

# 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: Blackheath station carpark.

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

Summary of position regarding responses: This consultation was initially circulated in November 2017, prior to marketing the site for sale. The proposal then encountered delays and all consultees were invited to submit any changes or updated comments in January 2020 and again in August 2020 (prior to preparing a submission for specific consent to the ORR). These responses are contained within Annex 1. The earlier comments from consultees are contained within Annex 2. Two consultees (Grand Central

and Avanti West Coast) did not provide any response however this is not considered material since neither operate trains or stations on this Route.

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	30/11/2017	We have no comments	Further emails sent: 10/03/2020; 28/09/2020
2	Transport for North		Y	28/08/2020 ----- 30/11/2017	TfN has no further comments to make on this disposal ----- We have no comments	

3	Arriva Trains Cross Country		Y	28/09/2020 ----- 30/11/2017	No further comment from XC Trains Ltd ----- No Comment	
4	C2C Rail Limited		Y	29/09/2020 ----- 10/03/2020 ----- 29/11/2017	Still no objection to this proposal from C2C ----- Still no objection from c2c on this proposal ----- No objection	
5	Chiltern Railway Company Limited		Y	21/12/2017	No comment	Further emails sent:  10/03/2020; 28/09/2020
6	Eurostar International Limited		Y	30/11/2017	No comment	Further emails sent:  10/03/2020; 28/09/2020
7	Great Western Railway		Y	28/09/2020 ----- 29/11/2017	We have no objection ----- No objections	
8	Grand Central		N		No response	Emails sent: 28/11/2017; 10/03/2020; 28/09/2020
9	London and South Eastern Railway Limited (Southeastern)		Y	30/10/2020	Apologies for the delay in my response. I've now had a chance to consult with my colleagues on this updated information.	NR Response

					<p>Thank you for the assurances around the ringfencing of car park usage at the property. One last thing we wanted to check is whether or not the use of short term retail leases on the car park will require change of use planning permission at all?</p>	<p>It is unlikely that any short term retail would constitute a material change of use and the nature of any structures associated with this would be purely temporary. Therefore unlikely that planning permission would be required however a judgement would need to be made based on the facts of the matter at the appropriate time. The proposed long leaseholder is under obligations to seek all relevant planning consents in any event where this is necessary under legislation</p>
				12/10/2020	<p>We are happy with the hatched area on the amended map. Would it also be possible to add on the special events gate on the map to make clear so that it is clear that the hatched area is to encompass this?</p>	<p>Noted and agreed. I have instructed our Land Information Team to add a label to this effect as per the attached.</p>

					<p>We would like to comment on a few points regarding this proposed land disposal.</p> <ol style="list-style-type: none"> <li>1. Regarding the granting of short term commercial leases for the space, we would be very concerned if there was any shift away from using the land as a car park. Could you please set out what control measures will be in place to preserve the primary use of the property as a car park?</li> <li>2. Our safety team have reviewed the proposed map for crowd control and I've</li> </ol>	<p>NR Response:</p> <p>The primary use of the land will remain as a carpark and this controlled by a restricted user clause within the proposed lease. A minimum of 108 spaces are to always be provided alongside the existing Blackheath farmer's market licence. The purchaser may locate temporary retail or food and beverage kiosks on the carpark on short term licence arrangements only and any such licences must be terminable on not more than 1 month's written notice.</p> <p>thank you for highlighting this and identifying the location of the special events gate.</p>
--	--	--	--	--	--	--

					<p>received the below comments - we believe that the crowd control gate is at the wrong location on your map, and so there is a smaller area than is required for crowd control. We have marked up photos displaying the correct location of the crowd control gate (attached) – would you be able to review and respond to this point?</p> <p>3. Is there any chance you have an updated proposal document?</p>	<p>Please see the attached plan where I have annotated a proposed extension to the crowd control stacking area in red hatching. This now extends to the location of this gate and the entire area within red hatching would be reserved for this purpose. I would be grateful if you could confirm whether this addresses the issue.</p> <p>We haven't produced an updated proposal document as the terms remain the same, although the issue raised in point 1 above was addressed by email to all stakeholders on 10/03/2020. Please do however let me know however if you require anything</p>
--	--	--	--	--	--	---

				05/01/2018	No objections subject to Southeastern retaining the right to use the marathon stacking area as agreed previously.	further. Please see email chain in Annex 2.
10	Merseyrail Electrics 2002 Limited		Y	10/03/2020 ----- 28/11/2017	We have no objections ----- No objections	
11	Northern Rail Limited		Y	29/09/2020  ----- 10/03/2020  ----- 21/12/2017	No objections from Northern Trains  ----- Northern have no objections  ----- No comment	
12	Avanti West Coast		N		No response	Emails sent: 28/09/2020
13	Colas Rail Limited		Y	28/11/2017	No Comment	Further emails sent: 10/03/2020 28/09/2020
14	Direct Rail Services		Y	13/10/2020 ----- 19/03/2020 ----- 08/12/2017	DRS have no comments ----- DRS have no comments ----- No comment	
15	DB Cargo UK Limited		Y	08/12/2017	No comment	Further emails sent 28/09/2020; 10/03/2020

16	Freight Transport Association		Y	03/01/2018	No comment	Further emails sent 28/09/2020; 10/03/2020
17	Freightliner Limited		Y	05/12/2017	No comment	Further emails sent 28/09/2020; 10/03/2020
18	GB Railfreight		Y	10/03/2020 ----- 02/12/2017	No issues from GB Railfreight ----- No comment	Further emails sent 28/09/2020
19	Rail Freight Group		Y	28/09/2020 ----- 10/03/2020 ----- 28/11/2017	Ok with RFG ----- Happy with proposal ----- Ok with RFG	
20	West Coast Railway Company		Y	03/01/2018	No comment	Further emails sent 28/09/2020; 10/03/2020
21	W. H. Malcolm		Y	29/09/2020 ----- 11/03/2020 ----- 04/12/2017	No objection ----- No objections ----- No comment	
22	Association of Community Rail Partnerships		Y	06/12/2017	No Comment	Further emails sent 28/09/2020; 12/03/2020
23	British Transport Police		Y	22/12/2017	The land disposl at Blackheath Station Car Park is justified as long	Further emails sent 28/09/2020; 10/03/2020



					as the safety and security of the railway is not compromised and standards are maintained or where needed improved. From the information I have received in the consultation paper, I am happy that the disposal would not compromise the safety and security of the railway	
24	London Travelwatch		Y	29/09/2020	London TravelWatch has no objection to this sale provided that step free access to the station platforms is maintained and that the right of passengers to pass through the car park to get to the station is assured.	<p>Thank you for your comments. The proposed disposal is on the basis that the site continues to be used as a carpark with the existing passenger access and step-free arrangements to the station. Any changes to this would require a further consultation in the future.</p> <p>I hope this clarifies this issue but please don't hesitate to contact me if you require anything further.</p> <p>----- No comment</p>

				05/01/2018		
25	Transport Focus		Y	12/03/2020	<p>Thank you for advising Transport Focus of the change to the terms of the land disposal at Blackheath station, o/r 2711e18. They note that:</p> <p>the purchaser will be allowed to grant short-term leases/licences for temporary commercial uses.</p> <p>The primary use of the disposal area as car parking should not be prevented by any of the permitted ancillary uses. Transport Focus has no other comment, or objection.</p>	
				----- 02/12/2017	----- Transport Focus has no objection to this disposal	
26	Network Rail Media Relations		Y	01/05/2018	No comment	
27	Lewisham Highways	.	Y	26/10/2020	<p>Thank you for responding to the points raised in relation to step-free access, disabled parking, cycle parking, etc.</p>	Please see annexed copy of email for full detail of responses.

				<p>----- 01/05/2018 -----</p>	<p>Based on the details provided, the Council 'London Borough of Lewisham' does not object to the proposed land disposal.</p> <p>----- No objection subject to: -----</p> <p>a. Continued use of the land as a carparking.</p> <p>b. To restrict changes to the site access points that would impact on existing rights of way access across the land (especially to the school and Hurren Close)</p> <p>c. Provision of disabled/pedestrian/cycle access to Blackheath Station</p> <p>d. Securitisation of cycle parking facilities within the car park</p>	<p>----- NR response was as follows: -----</p> <p>a. This is agreed as part of the uses restriction in the contract</p> <p>b. The current access points will be retained as part of the restriction on contract.</p> <p>c. This is already established and will remain open.</p> <p>d. Cycle parking facilities are already provided within Blackheath Station</p>
--	--	--	--	---------------------------------------	--	--

Copies of responses are given in the annexes to this report, as indicated above. Annex 1

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

**Annex 1**

**1. Department for Transport**

No response.

---

**2. Transport for North**

**From:**  
**Sent:** 01 October 2020 10:55  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

TfN has no further comments to make on this disposal.

Regards

**Strategic Transport Planner**

---

Transport for the North

Ground Floor, West Gate, Grace St, Leeds, LS1 2RP  
[www.transportforthenorth.com](http://www.transportforthenorth.com)



---

### 3. Arriva Trains Cross Country

**From:**  
**Sent:** 28 September 2020 17:11  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

No further comment from XC Trains Ltd.

Regards

Station Contracts Manager, CrossCountry

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



---

#### 4. C2C Rail Limited

**From:**

**Sent:** 29 September 2020 09:36

**To:**

**Subject:** Re: FW: Consultation on proposed land disposal: Blackheath

Good morning

Still no objection to this proposal from c2c.

**Regards**

**Reactive Works Manager**

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



W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)



**From:**

**Sent:** 10 March 2020 12:31

**To:**

**Subject:** Re: Consultation on proposed land disposal: Blackheath

Good afternoon

Still no objection from c2c on this proposal.

Rgds

---

**5. Chiltern Railway Company Ltd**

No response

---



---

## 6. Eurostar International Ltd

No response

---

## 7. Great Western Railway:

**From:**

**Sent:** 28 September 2020 16:48

**To:**

**Subject:** Re: Consultation on proposed land disposal: Blackheath

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.

---

## 8. Grand Central

No response

---

## 9. London & Southeastern Railway

**From:**  
**Sent:** 04 November 2020 12:49  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

OFFICIAL

Hi

Thank you for confirming. Please see my responses below in red.

Please let me know if you have any further comments or queries.

Regards,



Development Manager  
Group Property - Development  
**A:** 1 Eversholt Street, London NW1 2DN  
**M:**  
**E:**

**From:**  
**Sent:** 30 October 2020 12:42  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

Apologies for the delay in my response. I've now had a chance to consult with my colleagues on this updated information.

1. Thank you for the assurances around the ringfencing of car park usage at the property. One last thing we wanted to check is whether or not the use of short term retail leases on the car park will require change of use planning permission at all? – **It is unlikely that any short term retail would constitute a material change of use and the nature of any structures associated with this would be purely temporary. Therefore unlikely that planning permission would be required however a judgement would need to be made based on the facts of the matter at the appropriate time. The proposed long leaseholder is under obligations to seek all relevant planning consents in any event where this is necessary under legislation.**
2. We are happy with the hatched area on the amended map. Would it also be possible to add on the special events gate on the map to make clear so that it is clear that the hatched area is to encompass this? – **Noted and agreed. I have instructed our Land Information Team to add a label to this effect as per the attached.**

Thank you for your assistance with this,

Kind regards,

Commercial and Compliance Manager

southeasternrailway.co.uk

**southeastern**  
4 More London Riverside

London  
SE1 2AU

**From:**  
**Sent:** 22 October 2020 16:40  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

OFFICIAL

Hi

Thank you for the update and I would appreciate that

Many thanks,



Development Manager  
**A:** 1 Eversholt Street, London NW1 2DN  
**M:**  
**E:**  
**W**

**From:**  
**Sent:** 22 October 2020 16:35  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

Thank you for your response to our comments. I'm just discussing this additional information with my colleagues internally – I should be able to formally come back to on these points early next week.

Kind regards,

Commercial and Compliance Manager

southeasternrailway.co.uk

**southeastern**

4 More London Riverside

London

SE1 2AU

**From:**

**Sent:** 15 October 2020 17:38

**To:**

**Subject:** RE: Consultation on proposed land disposal: Blackheath

OFFICIAL

Hi

Thank you for your email below. Please see my comments below in red.

I would be grateful if you could confirm that these points are addressed or let me know if you require anything further.

Many thanks,



Development Manager

**A:** 1 Eversholt Street, London NW1 2DN

**M:**  
**E:**  
**W**

**From:**  
**Sent:** 12 October 2020 14:25  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

We would like to comment on a few points regarding this proposed land disposal.

1. Regarding the granting of short term commercial leases for the space, we would be very concerned if there was any shift away from using the land as a car park. Could you please set out what control measures will be in place to preserve the primary use of the property as a car park? **The primary use of the land will remain as a carpark and this controlled by a restricted user clause within the proposed lease. A minimum of 108 spaces are to always be provided alongside the existing Blackheath farmer's market licence. The purchaser may locate temporary retail or food and beverage kiosks on the carpark on short term licence arrangements only and any such licences must be terminable on not more than 1 month's written notice.**
2. Our safety team have reviewed the proposed map for crowd control and I've received the below comments - we believe that the crowd control gate is at the wrong location on your map, and so there is a smaller area than is required for crowd control. We have marked up photos displaying the correct location of the crowd control gate (attached) – would you be able to review and respond to this point? – **thank you for highlighting this and identifying the location of the special events gate. Please see the attached plan where I have annotated a proposed extension to the crowd control stacking area in red hatching. This now extends to the location of this gate and the entire area within red hatching would be reserved for this purpose. I would be grateful if you could confirm whether this addresses the issue.**

*There are currently 2 side gates on platform 2 of Blackheath Station plus the ramped exit.*

*The ramped exit is almost at the end of the platform, and is accessed via a narrow archway.*

*The first gate was known as the Victoria Gate and is situated just beyond the canopy towards the London end of the station, which seems to be referred to in the consultation paper.*

*The second is a special events gate built into the fence line approx. half way down the platform, this was installed to help deal with the heavy flow of passengers alighting for the London Marathon, the steps for which are stored in the station bin compound*

*The NR consultation paper omits the second gate and reduces the amount of available space by approx. 50%*

*I do not believe that the new proposal will provide adequate space for safe station egress when a large event takes place on the heath.*

3. Is there any chance you have an updated proposal document? **We haven't produced an updated proposal document as the terms remain the same, although the issue raised in point 1 above was addressed by email to all stakeholders on 10/03/2020. Please do however let me know however if you require anything further.**

Thanks for sending through this land disposal information, and we will appreciate your response on the above points.

Kind regards,

Commercial and Compliance Manager

southeasternrailway.co.uk

**southeastern**

4 More London Riverside

London

SE1 2AU

---

**10. Merseyrail Electrics 2002 Limited**

**From:**  
**Sent:** 10 March 2020 10:47  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Morning

We have no objections thanks

---

**11. Northern Rail Limited**

**From:**  
**Sent:** 29 September 2020 08:27  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

There are no objections from Northern Trains

Kind Regards

Franchise Transformation Support Manager

Tel:

[northernrailway.co.uk](http://northernrailway.co.uk)





**From:**  
**Sent:** 10 March 2020 10:53  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Northern have no objections to the below proposal.

Thanks,

---

**12. Avanti West Coast**

No response

---

**13. Colas Rail Ltd**

No response

---

#### 14. Direct Rail Services

**From:**  
**Sent:** 13 October 2020 13:47  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi

DRS have no comments.

Best Regards,

**Procurement Assistant**

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

T:  
E:  
**From:**  
**Sent:** 19 March 2020 16:02  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Hi,

DRS have no comments,

Many thanks,

---

15. DB Cargo UK Ltd

No response

---

16. Freight Transport Association

No response

---

17. Freightliner Ltd

No response

---

18. GB Railfreight

**From:**

**Sent:** 10 March 2020 11:29

**To:**

**Subject:** RE: Consultation on proposed land disposal: Blackheath

No issues from GBRf.

Regards,

Head of Strategic Access Planning,  
GB Railfreight Ltd.,  
3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.  
Tel:  
Mobile:  
E-mail:

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

**GB Railfreight**

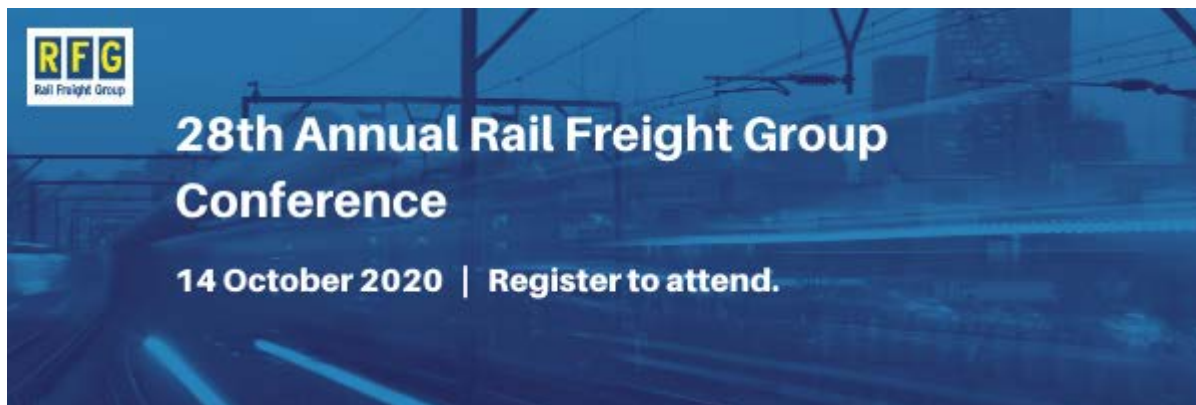
---

## 19. Rail Freight Group

**From:**  
**Sent:** 28 September 2020 19:16  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Ok with RFG

Director General  
Mobile



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

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

**From:**  
**Sent:** 10 March 2020 18:53  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

Thanks, happy with that – I would never knowingly oppose more coffee shops!

Director General  
Mobile



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

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

---

## 20. West Coast Railway Company

No response

---

**21. W H Malcom**

**From:**  
**Sent:** 29 September 2020 07:50  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

No objections.

Regards

**Business & Estate Manager | W H Malcolm Ltd**  
Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU  
**DD: | Mobile:**  
**Email: | Web:**

**From:**  
**Sent:** 11 March 2020 09:20  
**To:**  
**Subject:** RE: Consultation on proposed land disposal: Blackheath

No objections.

Regards

**Business & Estate Manager | W H Malcolm Ltd**  
Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU  
**DD: | Mobile:**  
**Web:**

## 22. Association of Community Rail Partnersip

No response

---

## 23. Bristish Transport Police

**From:**

**Sent:** 07 January 2021 10:18

**To:**

**Subject:** RE: Consultation on proposed land disposal: Blackheath

Our Reference CRU 2017 1737

Dear

Many thanks for the email and after some checking have found this department's response from 2017 under our reference CRU 2017 1737. I have attached that response which went to and then on to you. I can confirm that the comments will still stand.

Best regards

Designing Out Crime Manager (1233)

Designing Out Crime Unit  
Force Headquarters  
25 Camden Road  
London  
NW1 9LN

Department email: [Design-OutCrime@btp.police.uk](mailto:Design-OutCrime@btp.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

Please note change to email addresses (no longer have pnn. within)





**From:**  
**Sent:** 21 December 2017 15:10  
**To:**  
**Cc:**  
**Subject:** RE: LC7 Consultation on proposed land disposal: Blackheath Station Car Park

Good afternoon,

The land disposal at Blackheath Station Car Park is justified as long as the safety and security of the railway is not compromised and standards are maintained or where needed improved. From the information I have received in the consultation paper, I am happy that the disposal would not compromise the safety and security of the railway.

Kind regards,

**Designing Out Crime Officer**  
**Crime Reduction Unit**

British Transport Police, Force Headquarters,  
25 Camden Road, London, NW1 9LN

Office:

Mobile:

E-mail:

[www.btp.police.uk](http://www.btp.police.uk)

## 24. London Travel Watch

Dear

Thank you for your comments. The proposed disposal is on the basis that the site continues to be used as a carpark with the existing passenger access and step-free arrangements to the station. Any changes to this would require a further consultation in the future.

I hope this clarifies this issue but please don't hesitate to contact me if you require anything further.

Regards,



Development Manager  
**A:** 1 Eversholt Street, London NW1 2DN  
**M:**  
**E:**  
**W**

**From:**

**Sent:** 29 September 2020 16:58

**To:**

**Subject:** RE: Consultation on proposed land disposal: Blackheath

Dear

London TravelWatch has no objection to this sale provided that step free access to the station platforms is maintained and that the right of passengers to pass through the car park to get to the station is assured.

Yours sincerely

Director, Policy and Investigation

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



London TravelWatch, Europoint 5-11 Lavington Street London SE1 0NZ

[www.londontravelwatch.org.uk](http://www.londontravelwatch.org.uk)

London TravelWatch issues an e-newsletter, keeping you updated on our activities. If you would like to receive this on a regular basis, please register at <http://newsletter.londontravelwatch.org.uk/em-signup>

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

\*\*\*\*\*  
The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer. You are also warned that messages and any associated files sent from or received by London TravelWatch may be monitored or stored and may be subject to public disclosure under the Freedom of Information Act.

---

## 25. Transport Focus

**From:**

**Sent:** 12 March 2020 10:36

**To:**

**Subject:** Re: Consultation on proposed land disposal: Blackheath 1003b20

Thank you for advising Transport Focus of the change to the terms of the land disposal at Blackheath station, o/r 2711e18. They note that:

the purchaser will be allowed to grant short-term leases/licences for temporary commercial uses.

The primary use of the disposal area as car parking should not be prevented by any of the permitted ancillary uses. Transport Focus has no other comment, or objection.

Regards,

---

## 26. Network Rail Media Relations

No response

---

## 27. London Borough of Lewisham

**From:**

**Sent:** 26 October 2020 09:56

**To:**

**Subject:** Re: Consultation on proposed land disposal: Blackheath

Dear

Re: Consultation on proposed land disposal: Blackheath

Thank you for responding to the points raised in relation to step-free access, disabled parking, cycle parking, etc.

Based on the details provided, the Council 'London Borough of Lewisham' does not object to the proposed land disposal.

if you have any queries do not hesitate to contact me,

Kind regards

Transport Policy & Development  
Housing, Regeneration and Public Realm  
London Borough of Lewisham  
4th floor, Laurence House, 1 Catford Road, London, SE6 4RU  
[www.lewisham.gov.uk](http://www.lewisham.gov.uk)

On 13 Oct 2020, at 17:39, wrote:  
OFFICIAL

Dear

Thank you for your comments below. Please see my responses in red to the points raised. I would be grateful if you could confirm that you have no objection so that Network Rail may submit the formal application for consent to the ORR.

Many thanks,

<image001.png>

Development Manager  
**A:** 1 Eversholt Street, London NW1 2DN  
**M:**  
**E:**  
**W**

**From:**  
**Sent:** 09 October 2020 16:35  
**To:**  
**Cc:**  
**Subject:** Re: Consultation on proposed land disposal: Blackheath

Dear

Re: Consultation on proposed land disposal: Blackheath

Thank you for consulting the Highways and Transport department at the London Borough of Lewisham on the proposed disposal of the car park adjacent to Blackheath Station.

The confirmation that the site will be sold subject to a restrictive use clause/covenant ensuring solely car parking use in the future, and retention of the allocated area for marathon stacking is welcomed.

The Council also requests the following are including in the clause/covenant:-

- Step free access to the station, through the car park is maintained. To ensure the station is accessible to all. – **The current access arrangements from the carpark to the station will be maintained. Furthermore, under the terms of the proposed lease, any alterations will require Landlord's Consent which would ensure that step-free access to the station continues for the benefit of station users.**
- Disabled parking is provided within the car park. – **The carpark currently has provision for disabled parking and this will continue.**
- The current space allocated for station cycle parking is retained. – **the proposed leasehold interest includes an obligation to maintain the provision of cycle spaces.**
- The right of way through the car park between Blackheath village and Hurren Close is maintained. This route is used by residents and pupils / parents accessing John Ball Primary School. – **the current access points will be maintained.**

- The Highways and Transport department at the London Borough of Lewisham should be consulted on any changes to the existing access / egress arrangements. - The current access points are to be retained and any changes to the use of the site will be subject to further regulatory consultation by Network Rail, in which London Borough of Lewisham would be a consultee.

I can confirm, subject to the above, the Council does not object to the proposed disposal.

Kind regards

Transport Policy & Development  
Regeneration and Place  
5th Floor, Laurence House, Catford  
London SE6 4RU

On 28 Sep 2020, at 17:16, wrote:  
OFFICIAL

Dear Consultee,

You were originally contacted in November 2017 regarding the proposed land disposal at Blackheath (see attached). A further email was sent on 10th March 2020 (see below) seeking comments on a proposed minor change to the terms of the disposal. Given the nature of the case, Network Rail is minded to submit a formal application to ORR for consent to dispose under the terms of our network licence. Due to the passage of time, please could you submit any revised or further comments you may have, within 14 days of this email. Otherwise we will assume that previous comments made in 2017 and any updated or further comments made in March 2020 remain unchanged.

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

Please do not hesitate to contact me if you require any further information.

Many thanks,

<image002.png>

Development Manager  
**A:** 1 Eversholt Street, London NW1 2DN  
**M**  
**E:**  
**W:**

**From:**

**Sent:** 09 April 2020 19:29

**To:**

**Subject:** RE: Consultation on proposed land disposal: Blackheath

Dear

Did you have any further comments to add on this matter?

Regards,



Development Manager  
1 Eversholt Street, London NW1 2DN  
XXXX



**From:**  
**Sent:** 30 March 2020 17:43  
**To:**  
**Subject:** Re: Consultation on proposed land disposal: Blackheath

Dear

Thanks for your email below. Yes, I would be pleased to receive any further comments that you may have in addition to those already made on behalf of London Borough of Lewisham in 2017 when my predecessor circulated this proposal.

Please do not hesitate to contact me if you have any further queries.

Regards,

Development Manager  
**A:** 1 Eversholt Street, London NW1 2DN  
**M:**  
**E:**  
**W:**

---

**From:**  
**Sent:** 30 March 2020 16:59  
**To:**  
**Subject:** Re: Consultation on proposed land disposal: Blackheath

Dear

Due to circumstances associated with these unprecedented times, I was unable to provide a timely response to your 'Consultation on proposed land disposal at Blackheath'. I would still like the opportunity to comment on the proposal. So, could you confirm if it would be possible to submit a consultation response?

Regards

Transport Policy & Development  
Regeneration and Place  
5th Floor, Laurence House, Catford  
London SE6 4RU

**ANNEX 2**

**From:**  
**Sent:** 28 September 2020 16:46  
**To:**  
**Subject:** FW: Consultation on proposed land disposal: Blackheath

OFFICIAL

Dear Consultee,

You were originally contacted in November 2017 regarding the proposed land disposal at Blackheath (see attached). A further email was sent on 10th March 2020 (see below) seeking comments on a proposed minor change to the terms of the disposal. Given the nature of the case, Network Rail is minded to submit a formal application to ORR for consent to dispose under the terms of our network licence. Due to the passage of time, please could you submit any revised or further comments you may have, within 14 days of this email. Otherwise we will assume that previous comments made in 2017 and any updated or further comments made in March 2020 remain unchanged.

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

Please do not hesitate to contact me if you require any further information.

Many thanks,



Development Manager

**A:** 1 Eversholt Street, London NW1 2DN

**M:**

**E:**

**W:**

**From:**

**Sent:** 10 March 2020 10:45

**To:**

**Subject:** Consultation on proposed land disposal: Blackheath

Dear Consultee,

You were consulted in November 2017 in relation to the proposed sale of the surface level car park adjacent to Blackheath station (copy of form attached). To recap, this carpark is not part of the station lease and the proposed sale is subject to the existing uses continuing.

The primary use of the site as carparking with ancillary uses (weekly Sunday Farmer's Market and crowd control space) will continue however in addition, and without prejudice to this, it is intended that the purchaser will be able to grant short term leases or licences for other temporary commercial uses (including but not necessarily limited to pop-up retail or coffee kiosks) on the land which they are purchasing.

This is not considered to be a material change to the terms of the proposal and will be de-minimis in nature. However in the interests of transparency we are notifying you of this and asking for confirmation of any objections within 14 days of this email. Otherwise we will treat your previous response as remaining the same (in view of the fact that the proposals should have no impact upon you) and that we intend to rely on the existing consent.

Please do not hesitate to contact me should you require any further information.

Regards,



Development Manager

**A:** 1 Eversholt Street, London NW1 2DN

**M:**

**E:**