum of c.64 spaces used at any time on peak days. Surveys of the two council-owned car parks reveal they have significantly higher occupancy than the station car park. The survey revealed a combined occupancy of all three car parks at between 52%-60%, with the highest combined occupancy at 418 cars. If the Mayfield Road car park is taken out of use, current demand is expected to be accommodated in the two council car parks, which have combined capacity of 448.</p> <p>Network Rail's local maintenance team utilise the car park's narrow end (west – country end) for temporary storage of materials adjacent to a road rail access point (RRAP).</p> <p>The Network Rail car park has been identified as suitable for residential development that will enable:</p> <ol style="list-style-type: none"> 1. Provision of station benefits (see below). 2. Release of land for new homes. 3. The relocation of Network Rail's Maintenance Delivery team's activities elsewhere. 		
Clearance	Type	Reference	Date
Clearance Details	Business	CR/57504	10 August 2023
	Technical	CR/57504	09 October 2023

3. Site	
Description of property for disposal	<p>The proposed disposal area is currently used as a station car park (250 spaces) and is within the station lease. It is shown shaded blue on the attached plans and aerial photograph with green shading showing NR retained freehold areas.</p> <p>The car park is a relatively level elongated triangular shape, extending to 0.59 hectares (1.46 acres), narrowing to the west (country end). It immediately adjoins the railway to the north, sheltered housing to the south and other residential use to the east. The access road to the car park is owned by Network Rail and is included in the proposed disposal, but not included in the calculation of the area above. The access road is shared with adjacent residential properties.</p> <p>The site benefits from a road rail access point (RRAP) at the country end (west) of the site and a further track access point (pedestrian) at the east end (London end) of the car park. Both these rail access points will be retained by Network Rail for 24/7 access in perpetuity.</p> <p>The disposal area is within the station lease and is principally used as a station car park, although Network Rail's Maintenance team uses the western end of the site informally for storage of ballast and portable WC's.</p> <p>There are issues with fly-tipping in the car park on an infrequent basis.</p>
Attached plans:	<p>Plan No. 0459958-Sale A.pdf : Sale Area shaded Blue. Plan No. 0459958-Sale B.pdf : Sale Area shaded Blue, NR Freehold Green Plan No. 0459958 Sale RGB.pdf: Aerial View; Sale Area shaded Blue. Plan No. 0463059.pdf : Site Location B: plus Adjacent Car Parks and MDU</p>
Ordnance survey coordinates	<p>X: 510133.58779 Y: 164815.49260</p>
4. Proposal	
Proposed party taking the disposal.	<p>The transfer will be to Solum Regeneration (Walton on Thames) LLP, or any such other party associated with Solum Regeneration. Solum Regeneration is a joint venture with Network Rail and Kier Property.</p>
Proposed use / scheme	<p>The proposed development will provide c.26 townhouses, with a mix of 2 and 3 bedrooms, 3 of which are proposed as affordable (10%). The current design provides for south-facing gardens with on plot or undercroft parking. There will be passive provision for electric vehicle charging for residents. Pre-application discussions have taken place with the local planning authority and the proposal described here is subject to obtaining planning permission.</p> <p>It is proposed and agreed with the NR Maintenance Team that the existing RRAP and secondary track access points remain in situ and available for access 24/7, in perpetuity. No intervention is necessary or proposed to the Network Rail operational rail areas.</p> <p>It has been agreed in principle that the developer (Solum Regeneration) will relocate the Maintenance Team's existing storage area to the Upside, almost opposite the proposed disposal site. The relocation has several rail benefits (see section below on Anticipated Rail Benefits) and enables residential development of the whole site, without any mix of conflicting uses.</p>

<p>Access arrangements to / from the disposal land</p>	<p>The proposal is that the site will be developed as a separate and self-contained housing estate. The estate access road will enable continued 24/7 operational use of the RRAP and the pedestrian track access point.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>The proposals do not include any station car parking spaces, so there will be a net loss of 250 spaces as a result of the scheme. The Maintenance team's activities will be relocated to a self-contained site on Station Avenue, close to the station on the Upside as shown on the attached plan (<i>Plan No. 0463059.pdf : Sale Area, Adjacent Car Parks and MDU</i>). At the time of writing, site surveys are planned for mid-April 2024 to enable a specification of works. The design of this operational rail facility is subject to obtaining planning permission.</p>
<p>Anticipated rail benefits</p>	<p>As noted above Network Rail's Maintenance Delivery team use part of the subject land on an informal basis for storage of materials and placing temporary WC's. The current arrangement of a storage facility on the TOC car park was only an informal, local agreement. Solum has therefore offered to relocate this use to a self-contained area close by which is preferred by the maintenance delivery team.</p> <ul style="list-style-type: none"> • Relocation of the maintenance delivery storage area (MDSA) will be at the sole cost of the developer. • The proposed MDSA will be self-contained. Although the existing station car park is not heavily used, there is considerable benefit in removing traffic movement conflicts between station customers and NR maintenance traffic. • The current unofficial storage area is within the station lease and although it is a 'local arrangement' within the rail industry, it could be discontinued at any time. • Track access for materials from the current Downside location is limited during nighttime work, as trains utilise the Down fast line to return to depot. This is less safe, inconvenient and can hinder nighttime maintenance. • An Upside MDU with track access (as proposed) enables a more efficient use of nighttime possessions. Vehicular access to the proposed MDSA on Station Avenue will have an improved site access and egress with a one-way in/out route for large vehicles, direct from the main road, Station Avenue and its own track access point. • The current access road to the car park for maintenance vehicles, although acceptable, is challenging for large vehicles due to the large number of cars parked on the slip road to the station car park. • Network Rail and South Western Railway (SWR) have agreed to the loss of all 250 parking spaces, subject to compensation arrangements to be finalised as part of the Station Change procedure. The compensation will be reinvested at the station and to improve existing passenger facilities. • SWR is currently considering the areas at Walton on Thames station where the reinvestment could be deployed, or proposed schemes brought forward.

	<p>Options being considered include bringing forward the following works currently proposed by SWR which form part of its ongoing annual programme of works.</p> <ul style="list-style-type: none"> • Waiting room refurbishment • Toilet refurbishments (Male, Female, Accessible, baby change) • Stair and ramp treads, handrails and tactiles upgrades/install • Refurbish the existing colleague accommodation • Replace the existing seating <p>But also potentially, and subject to costing:</p> <ul style="list-style-type: none"> • Introduce a new waiting room/space on the down platform. • Both platforms require additional waiting shelters. • Assess the unused island platform as a biodiversity site • Liaise with the Local Planning Authority to improve the forecourt on the upside which is a very congested space. • review and replace the whole station signage (wayfinding) and update to our latest specification.
<p>Anticipated non-rail benefits</p>	<ul style="list-style-type: none"> • The release of land for a development of 26 high quality starter homes. • The opportunity to include circa 10% of affordable homes for young families – to be agreed with Elmbridge Borough Council. • Natural surveillance creating a safer neighbourhood. • Reduced fly tipping risk and maintenance costs.
<p>5. Timescales</p>	
<p>Comments on timescales</p>	<p>Subject to obtaining planning permission and satisfactory completion of rail regulatory procedures it is proposed that the indicative timescales would be;</p> <p>Autumn 2024 - Station Change consent obtained.</p> <p>Spring 2025 - Planning permission</p> <p>Late Summer 2025 - Completion of the relocated MDSA</p> <p>Early 2026 –Start of construction.</p> <p>End 2026 - Completion of residential development</p>

6. Railway Related Issues	
History of railway related use	<p>Walton on Thames station first operated in 1838 and was one of the first stations on the Southwest Main Line. There were originally four platforms, but the middle island platforms were abandoned when slower services were introduced and only used the outer tracks, leaving only two operational platforms.</p> <p>The subject TOC car park is situated a short walk from the station on the downside and whilst we do not have a history of this site, given the long and narrow configuration it is likely that it was originally a siding used for train stabling.</p>
When last used for railway related purposes	Walton on Thames station is currently operational. The subject car park remains within the station lease and is currently used as a customer car park. It is unofficially used by Network Rail's maintenance team for occasional storage of plant and materials.
Any railway proposals affecting the site since that last relative use	None.
Impact on current railway related proposals	None.
Potential for future railway related use	The future use of the site has been considered by Network Rail's Strategic Planning team (this is effectively the System Operator function for the Southern Region) with reference to the long-term planning process. There is no published strategy for future changes to the rail service at or through Walton-on-Thames that would require the use of land in the vicinity of the station and its surrounds. It is therefore confirmed that the disposal areas have no future railway related use, and business and technical clearances have been supported.
Any closure or station change or network change related issues	Station Change consent will need to amend the station lease, removing the station car park and access road from the lease.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	There will be a retained right of way in perpetuity for Network Rail operational vehicles and personnel to use the track access points at the subject site, on the Downside, and a residential scheme will be designed with these parameters in mind.

<p>Position as regards safety / operational issues on severance of land from railway</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>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal. The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>The Technical Clearance referenced at Section 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below. These extra disposal site-specific safety conditions identified in the Clearance Certificates are additional to those usually referenced for any disposal:</p> <p>Network Rail reserves the full right and liberty for its workmen, agents or contractors (free from any charge and at all reasonable times except in an emergency) to enter with or without vehicles upon part, or parts of the property for the purpose of maintaining, repairing, renewing or reinstating any structures or infrastructure on its retained land which cannot be reasonably undertaken from its retained land.</p> <p>The part, or parts, of the property over which NR access will be reserved will be specifically defined and agreed between NR and the purchaser before submission of a planning application on the property.</p> <p>Railway Operational Requirements:</p> <p>A minimum 5.0 metre clearance should be kept between the proposed sale boundary and the nearest running rail (not conductor rail). Where the proposed sale boundary is adjacent to a railway retaining wall, bridge or viaduct structure, the new boundary is not to be located within 5.0 metres from the structure. This is to ensure that the footings of the structure remain within Network Rails freehold and that adequate room is available to inspect and maintain in the future.</p> <p><u>Fencing:</u> The purchaser / developer should assess the risk of affecting Network Rail assets and train operation due to development of the sale area, if there is a risk, the purchaser should erect and maintain a new fence min 1.0m from NR existing fence or replace the existing fence with new fence in accordance with NR/L2/TRK/5100. The site fencing requirement must meet NR/L2/TRK/5100 standards. The exact specification of any fencing is required to meet</p>

NR/L2/TRK/5100 and NR/BS/LI/322 is to be agreed with the Maintenance Protection Co-ordinator for the location. Network Rail will assume ownership and maintenance of any new lineside fence; any former Network Rail boundary fence will become the responsibility of the purchaser. The purchaser shall also ensure the sale area and any potential access from the sale area to retained Network Rail land is kept secure against unauthorised access.

Drainage and Services: All surface and foul water drainage from the sale area should be directed away from Network Rails retained land/structures into suitable drainage systems details of which are to be approved by Network Rail. The purchaser shall not engage in any NR drainage asset which could in either the short term or long term affect the railway. Nor shall they undertake any works which shall prevent, exclude or hinder Network Rail or its successor from gaining access to any NR drainage for whatsoever reason as it considers necessary. In addition, the purchaser shall not undertake any works which shall prevent exclude or hinder Network Rail or its successor from undertaking any physical works associated with the management of drainage, including but not limited to maintenance, refurbishment and renewal works for whatsoever reason as it considers necessary.

The purchaser shall be responsible for the removal and disposal of any and all vegetation and rubbish from open drainage system. The construction of soakaways for storm or surface water drainage or attenuation tanks should be approved by Network Rails Drainage Engineer. Any new drains are to be constructed and maintained so as not to have any adverse effect upon the stability of any Network Rail equipment, structure, cutting or embankment. Existing drainage discharges from the retained Network Rail land are to be maintained. Network Rail is to reserve the right to connect any new drains, pipes, wires, cables etc. into services within the sale area.

Construction; The Purchaser (and any successor in title) is not to construct any building within 3 metres of the railway boundary fence. This clearance is to ensure that construction can proceed without affecting the operation of the railway. It also ensures that construction and any subsequent maintenance can proceed without the need to enter onto Network Rail property or for Network Rail property to be used as a means of access. Except with the written agreement of the Network Rail Engineer, no surcharging of cutting slopes, retaining structures or deep continuous excavations (such as for foundations), or any general lowering or raising of ground levels or water tables is to take place adjacent to the railway boundary. The purchaser is to submit fully detailed drawings of any physical alterations and developments within the sale site for Network Rails written approval, prior to any work commencing. If required, a track monitoring proposal shall be provided for NR SAPE/APE and track maintenance engineers review and acceptance. Ground structure and track monitoring equipment shall be inspected throughout the works for signs of movement or settlement. Any plant used within the site are to be positioned and work such that in the event of failure, they will not move or fall within 3 metres of the nearest Network Rail infrastructure.

All costs incurred by Network Rail for approvals, works supervision (protection of the railway infrastructure), track possessions, current isolations, etc. shall be borne by the applicant.

All proposals must comply with all relevant standards. This should not be limited to Network Rail Standards and British Standards.

Support: Network Rail retains a right of support from the Sale site. Any works that may affect the stability of Network Rail assets should be referred to the Senior Asset Protection Engineer (SAPE) for Engineering comments and requirements.

Noise and Vibration: The Purchaser should be made aware of the adjacent railway and take into consideration the associated effects of noise and vibration that may emanate from the passage of trains and the operation of infrastructure equipment. Network Rail reserves the right to alter any aspect of its operational infrastructure. The Purchaser should be aware of the possibility that trains may stop at signals adjacent to the site and that much railway maintenance work is undertaken at night. Any works by the purchaser that may cause vibration and potential movement to NR land should be referred to SAPE for engineering comments and requirements.

Vegetation: The Purchaser is to maintain all vegetation in the sale area so as to ensure that no vegetation encroaches onto Network RAILS retained land. No trees or climbing shrubs should be planted on the sale area such that they could create a nuisance through falling leaves or penetration of roots or provide a means of gaining access to the railway. The Purchaser to ensure lineside planting, etc. does not interfere with sighting lines, clearances, drainage and other services etc. Network Rail will not be liable for damage caused to the purchaser's land or property by the roots or branches of trees on Network Rail land.

Maintenance Agreement: Before transfer commences, the Promoter shall ensure that maintenance agreements are in place with the purchaser that define ownership and responsibilities for inspection, repair and renewal throughout the site to ensure that both Network RAILS commercial interests and safety responsibilities are protected. Network Rail shall inspect (at the purchaser's cost) those parts of the development which are necessary for the safety and continued operation of Network Rail infrastructure. These agreements should also include provisions to apply in the case of events such as the abandonment of construction, structural deterioration, purchaser's insolvency or a failure to comply with the agreement.

Sighting: The purchaser shall ensure that the facade of any new buildings, any works, hording, internal and external lighting could not affect signal sighting.

Senior Asset Engineer [E&P]: The developer must make allowances for the delivery of on track machinery by articulated lorry.

Senior Asset Engineer [Geotechnical]: There is critical track drainage running adjacent to this plot. Any development must not interfere or discharge to this drainage system (including new MDU buildings and/or new residential development).

Ecology: An appropriate ecological risk assessment is carried out prior to any development undertaken by NR (for the MDU section) in compliance with NR's Biodiversity standard (ENV/122). This will ensure that any potential ecological constraints are identified, the impacts assessed, and appropriate mitigation measures proposed are in compliance with UK Wildlife legislation. I have no objection to the sale of the section of land for residential development and no biodiversity assessment would be required given the area is only hard standing.

Station Portfolio Surveyor: Developer to pay the costs for moving ANPR equipment. SWR to be compensated for loss of spaces during works. Developer to work with SWR and NR for notification of access changes to the Car park.

Engineering : Southern ASPRO: There will need to be the covenants on the land to ensure this no build zone is enforced and Network Rail are consulted and approve the design of any future building / change land use. For any future development or construction on the land, once the purchaser (or any successor in title) /developer has appointed a design team, it shall consult with the NR Southern Asset Protection team on the guidance s and requirements relating to development and construction on ex-NR land adjacent railway lines, including the positioning of balconies and opening windows. Prior to proceeding with any design and construction works within the sale area, the Purchaser (and any successor in title) must contact the Network Rail Asset Protection team and sign an asset protection agreement. All costs incurred by Network Rail in giving approvals are to be reimbursed by the Purchaser. In addition to submitting applications to the local planning authority, the purchaser/developer must submit outline Architectural design (drawings/sketches) to NR stakeholders, mainly NR Senior Architects in NR Buildings, relevant Asset Engineers, Maintenance Engineers, SAPE, etc and should obtain written acceptance from NR stakeholders. The ASPRO will issue a deliverables list which includes, but is not limited to, documents, reports, design forms, lifting plans, construction methodology plans, method statements, glare assessment, WPP for enabling works within sale area and within zone of influence etc. The Purchaser/ developer/ principal contractor is to progressively submit the deliverables for ASPRO acceptance prior to commencement of the site works If any damage, defects or disruption to Network Rails Infrastructure or railway operations occurs due to the OP/applicants work, it will be the responsibility of the outside party (OP)/applicant, and this should be repaired and reinstated by OP/applicant at no cost to Network Rail. Any site works which might associate with risks to NR assets and railway operations will be monitored by an NR representative, cost to be borne by the landowner. The purchaser/developer shall ensure appropriate ground and track monitoring equipment are provided at the Senior Asset Protection Engineer's discretion, this to be inspected throughout the works for signs of movement or settlement during or after any works. Any additional information supplied with this clearance request is indicative only, further approval, safety and engineering conditions will be specified by SAPE. As built drawings showing the route/cross sections of the new service are to be provided on completion of the works. Failure to provide this information may leave the service vulnerable to other works undertaken in the area. Conditions as advised specifically by a Stage 2 (Technical) Consultee. The Promoter should seek guidance from Legal Services, for confirmation of wording, on the basis that such requirements are incorporated into the legal document. In accordance with the Property Clearance Process NR/L2/PRO/001: The Promoter is responsible for making sure that the conditions are complied with for both Business and/or Technical Clearances.

N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer). The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.

	The technical clearance sets out specific minimum distances against which any new buildings should be off set from the Network Rail Boundary fence.
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation	<p>Elmbridge Borough Council has an adopted Local Plan comprising a Core Strategy (2011) and Development Management Policies. The adopted Planning Policy Map indicates that both the subject site and the proposed MDU site are located within EA flood Zone 1 (low probability of flooding) and the 7km Thames Basin Heath SPA buffer zone.</p> <p>A meeting was held with planning officers in March 2023. As a result of these discussions, coupled with changing market conditions and buyer sentiment, an initial flatted scheme was revised to propose a terrace of townhouse homes, 20 car parking spaces, cycling parking and associated landscaping. At a subsequent pre-application meeting the Council was receptive to the proposed housing scheme. It was supportive of the mix of 2 and 3 bed homes and recognised the proposed development would address the current housing demand.</p>
Contamination / Environmental Issues (if applicable)	The party acquiring the land will be responsible for any necessary environmental remediation works required to make the site suitable for redevelopment.
8. Internal Consultation	
Internal consultation	The future use of the site has been considered internally through the formal Clearance processes. The disposal is subject to a number of standard conditions contained within the business and technical clearance certificates.
9. Local Authorities	
Names & Email Addresses:	Elmbridge Borough Council Civic Centre, High Street, Esher, Surrey KT10 9SD
Local Transport Authorities:	Surrey County Council Senior Transport Development Planning Officer Transport Development Planning.
Other Relevant Local Authorities:	None.

10. Internal approval to consult

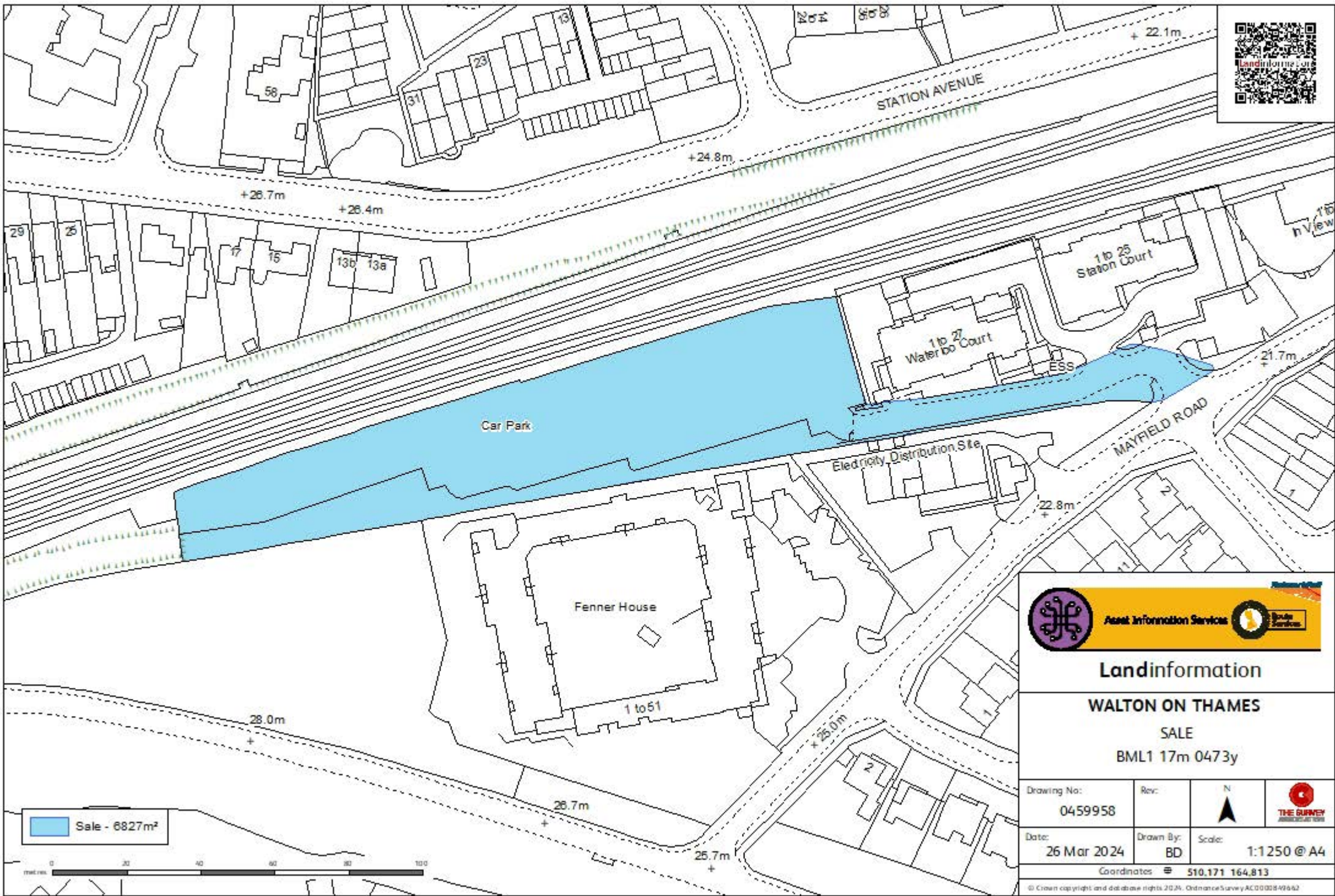
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
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11. External Consultation

Summary of position as regards external consultations	<p>The consultation commenced on 18 April 2024 with an official end date of 16 May 2024.</p> <p>We consulted with 35 organisations and received replies from all of them. The vast majority (31) had either a 'No comment' or 'No objections' reply. Representations were received 4 parties:</p> <ol style="list-style-type: none"> 1.0 South Western Railway 2.0 Freightliner Ltd 3.0 British Transport Police <p>The detailed correspondence following the representations is included in the attached Consultation Report at Annexe 1.</p> <ol style="list-style-type: none"> 4.0 Elmbridge Borough Council <p>The two council-owned car parks (edged purple and edged red on Plan No. 0463059.pdf : Site Location B: plus Adjacent Car Parks and MDU) are rail users' first choice car parks (rather than the station car park) as they are immediately adjacent to the station. Elmbridge BC has commented that while there is no current plan to dispose of its car parks, it can't guarantee that they will be retained in perpetuity. Network Rail has enquired about the future status of its car parks with Elmbridge BC (in writing and conversations), and has been advised that they provide valuable income and service to constituents. Whilst this is not a definitive answer, the council's response to this land disposal consultation proposal is considered neutral with no specific objection regarding the proposed sale of Network Rail's station car park.</p> <p>The detailed correspondence following the representations is included in the attached Consultation Report at Annexe 1.</p>
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Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections.
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12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Development Manager, (Solum Joint Venture) Property.
Signed	Date 20/6/24
Authorised by (name):	Authoriser's job title: Director, Development Property.
Signed	Date 25/6/24

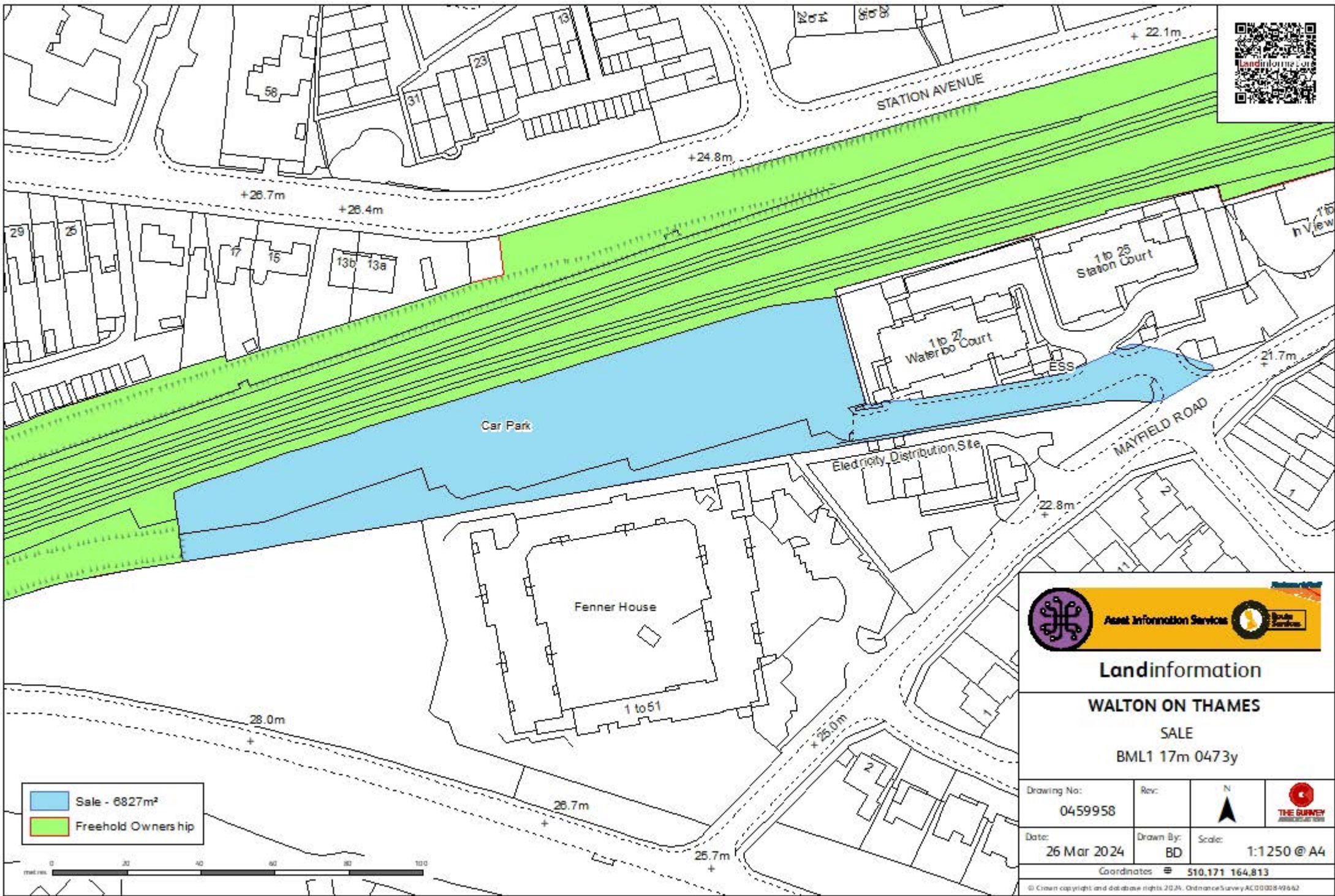


Landinformation

WALTON ON THAMES
SALE
BML1 17m 0473y

Drawing No: 0459958	Rev:	N ▲	
Date: 26 Mar 2024	Drawn By: BD	Scale: 1:1250 @ A4	
Coordinates = 510.171 164.813			

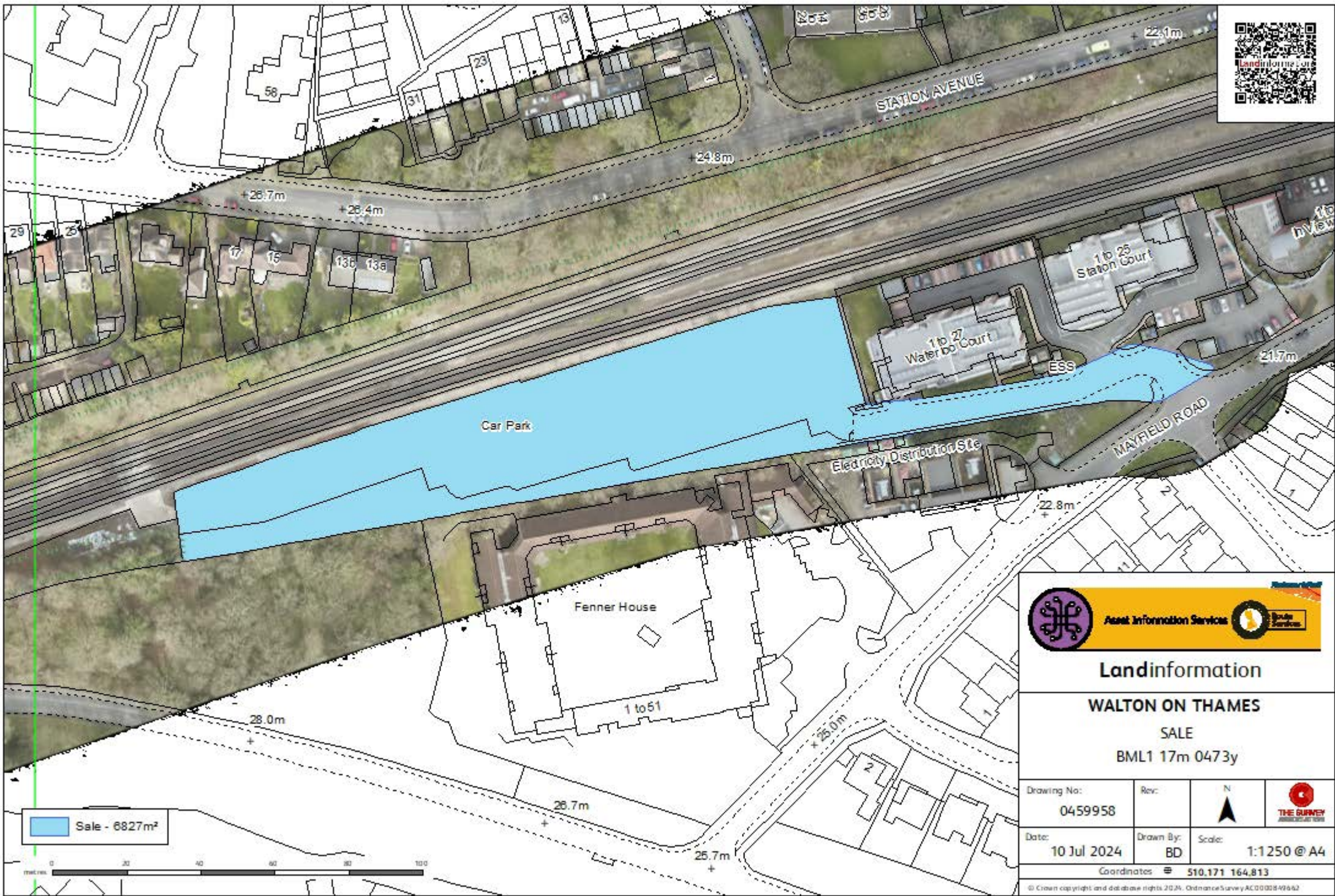
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Sale - 6827m²
 Freehold Ownership



Asset Information Services			
<h2>Landinformation</h2> <h3>WALTON ON THAMES</h3> <p>SALE BML1 17m 0473y</p>			
Drawing No: 0459958	Rev:	 N	 THE GURVEY <small>ESTABLISHED 1978</small>
Date: 26 Mar 2024	Drawn By: BD	Scale: 1:1250 @ A4	
Coordinates = 510.171 164.813			
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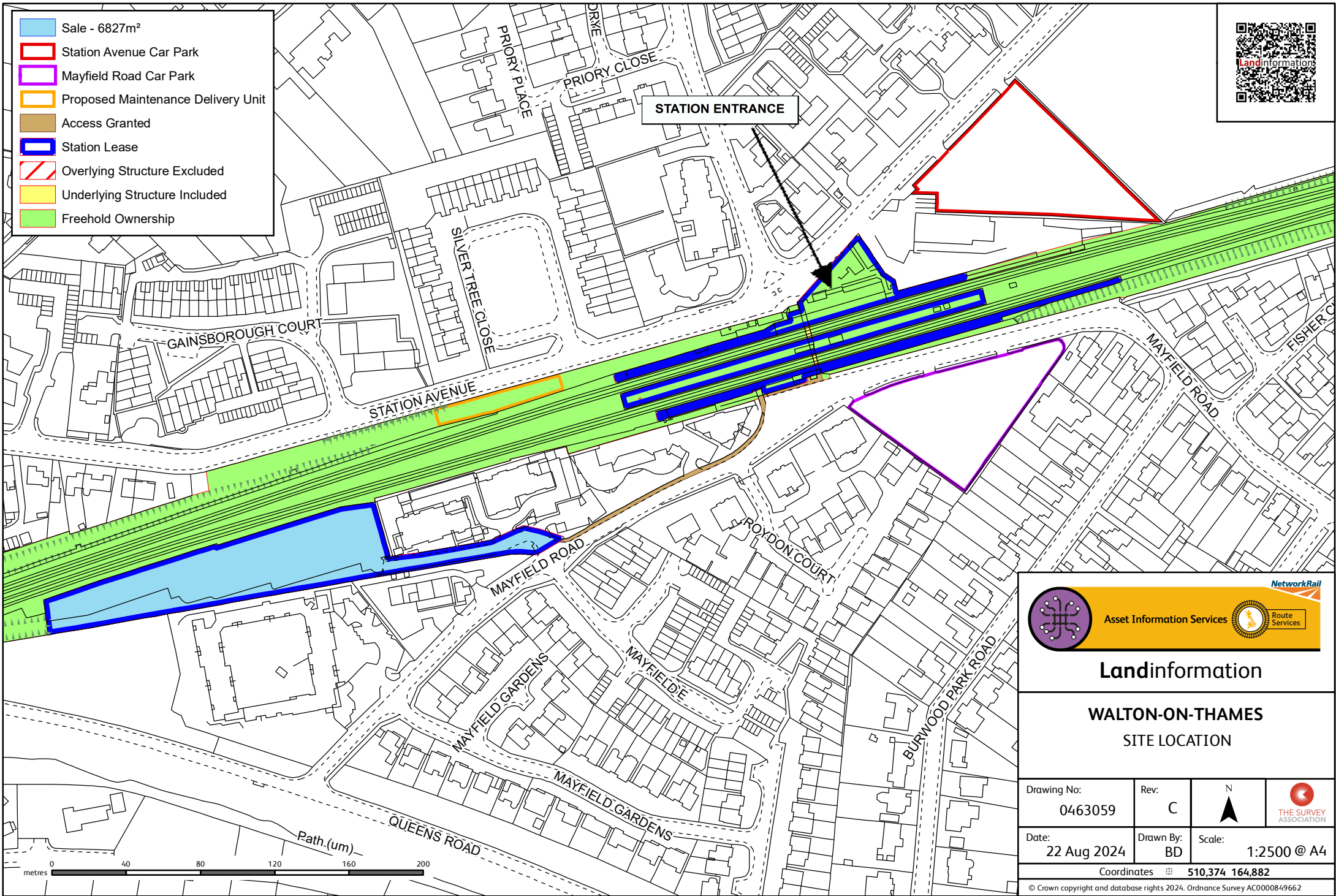


Sale - 8827m²



Landinformation			
WALTON ON THAMES			
SALE			
BML1 17m 0473y			
Drawing No:	Rev:	N 	
0459958			
Date:	Drawn By:	Scale:	
10 Jul 2024	BD	1:1250 @ A4	
Coordinates = 510.171 164.813			
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- Sale - 6827m²
- Station Avenue Car Park
- Mayfield Road Car Park
- Proposed Maintenance Delivery Unit
- Access Granted
- Station Lease
- Overlying Structure Excluded
- Underlying Structure Included
- Freehold Ownership



Landinformation			
WALTON-ON-THAMES			
SITE LOCATION			
Drawing No: 0463059	Rev: C		
Date: 22 Aug 2024	Drawn By: BD	Scale: 1:2500 @ A4	
Coordinates \square 510,374 164,882			
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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: SWR Station Car Park, Mayfield Road, Walton on Thames

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

Summary of position regarding responses:

The consultation commenced on 18 April 2024 with an official end date of 16 May 2024.

We consulted with 35 organisations and received replies from all of them. The vast majority (31) had either a 'No comment' or 'No objections' reply. Representations were received 4 parties:

- 1.0 South Western Railway
- 2.0 Freightliner Ltd
- 3.0 British Transport Police
- 4.0 Elmbridge Borough Council

The detailed correspondence following the representations is included in the attached Consultation Report at Annexe 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	03/05/2024	No Comments See Annex 1	
2	Transport for the North		Y	10/05/2024	No Comments See Annex 1	
3	Transport for London Engineering		Y	24/04/2024	No Comment See Annex 1	
4	Arriva Trains Cross Country		Y	18/04/2024	No Comment See Annex 1	
5	C2c Rail Limited		Y	10/05/2024	No Objections See Annex 1	
6	Chiltern Railway Company Limited		Y	19/04/2024	No Comments See Annex 1	
7	Eurostar International Limited		Y	18/04/2024	No Comment See Annex 1	
8	Great Western Railway		Y	18/04/2024	No Objection See Annex 1	

9	South Western Railway (taken over Wessex franchise on 20/8/17)		Y	15/05/2024	Sufficiently Satisfied but See Comments in Annex 1	
10	Grand Central Railway Company Limited		Y	16/05/2024	No Comment See Annex 1	
11	London Overground Rail Operations Limited		Y	13/05/2024	No Comments See Annex 1	
12	London & South Eastern Railway Limited (Southeastern)		Y	19/04/2024	No Comments See Annex 1	
13	Mersetrail Electrics 2002 Limited		Y	18/04/2024	No Objections See Annex 1	
14	MTR Crossrail		Y	09/05/2024	No Objection See Annex 1	
15	Northern Rail Limited		Y	18/04/2024	No Comments or Issues to Raise See Annex 1	
16	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	02/05/2024	No Objections See Annex 1	
17	Transport UK		Y	02/05/2024	No Challenge See Annex 1	
18	COLAS Rail Limited		Y	15/05/2024	No Comments See Annex 1	

19	Nuclear Transport Solutions (Formerly Direct Rail Services Limited)		Y	18/04/2024	No Comments See Annex 1	
20	DB Cargo UK Limited (Formerly DB Schenker)		Y	14/05/2024	No Objection See Annex 1	
21	Logistics UK (Formerly Freight Transport Association)		Y	18/04/2024	No Objection See Annex 1	
22	Freightliner Limited		Y	15/05/2024	Happy with Proposed Disposal but See Comments in Annex 1	
23	GB Railfreight Limited		Y	19/04/2024	No Issues See Annex 1	
24	Rail Freight Group		Y	22/04/2024	Ok with RFG See Annex 1	
25	West Coast Railway Company		Y	09/05/2024	No Comments See Annex 1	
26	W.H. Malcolm		Y	09/05/2024	No Comments See Annex 1	
27	Association of Community Rail Partnerships		Y	20/04/2024	No Objections See Annex 1	
28	British Transport Police		Y	23/04/2024	Respective Concerns See Comments in Annex 1	
29	Crossrail 2		Y	19/04/2024	No Comments See Annex 1	

30	London Travelwatch		Y	07/05/2024	No Comments See Annex 1	
31	Transport Focus (formerly Passenger Focus)		Y	19/04/2024	No Comment See Annex 1	
32	Network Rail Media Relations		Y	13/05/2024	No Objections See Annex 1	
33	Transport for London		Y	15/05/2024	No Comments/ Objections See Annex 1	
34	Surrey County Council		Y	15/05/2024	No Objections See Annex 1	
35	Elmbridge Borough Council		Y	16/05/2024	Supported in Principal but See Comments in Annex 1	

Copies of responses are given in the Annexe 1 below.

A copy of the consultation request (before customisation for any individuals) is given in Annexe 2.

1 Department for Transport

From:

Sent: Friday, May 3, 2024 8:48 AM

To:

Cc:

Subject: FW: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Morning

I can confirm relevant DfT officials have confirmed no comments. Please proceed.

Cheers

**Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport
Second Floor
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR**

2 Transport for the North

From:

Sent: Friday, May 10, 2024 10:47 AM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

I can confirm that Transport for the North has no comments on this land disposal in Walton-on-Thames.

Regards,

Rail Strategy Manager



Level 6, Town Hall Extension, Lloyd Street, Manchester M2 5DB

www.transportforthenorth.com



I work flexibly, so whilst it suits me to e-mail outside normal working hours, I do not expect a response outside your own.



3 Transport for London Engineering

From:

Sent: Wednesday, April 24, 2024 10:31 AM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Thank you . No record of any TfL assets here so no comment from me.

Principal Engineer Infrastructure Protection Strategy

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

Tel: *Please use email at present.*

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



Mitigating risk - while helping London develop.

4 Arriva Trains Cross Country

From:

Sent: Thursday, April 18, 2024 1:15 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

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



5 C2c Rail Limited

From:

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

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thanks for your email

Not sure what is required as xxxx never mentioned this.

The area concerned has no impact on c2c delivery or belong to any of our land lease areas. There would be no objection of the land disposal on these grounds.

Hope this helps .

Regards

Facilities Manager**c2c**Part of  **TRENITALIA UK**
FERROVIE DELLO STATO ITALIANE GROUP**Trenitalia c2c Limited**7th Floor Centennium House,
100 Lower Thames Street,
London EC3R 6DLMW: www.c2c-online.co.uk

6 Chiltern Railway Company Limited

From:**Sent:** Friday, April 19, 2024 9:38 AM**To:****Subject:** RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead
Chiltern Railways

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



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Chiltern Railways is the trading name of The Chiltern Railway Company Limited. Registered office: 1 Admiral Way, Doxford International Business Park, Sunderland, SR3 3XP. Company No: 3007939.

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7 Eurostar International Limited

From:

Sent: Thursday, April 18, 2024 1:41 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

No comment from Eurostar

Thanks

PA to Chairman, Strategy Director & Director of People



My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de

*répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de
jouw, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.*

8 Great Western Railway

From:

Sent: Thursday, April 18, 2024 1:24 PM

To:

Subject: Re: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hello

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

9 South Western Railway (taken over Wessex franchise on 20/8/17)

From:

Sent: Thursday, June 20, 2024 9:45 AM

To:

Cc:

Subject: RE: Land disposal consent - Walton On Thames

Hello,

Again, apologies for the delay [REDACTED]

In answer to your query regarding Elmbridge Borough Council's long-term future for their two car parks adjacent to Walton-on-Thames station; like you we enquired with them but unlike you thus far, did receive a response.

Apologies, but obviously for reasons of confidentiality, I am not able to provide their answer to you, suffice to say this matter, as per our LC17 response, is now closed.

[REDACTED]

I'm sure XXXX will be in touch with you in due course, and I know will gradually be working alongside XXXX stations' teams, but if you have any further questions etc., for now, do please copy both of us in.

Many thanks

**Senior Regulatory Access Manager
South Western Railway**

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



From:

Sent: Wednesday, June 12, 2024 12:07 PM

To: SWR

Subject: RE: Land disposal consent - Walton On Thames

Hi,

I have just been reviewing the LC17 replies and note that SWR has accepted the issue regarding the long term future of the two council owned car parks, that are the customers' choice, being close to the station entrance.

I have asked Elmbridge BC to clarify this point and am still awaiting a reply. May I ask what further information / comfort SWR received from Elmbridge BC to reach this conclusion , and if you are able to share this?

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

From:

Sent: Monday, June 10, 2024 12:44 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Good afternoon,

Following the completion of internal reviews, and the seeking of some assurances & permissions with applicable parties, I am now able to present our final response to this LC17 application. This naturally supplants / updates our initial response dated 15th May 2024.

If you have any further questions, please do let me know.

Kind regards

Senior Regulatory Access Manager
South Western Railway

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





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

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

Ref: FMSWT/LC17/WaltonOT/CR-57504/v2

10th June 2024

Dear

FMSWT Final & Updated Response to the draft application by Network Rail Infrastructure Ltd. to dispose of land in accordance with Land Disposal Condition of its Network Licence [LC17] ~ *Walton-on-Thames Mayfield Road (Downside) Station Car Park.*

On behalf of First MTR South Western Trains Ltd. ["FMSWT"], please take this letter as a full & final statement to Network Rail's email dated 18th April 2024, (and its accompanying documents relative to the proposal, titled '*Freehold disposal of land at Mayfield Road, Walton-on-Thames, Surrey, KT12*' – referenced to land plan no. CR/57504 and plan drawings Nos 0459958 / 0463059). This letter updates that sent on the 15th of May 2024.

Since our initial response, we have continued to review & clarify with applicable parties', those necessary assurances, and permissions crucially needed to enable FMSWT to satisfactorily move to a position of consent with such application. In the context of our initial response, may we therefore present an update to those outstanding matters, as detailed below:

1. Department for Transport ["DfT"]:

FMSWT has now received satisfactory endorsement from the DfT regarding the disposal of the car park land, resultant from Network Rail's LC17 disposal application. On this basis, our concern regarding such matter is now resolved.

2. Part 1 (Disposal – Car Parks)

We have now received information regarding the current, longer-term expectations of Elmbridge Borough Council, (this with regards to their two adjacent *station* car parks), adequate enough to practically assess the impact upon FMSWT's provision, of car parking capability. This as a result of the proposed closure of the station car park, and the impact this could have on the Customer.

This included consideration of the impact upon the customer's ability to use the Council car parks as a proxy for no longer being able to use the Station car park.

As a result of both the feedback from the Council regarding their strategy, and the fact that their car parks will be able to incorporate those current users redirected from the closed station car park, FMSWT is able to confirm this item is now concluded. Noting however any possible future risk with increased usage of the car parks, as a result of an increase in rail demand going forward.

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

FMSWT continues to be aware that any comments relating to Station Change, Network Change and/or the Planning processes, are dealt with in tandem with the LC17 process.

We stress that clarification continues to be necessary from Network Rail, on the basis that any tangible land disposal does not occur until the Station Change is formally agreed by us, (and registered with the ORR¹). We also recognise that the Station Change mechanism is the portal to addressing such matters associated with changes to layout & availability of station facilities, of which we will continue to seek assurance of through the process; in light of those three key areas mentioned previously; namely:

- a) Plans for mitigating any effect on FMSWT customers;
- b) Detailed timescales and staging information relative to the delivery of the projects referred to within the disposal proposal; and...
- c) Details of all temporary car parking arrangements.

Nonetheless, we visibly recognise this as an evolving, parallel project matter, which ought not stand in the way of the LC17 land disposal, application process.

On the above bases, FMSWT is now sufficiently satisfied for Network Rail's LC17 application process to proceed.

Yours Faithfully,

First MTR South Western Trains Ltd.

¹*This being in recognition that the ORR can include a condition within its LC17 consent letter, that completion of the station change procedure is necessary prior to any land disposal. This effectively means that the LC17 approval can be granted, conditional upon station change approval at a later date, when detailed design and construction information becomes available.*

A FirstGroup and MTR company

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

Rail Delivery Group



From:
Sent: Wednesday, June 5, 2024 1:21 PM
To:
Subject: FW: Land disposal consent - Walton On Thames

FYI

From:
Sent: Wednesday, June 5, 2024 1:21 PM
To:
Cc:
Subject: RE: Land disposal consent - Walton On Thames

Hi

We spoke a couple of weeks ago regarding the Walton on Thames LC17 and you responded with a holding letter (attached) as you awaited further information from Elmbridge BC, the DfT and also some internal SWR discussions.

I wondered how you were getting on with these and also whether we could assist?

I understand the DfT is on board with the sale of the TOC car park at Walton as it has responded positively to the LC17. For some reason their reply won't attach but I will forward it to you separately.

On behalf of Network Rail, I have separately contacted Elmbridge BC to confirm their future strategy and proposals regarding the long term plans for the two station car parks – which I appreciate is something that you mentioned, but also that the wider rail industry should be aware of.

If you could let me an update, it would be appreciated.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

Advance notice of annual leave: 18th June to 2nd July 2024

From:

Sent: Wednesday, May 15, 2024 4:00 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Good afternoon,

As mentioned last week, FMSWT has conducted a full internal review of Network Rail's draft LC17 application to dispose of land incorporating the car park and access road at Walton-on-Thames station, Mayfield Road car park. This based upon the presentation e-mail & documents initially sent by Network Rail on 18th April 2024.

Naturally our Commercial, Social Development & Stations' teams have been engaged in this from an early stage. Therefore, may I take the opportunity to present FMSWT's formal response to this draft application.

Our response is naturally based upon internal feedback, but also the present company position; one where we must currently defer any decision on this proposed disposal, pending outstanding matters that continue to need, further substantiation and/or approval.

Kind regards,

Regulatory Access Manager
South Western Railway

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





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

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

Ref: FMSWT/LC17/WaltonOT/CR-57504

15th May 2024

Dear

FMSWT Response to the draft application by Network Rail Infrastructure Ltd. to dispose of land in accordance with Land Disposal Condition of its Network Licence [LC17] ~ *Walton-on-Thames Mayfield Road (Downside) Station Car Park.*

On behalf of First MTR South Western Trains Ltd. ["FMSWT"], we hereby formally respond with reference to your email dated 18th April 2024, and its accompanying documents relative to the above proposal, titled '*Freehold disposal of land at Mayfield Road, Walton-on-Thames, Surrey, KT12*' – referenced to land plan no. CR/57504 and plan drawings Nos 0459958 / 0463059.

Having internally reviewed the detail associated with this draft application, FMSWT is minded deferring any decision regarding this application for the following reasons, as presented below:

1. Department for Transport:

As a consequence of the proposed sale of land and removal of car park spaces from FMSWT's station lease, before any decision can be tended, there is a need to garner permission from the Department before doing so. We are currently in discussion with them regarding this, but until we receive a confirmational response, FMSWT is not currently able to formally clarify its position.

2. Part 1 (Disposal – Car Parks)

"There is reference to the fact that following surveys on the use of the Mayfield Road station car park, alongside that of the two Council owned car parks, that there would be sufficient room within the two council parks to accommodate those users transferred from the station car park".

A FirstGroup and MTR company

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

Rail Delivery Group





FMSWT considers, irrespective of the survey information summarised, that there still needs to be clarification from the Local Authority (Elmbridge Borough Council), that they have no longer term strategic plans to remove any of their own parking facilities, relative to the two car parks nearby.

We are currently in contact with the Borough Council to confirm such strategy. Until we receive a confirmational response, FMSWT is not currently able to formally clarify its position.

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

FMSWT is naturally aware that any comments relating to Station Change, Network Change and/or the Planning processes are dealt with in tandem with the LC17 process.

However, it needs to be clarified that FMSWT requests of Network Rail, an acknowledgement that the actual land disposal will not occur until the Station Change is formally agreed by us, (and thence registered with the ORR¹). Whilst we recognise that the Station Change mechanism is the portal to addressing those matters associated with changes to layout & availability of station facilities, we nonetheless seek this assurance.

We raise this on the basis that the following primary concerns will need to ultimately be addressed through the Station Change process, namely:

- a) Plans for mitigating any effect on FMSWT customers;

- b) Detailed timescales and staging information relative to the delivery of the projects referred to within the disposal proposal; and...
- c) Details of temporary car parking arrangements (notwithstanding Point 2 above) necessitated during the implementation of the projects referred to within the disposal proposal, and an assessment of whether these arrangements would meet current demand.

FMSWT is very much aware of the importance of such project and looks forward to working with those applicable parties' in resolving the above outstanding concerns, in accord with the evolving Station Change process.

Yours Sincerely

Regulatory Access Manager
First MTR South Western Trains Ltd.

¹*This being in recognition that the ORR can include a condition within its LC17 consent letter, that completion of the station change procedure is necessary prior to any land disposal. This effectively means that the LC17 approval can be granted, conditional upon station change approval, at a later date when detailed design and construction information becomes available.*

A FirstGroup and MTR company

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

Rail Delivery Group



10 Grand Central Railway Company Limited

From:

Sent: Thursday, May 16, 2024 10:23 AM

To:

Subject: RE: URGENT TODAY - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Dear

I am sorry for the delay in responding.

GC has no comment on this proposed land disposal.

Regards,

Chief Operating Officer | **Grand Central Rail**

11 London Overground Rail Operations Limited

From:

Sent: Monday, May 13, 2024 3:02 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hello

Walton does not impact ARL operations and therefore there are no comments.

Many Thanks,



Industry Contracts Manager

www.arrivarailondon.co.uk

Arriva Rail London, 4th Floor Palestra House, 197 Blackfriars Road, Southwark, SE1 8NJ

12 London & South Eastern Railway Limited (Southeastern)

From:

Sent: Friday, April 19, 2024 10:37 AM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

Southeasternrailway.co.uk

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

13 Merseyrail Electrics 2002 Limited

From:

Sent: Thursday, April 18, 2024 1:15 PM

To: Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

We have no objections

Thanks

Legal & Compliance Manager / Data Protection Manager



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

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14 MTR Crossrail

From:**Sent:** Monday, May 13, 2024 3:28 PM**To:****Subject:** RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

I have already responded – see attached.

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtrElizabeth line | **From:****Sent:** Thursday, May 9, 2024 10:45 AM**To:****Subject:** RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

MTR Elizabeth line has no objection.

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtrElizabeth line | 

15 Northern Rail Limited

From:

Sent: Thursday, April 18, 2024 2:08 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Good afternoon,

Thank you for your email. On this occasion this proposal is not on our network and therefore we have no comments / issues to raise.

Kind regards

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT



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

From:

Sent: Thursday, May 2, 2024 3:14 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

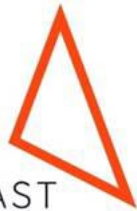
Good afternoon,

I am happy to confirm that Avanti West Coast have no objections to this land disposal at Mayfield Road, Walton on Thames.

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

Many thanks

AVANTI
WEST COAST



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

17 Transport UK

From:

Sent: Thursday, May 2, 2024 3:29 PM

To:

Subject: Re: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

OFFICIAL

Hey

No challenge from TUK.

Best regards

Head of Operations &
Customers
Transport UK Group



www.transport-uk.com



1st Floor, 58 Robertson Street, Glasgow, G2 8DU



18 COLAS Rail Limited

From:

Sent: Wednesday, May 15, 2024 9:59 AM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi – no comments.

KR,



Head of Property

Mob.

A handwritten signature in black ink, appearing to be "KR", written over a horizontal line.

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

19 Nuclear Transport Solutions (Formerly Direct Rail Services Limited)

From:

Sent: Thursday, April 18, 2024 2:39 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Good Afternoon,

NTS have no comments.

Kind regards,

Procurement Manager
Property & Infrastructure
Nuclear Transport Solutions



www.nucleartransportsolutions.com

www.directrailservices.com

20 DB Cargo UK Limited (Formerly DB Schenker)

From:

Sent: Tuesday, May 14, 2024 9:42 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

As your documentation suggests, the site was a small stabling facility for coaching stock while a much larger one also existed on the Up side between Weybridge and Walton on Thames called Oatlands. Both sites were certainly falling out of use before 1967, when most trains on the route were electrified.

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

Rail Network Advisor**Legal & Regulatory Affairs**

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

(w): www.uk.dbcargo.com



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

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21 Logistics UK (Formerly Freight Transport Association)

From:

Sent: Thursday, April 18, 2024 3:25 PM

To:

Subject: Re: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Logistics UK has no objection to the proposed land disposal.

Kind Regards,

22 Freightliner Limited

From:

Sent: Wednesday, May 15, 2024 4:38 PM

To:

Subject: FW: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

FYI

From:

Sent: Wednesday, May 15, 2024 2:09 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thanks for coming back to me.

On that basis I am happy with the proposed disposal thank you.

Kind regards

Group Property Manager
Freightliner Group Limited

Web: www.gwrr.co.uk

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From:**Sent:** Wednesday, May 15, 2024 11:35 AM**To:****Cc:****Subject:** RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Sorry to chase – but the consultation is closing tomorrow and I understand you are the remaining consultee. We would appreciate your views on this site. By all means give me a call to discuss if you wish.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

From:**Sent:** Tuesday, May 14, 2024 3:50 PM**To:****Cc:****Subject:** FW: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

has passed on your question on Walton on Thames to me and in turn I have asked the Project Manager (Infrastructure Improvement) for the MDU. Images below.

Apparently there is now no connection to the main line.

Does this answer your question and enable you to give consent to the sale of this TOC car park?

Regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

From:

Sent: Tuesday, May 14, 2024 1:24 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Answers below

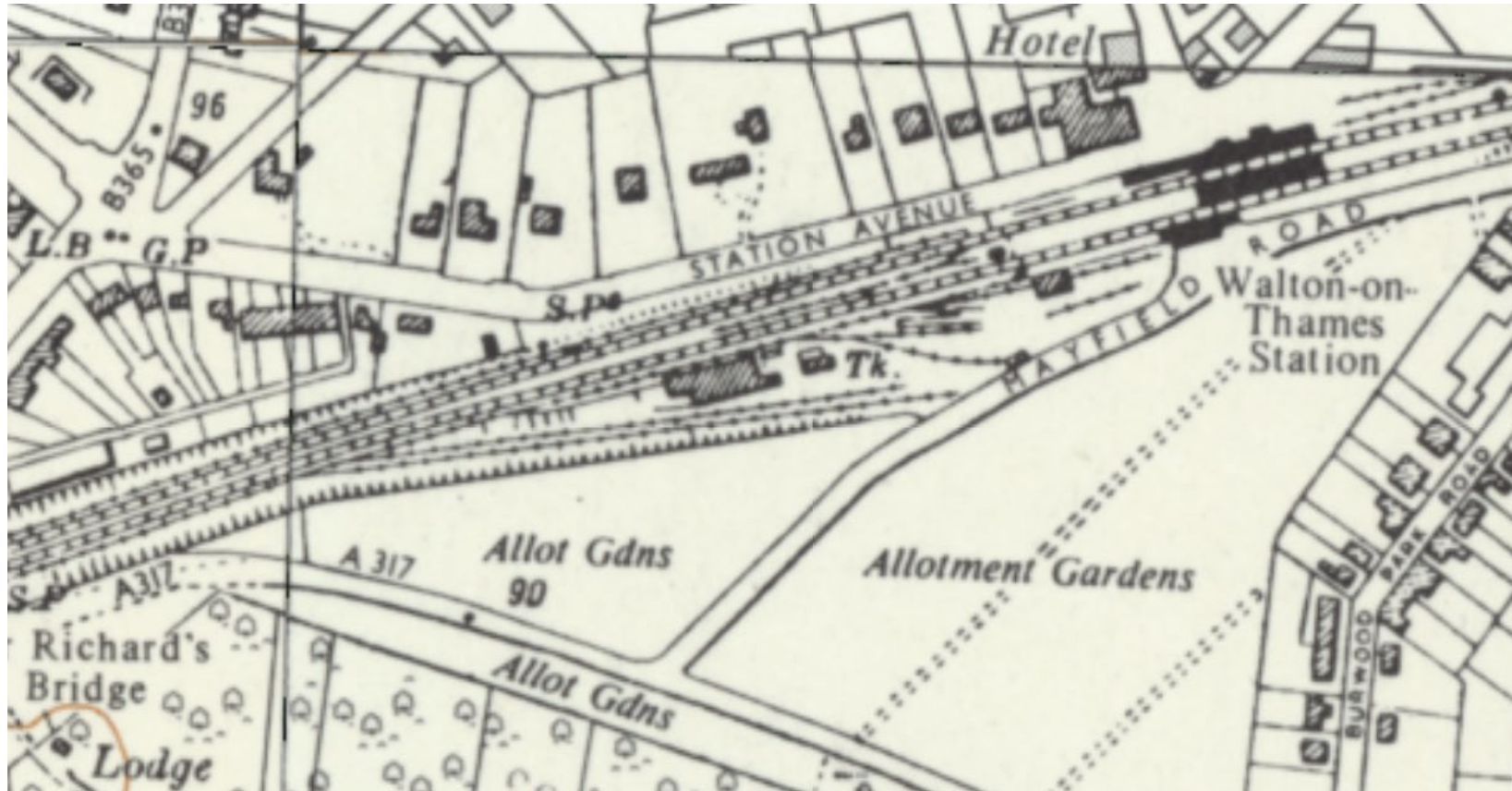
Can you confirm if the mainline connection and associated signalling has been removed?

I can see that this most likely used to be a freight yard wondering if it is still viable as such?

Yes, this would have been a freight depot decades ago but there is no connection to the main line or other assets left. And no, no infrastructure of any sort still exists from then.

Some helpful images included below

Pre-1973 map



Satellite view by 2003



Location by 2019



Project Manager (Infrastructure Improvement)
Wessex Inner DU, Wessex Route

Network Rail, C/O South Western Railway Depot, 73-75 Plough Road, London, SW11 2UH

From:**Sent:** Tuesday, May 14, 2024 11:49 AM**To:****Subject:** FW: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

FYI

From:**Sent:** Tuesday, May 14, 2024 11:48 AM**To:****Subject:** FW: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Sorry to bother you with this query but question raised on Walton on Thames for the LC17 Consultation - from (GWRR)

*Can you confirm if the mainline connection and associated signalling has been removed?
I can see that this most likely used to be a freight yard wondering if it is still viable as such?*

Regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

From:**Sent:** Tuesday, May 14, 2024 11:33 AM**To:****Subject:** FW: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Are you able to go back to please.

Regards

From:

Sent: Tuesday, May 14, 2024 11:28 AM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Can you confirm if the mainline connection and associated signalling has been removed?

I can see that this most likely used to be a freight yard wondering if it is still viable as suck=h.

KR

23 GB Railfreight Limited

From:

Sent: Friday, April 19, 2024 11:55 AM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

No issues from GBRf.

Regards,

GB Railfreight

Head of Strategic Access Planning

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

GB Railfreight Limited | Registered in England number 03707899

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

24 Rail Freight Group

From:

Sent: Monday, April 22, 2024 9:13 AM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.



The banner features a background image of a campfire with flames and logs. On the left, the RFG logo is in the top left corner. Below it, the text 'Spring MEETING & BBQ' is written in large, bold, white letters. Underneath that, the date '15 MAY 2024' and location 'LION QUAYS RESORT - OSWESTRY' are listed in smaller white text. On the right side of the banner, the text 'Fire up your freight social calendar' is written in white. Below that, 'Join us at our popular networking BBQ!' is written in white. At the bottom right, the words 'BOOK TODAY!' are written in large, bold, yellow letters with a white outline.

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

25 West Coast Railway Company

From:

Sent: Thursday, May 9, 2024 11:52 AM

To:

Subject: Re: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

no comments

WCR

26 W.H. Malcolm

From:

Sent: Thursday, May 9, 2024 10:28 AM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

27 Association of Community Rail Partnerships

From:

Sent: Saturday, April 20, 2024 2:53 PM

To:

Subject: Re: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

We have no objections from community rail to this land disposal.

Thanks

Regions Support Manager



Mobile:

Web: communityrail.org.uk

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



Community Rail Network supports a growing movement of **70 community rail partnerships** and **1,000 volunteer groups** across Britain: engaging local people with their railways and stations, enabling sustainable and inclusive mobility, and bringing rail into the heart of communities.

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more



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28 British Transport Police

From:

Sent: Thursday, April 25, 2024 9:34 AM

To:

Subject: FW: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Reply from BTP, attached below.

Regards

From:

Sent: Wednesday, April 24, 2024 5:39 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi All noted. VMT.

From:

Sent: Wednesday, April 24, 2024 3:20 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thank you for your diligent response to the Licence Condition 17 consultation.

I have read your comments and understand the points you have made, due to the proximity of proposed houses to the operational railway.

By this reply I am copying in the development team so they are aware of the issues which we will fully comply with. If in the course of the detailed design process, the need arise to make changes to your specification, we will consult with you first and agree a way forward – if that becomes necessary.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

From:

Sent: Tuesday, April 23, 2024 10:02 AM

To:

Subject: FW: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Please see below comments from BTP.

Can you please copy my in on your response.

Regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – None at Present

From:

Sent: Tuesday, April 23, 2024 9:53 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Dear

Thank you for the opportunity for this Unit to respond to the proposed Land Disposal at Walton on Thames.

Having read the proposal for the land, I have respective concerns regarding homes being built so close to the railway with regards to the opportunity for children to 'explore' along with additional concern for people of all ages suffering increasing 'mental Health' Issues.

In this light I would therefore propose the likes of Close Welded Mesh or Palisade fencing at a minimum height of 2.1m above ground level and far enough away from potential climbing aids e.g. Trees, Electrical cabinets, Bollards etc.

I would also wish consideration for the potential for 'under-fencing' security e.g. fencing extended 0.5m below ground so as to deny animals (or humans) the ability to 'burrow under' thereby affording the potential for further compromise of the railway by those wishing to exploit.

Best Regards.

Designing Out Crime Officer
British Transport Police

29 Crossrail 2

From:

Sent: Friday, April 19, 2024 9:52 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

I have no comments or views in respect of the disposal of this site from a Crossrail 2 perspective.

Regards,

Safeguarding Manager Crossrail 2
Investment Planning Projects Consents and Urban Design
Transport for London

30 London Travelwatch

From:

Sent: Tuesday, May 7, 2024 9:59 AM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Dear

Thank you for your e-mails.

Just to advise that London TravelWatch has no comments to make on this consultation.

Kind regards

Policy and Advocacy Officer

Follow us on [Twitter](#) and [You Tube](#)

London TravelWatch, Europoint, 5-11 Lavington Street, London, SE1 ONZ

www.londontravelwatch.org.uk

LONDON
TRAVELWATCH



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London TravelWatch is the operating name for the London Transport Users Committee

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31 Transport Focus (formerly Passenger Focus)

From:

Sent: Friday, April 19, 2024 1:05 PM

To:

Subject: Re: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thanks - no comment from us.

Best regards

32 Network Rail Media Relations

From:

Sent: Monday, May 13, 2024 2:34 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Thanks this seems like a brilliant use of our land and while we have no objections, thank you for letting us know.

Senior Media Manager

Network Rail

Waterloo General Offices, London, SE1 8SW

33 Transport for London

From:**Sent:** Thursday, June 6, 2024 9:42 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

I can confirm response is TfL's reply to this consultation.
In future could you please send LC17 material to both of us.

Kind regards

From:**Sent:** Wednesday, June 5, 2024 11:34 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thank you for your rapid response.

Hi

I refer to comments and my e mail below, following response to the LC17 (attached above). I presume, but please confirm, this indeed represents the views of TfL?

Also, in future, are LC17 responses to be co-ordinated via you?

I look forward to hearing from you.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

Advance notice of annual leave: 18th June to 2nd July 2024

From:

Sent: Wednesday, June 5, 2024 11:12 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Thanks for your message and I covered the process as regards LC17 consultations in a call with and various other Network Rail colleagues this morning. My understanding is that the response from TfL is co-ordinated by rather than through the individual surveyors. I have been copied into various consultations (not sure whether it's all of them or just some of them), but I am only involved in certain projects and don't have co-ordinating role as regards TfL consents across the wider business. Can I invite you to follow this up with xxxx to be clear about the communication channels for these consents ?

Many thanks,

Network Projects Team Lead, Property Services, Business Services
7G7 Palestra, 197 Blackfriars Road, London SE1 8NJ



From:

Sent: 05 June 2024 11:04

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Apologies for the mild chaser – but I do need a confirmation from you that the position as set out by is acceptable as TfL's final position. I have also just noticed that I did not send you response. My omission and it is now attached.

The ORR is very strict in its role to ensure a consensus is reached.

I look forward to hearing from you.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

[Advance notice of annual leave: 18th June to 2nd July 2024](#)

From:

Sent: Wednesday, May 15, 2024 4:26 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thanks for coming back to me. As you can see below, has replied with and has no issues. Are you happy for that to remain TfL's position?

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

From:
Sent: Wednesday, May 15, 2024 2:05 PM
To:
Cc:
Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

Thanks for your message and for speaking about this LC17 application just now.

My understanding as regards these applications is that co-ordinates responses from the various parts of TfL and responds back to your team. She may correct me on this, but I think this makes sense given that my involvement only extends to TfL-led projects where there are property requirements – typically the larger engineering-led projects such as Silvertown Tunnel and line extensions etc – and consequently I don't have a specific view on the LC17 application at Walton on Thames station car park. It looks like xxxx is away today – do you want to pick this point up with her tomorrow and we can agree the correct lines of communication ?

Regards,

Network Projects Team Lead, Property Services, Business Services
7G7 Palestra, 197 Blackfriars Road, London SE1 8NJ



From:
Sent: Wednesday, May 15, 2024 2:04 PM
To:
Cc:
Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

We have no comment on this disposal. For anything outside the TfL area, please assume we have no comments / objections unless we provide a response stating otherwise.

Kind regards

From:

Sent: 15 May 2024 13:37

To:

Cc:

Subject: FW: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hi

I left a phone message for you earlier regarding this LC17 application. The consultation closes tomorrow and would like to finalise complete the comments and queries from consultees.

I appreciate that Walton on Thames is actually outside TfL's area – but nevertheless would appreciate your views – even if it is a 'No Comment' or 'No Objections'.

By all means get in touch should you wish to discuss.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

34 Surrey County Council

From:

Sent: Wednesday, May 15, 2024 9:45 AM

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Hello

Thank you for consulting with Surrey County Council Transport Development Planning Team.

I can confirm that Solum have been engaging in preapplication discussions with me regarding the use of this land, and at this stage, subject to the normal caveats associated with the planning process, and not prejudging any future planning applications submitted, I raise no objections to the disposal of this land.

Many thanks and kind regards

Transport Development Planning

Surrey County Council, Third Floor, Quadrant Court,
35 Guildford Road, Woking, Surrey, GU22 7QQ

New [#HealthyStreetsForSurrey](https://healthystreets.surreycc.gov.uk/) guidance is live, designed to prioritise air quality, physical activity and community wellbeing. Visit <https://healthystreets.surreycc.gov.uk/>



35 Elmbridge Borough Council

From:

Sent: Friday, June 14, 2024 11:17 AM

To:

Cc:

Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

OFFICIAL

Dear

I have discussed the disposal of land with my colleagues and I can confirm that we still have some concerns about the information that has been supplied in terms of the parking survey.

The survey only covers 3 days a week (Tues to Thurs) which I appreciate is likely to reflect the higher usage days. However this was only done over a 3 day period and there was no repeat in the survey dates to see if there are fluctuations over a longer period of time. We would like to see a parking survey done over a longer period of time to give us reassurance that it is accurate.

In our recent telephone conversation we discussed the retention of Elmbridge Borough Council's car parks. I can confirm that we are not working on any proposals to redevelop the station car parks at this time, however I am unable to give the guarantee that these will be retained in perpetuity.

I can therefore confirm that in the absence of any further information, our previous response to the consultation still applies.

Kind regards

Team Leader (North Area) | Planning and Environmental Health | Elmbridge Borough Council
Civic Centre | High Street | Esher | Surrey | KT10 9SD
www.elmbridge.gov.uk

Advance notice of annual leave: 18th June to 2nd July 2024

From:
Sent: Thursday, June 6, 2024 9:26 AM
To:
Cc:
Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

Hi

Thanks for this and I will wait to hear from XX XXX, with XX views.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

[Advance notice of annual leave: 18th June to 2nd July 2024](#)

From:
Sent: Wednesday, June 5, 2024 2:31 PM
To:
Cc:
Subject: Re: Disposal of Mayfield Road, Walton on Thames - LC 17

Hello

I have passed your email to the North Area team leader to liaise with you regarding the car parking assessment.
Thanks

Sent from [Outlook for iOS](#)

From:
Sent: Wednesday, June 5, 2024 11:54 AM
To:

Cc:

Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

Hi

As you are no doubt aware, South Western Railway (SWR) is a key consultee regarding the LC17 consultation at Walton on Thames.

At present SWR has caveated its response to the LC17 as they await confirmation from Elmbridge Council regarding the long term plans for the two Council owned station car parks.

Of course this is something only Elmbridge BC can provide but I thought I would make you aware of this, as these car parks, which are adjacent to the station, are a key rail industry consideration in terms of the discontinuation of the Mayfield Road site as a station car park.

From Network Rail's point of view, this is a key factor in the decision making process and I wonder if we could obtain your views on this?

I look forward to hearing from you.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

[Advance notice of annual leave: 18th June to 2nd July 2024](#)

From:

Sent: Wednesday, June 5, 2024 10:56 AM

To:

Cc:

Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

Hi

has asked me to reply to your e mail below.

It was very helpful that you responded in a timely way to the LC17 consultation, and for your information I attach a copy of the response by Elmbridge Council.

The basis of the LC17 consultation is to reach a consensus (there are circa 40 consultees) that the subject land can be removed from its public sector use - in this instance as a railway station car park – and be considered for alternative uses. In this particular case, that is likely to be a residential use, subject of course to the normal process of a full planning application, with all its checks and balances.

However, your reply, whilst helpful, fell short of stating that the Borough Council was in agreement with the proposal as it had not seen all the evidence. Consequently XXXX XXXX despatched the car park surveys to you 23 May – so you should now have enough information to fully consider the LC17 application, alongside Elmbridge Council's own data. .

It would therefore be very helpful if you could review these and state whether or not the council is able to support the LC17 application.

I will also drop you an separate e mail regarding South Western Railway.

Please feel free to call should you wish discuss any aspects of the above.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

[Advance notice of annual leave: 18th June to 2nd July 2024](#)

From:

Sent: Tuesday, June 4, 2024 3:00 PM

To:

Cc:

Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

Hello

We sent our response on the proposed the disposal of land to Network Rail on 16 May 2024.

Kind regards

Strategic Director – Place and Community
Elmbridge Borough Council, Civic Centre, High Street, Esher, Surrey, KT10 9SD

From:

Sent: Thursday, May 23, 2024 5:40 PM

To:

Cc:

Subject: RE: Disposal of Mayfield Road, Walton on Thames - LC 17

Hi

Please find attached the car parking data which we procured in liaison with Network Rail. We used a rail industry specialist, Consultancy, who is often used by NR and SWR to undertake car park survey work.

We are looking for you to sign off on the LC 17 and I hope this provides enough information to assist you in making a decision.

Separately, I understand you are in discussion with South Western Railway regarding this car park. I hope this information can also aid those conversations.

If there's anything else I can help with, please do let me know.

Kind regards



Development Manager, Solum Joint Venture

Kier Property

6 Cavendish Place, London W1G 9NB

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From:

Sent: Thursday, May 16, 2024 5:35 PM

To:

Subject: RE: Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Dear

Please find a copy of our response attached.

Kind regards

Strategic Director – Place and Community
Elmbridge Borough Council, Civic Centre, High Street, Esher, Surrey, KT10 9SD

OFFICIAL



Network Rail

By email

Elmbridge Borough Council

Civic Centre
High Street
Esher
Surrey KT10 9SD

Date: 16 May 2024**Reference:** EBC123456789

Dear

Network Rail land disposal consultation – Mayfield Road

I am writing in response of your email received on 22 April 2024 requesting our views on the disposal of the Network Rail car park on Mayfield Road in Walton on Thames.

At present users of the train station have three car parks to choose from. The submission documents for the disposal of land states that the users of the Network Rail car park can be accommodated in surplus capacity of the two council owned car parks. This evidence has not been shared with the council. However, this assumption is broadly inline with our car park usage data.

As explained the pre application advice report issued in March and May 2024 it will be a requirement of the planning application to evidence this assumption. You have also been advised to update your usage survey to cover the full week.

The use of the site for residential use is supported in principle subject to the design and quality of the final proposal. This includes the type and tenure of homes, acoustic safeguarding from noise for the railway and the protection of trees on the site. The site is contrived in shape, and you have been encouraged to talk to neighbouring landowners to bring forward a comprehensive redevelopment.

Yours sincerely

Strategic Director – Place and Community
@elmbridge.gov.uk

Elmbridge Borough Council

elmbridge.gov.uk/contactus

From:**Sent:** Thursday, May 16, 2024 10:20 AM**To:****Cc:****Subject:** Disposal of Mayfield Road, Walton on Thames - LC 17

Hi

I hope you are both well and apologies in advance for the unsolicited email.

I enclose a letter you would have received from Network Rail in April, in relation to the land disposal of Mayfield Road, Walton on Thames.

This is part of Network Rail's licence condition and they are required to consult widely with stakeholders before disposing of any land.

Accordingly, please could I ask you to review the consultation documents and respond to xxxx (copied in)? They will need a response from Elmbridge before they can progress with the LC 17.

Thank you in advance.



Development Manager, Solum Joint Venture

Kier Property

6 Cavendish Place, London W1G 9NB

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ANNEX 2

From:**Sent:** Thursday, April 18, 2024 1:06 PM**To:** LIST**Subject:** Land Disposal Consultation - Mayfield Road, Walton on Thames - Closing Date - Thursday, 16th May 2024

Dear Consultee

We are currently seeking views of relevant parties on the proposed disposal of freehold land at Mayfield Road, Walton on Thames, Surrey KT12.

We attach a draft application form which together with the related plan(s), explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

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

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **Thursday, 16th May 2024**.

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

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

Yours faithfully



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – None at Present