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Planning Services
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Council Offices
Knowle Green
Staines-upon-Thames
TW18 1XB

Transport for London
Crossrail 2

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Phone: 020 3054 7018
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19 May 2017
Crossrail 2 Ref: CR2-956-2015

17/00328/FUL : Land At Station Road, Shepperton, TW17 8AU

Severance of a parcel of open green space land and the erection of a pair of semi-detached houses with associated parking.

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Network Rail (NR) advised Transport for London (TfL) on 11th May 2017 notifying Crossrail 2 of the submission of planning application 17/00328/FUL.

Network Rail identified in their response to the Borough Council, that the land will be required for a worksite and therefore the proposals will conflict with the future delivery of Crossrail 2.

Whilst the application site is outside the Limits of Safeguarding as set out in the 2015 Safeguarding Directions, the 2017 review of the safeguarding necessary to deliver Crossrail 2, the On Network Service section, shows the land that is part of the application site as being within the proposed limits of safeguarding and within an Area of Surface Interest (AOSI).

Recommendation :

Ongoing design work by Crossrail 2 would indicate that the application site would be required for the purpose of future scheme wide safeguarding to protect the land against adverse development that would prejudice the delivery of Crossrail 2. The nature and extent of the proposals do not lend themselves to any form of temporary permission. TfL would therefore support a decision by the Local Planning Authority to refuse permission.

In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk, which is updated on a regular basis.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

Yours sincerely,





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18 May 2017 (Re-sent)
Crossrail 2 Ref: CR2-931-2017

17/14178 : 5-29 Coombe Road, New Malden

Demolition of existing buildings to enable the erection of two mixed use buildings providing 748sqm of retail and 329sqm of office space at ground floor level, 80 flats and 5 town houses, with associated amenity space and basement parking.

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Recommendation:

London Borough of Kingston Upon Thames be advised that a response from Crossrail 2 as follows:

Transport for London (TfL) are working with Network Rail on the Crossrail 2 programme. The application site is outside the Limits of Safeguarding as set out in the 2015 Safeguarding Directions as these did not extend to any areas beyond the central tunnelled core. Ongoing design work would indicate that the southern part of the application site would be required for the purpose of future scheme wide safeguarding to protect the land against adverse development that would prejudice the delivery of Crossrail 2. The nature and extent of the proposals do not lend themselves to any form of temporary permission. TfL would therefore support a decision by the Local Planning Authority to refuse permission.

Informative:

The land required by the Crossrail 2 project to deliver a station at New Malden does not extend to all of the application site. In the event that the applicant wished to consider a revised scheme it is recommended that pre-application discussions are held with the Local Planning Authority, Network Rail and Crossrail 2.

In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk , which is updated on a regular basis.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

Yours sincerely,





Development Control
Merton Council
Civic Centre
London Road
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S M4 5DX

Transport for London
Crossrail 2

Albany House
PO Box 72284
Petty France
London SW1P 9PB

Phone 020 3054 8217
www.TfL.gov.uk

14 March 2017
Crossrail 2 Ref: CR2-872-2017

Dear 

16/P1208 579-589 Kingston Road, Raynes Park, London SW20 8SD

Demolition of existing buildings and redevelopment of site to provide offices (1201 sq.m - class B1) and residential (110 units - class C3) accommodation in buildings of two - seven storeys, provision of car parking (21 cars, 12 disabled spaces), cycle parking (218 spaces), vehicle access, landscaping, plant and associated works.



Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Crossrail 2 advises LB Merton that it objects to the proposals.

Whilst the application site is outside the Limits of Safeguarding as set out in the 2015 Safeguarding Directions in the event that powers to deliver Crossrail 2 are approved the application site will be required as part of a worksite necessary to deliver the Crossrail 2 scheme. Crossrail 2 are therefore of the view that the proposed redevelopment of this site and the creation of B1 offices and 110 residential units would be prejudicial to the delivery of the railway.

Along with Network Rail, TfL has reviewed the application against the latest project proposals and considers that it would conflict with the construction and operation of Crossrail 2.

Network Rail will also respond separately to LB Merton as the adjoining land owner.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact my colleague  on 020 3054 7018 or by email at , with a copy to safeguardcrossrail2@tfl.gov.uk.

Yours sincerely,

[Redacted signature]

[Redacted name]

cc. [Redacted]



[Redacted]

London Borough of Merton
Merton Civic Centre
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**Transport for London
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10 March 2017
Crossrail 2 Ref: CR 2-843-2017

Dear [Redacted]

17/P0061 : 2 Merton Hall Road Wimbledon Chase SW19 3PP

Demolition of garage and erection of a new end of terrace, two storey dwelling house with Juliette balcony to rear roof extension.

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Thank you for your letter dated 07 February 2017 requesting the views of the Crossrail 2 Project Team on the above application. I confirm that this application relates to land outside the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction.

However, Crossrail 2 Safeguarding would like to draw to your attention the following objection to the proposals:

That London Borough of Merton be advised that:

Whilst the application site is outside the Limits of Safeguarding as set out in the 2015 Safeguarding Directions in the event that powers to deliver Crossrail 2 are approved the application site will be required as part of a worksite necessary to deliver the Crossrail 2 scheme.

Crossrail 2 are therefore of the view that the proposed sub division of this existing residential property and the creation of an additional residential unit adjacent to the Crossrail 2 proposals would be prejudicial to the delivery of the railway and result in the future prospective occupiers being subject to an unreasonable degree of noise, vibration, activity and general disturbance associated with the construction and subsequent operation of Crossrail 2.

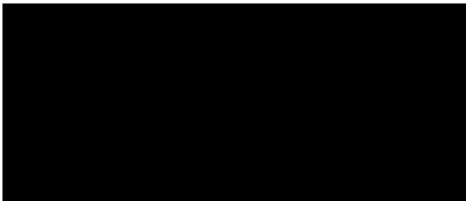
Network Rail, who also has an interest in the future works associated with Crossrail 2 at this location, will be responding separately as an adjoining land owner.



In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk, which is updated on a regular basis.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

Yours sincerely,





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14 July 2017
Crossrail 2 Ref: CR2-1048-2017

Dear [REDACTED]

17/P0609 : Land on south side of Wyke Road from pedestrian tunnel eastwards towards south west corner of 87 Stanton Road. Wyke Road Raynes Park London

Construction of three apartment blocks (two three storey blocks and one four storey block containing 10 x one bedroom flats)

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

Crossrail 2 advises LB Merton that it objects to the proposals.

Transport for London (TfL) are working with Network Rail on the Crossrail 2 programme. The application site is outside the Limits of Safeguarding as set out in the 2015 Safeguarding Directions as these did not extend to any areas beyond the central tunnelled core. Ongoing design work would indicate that the application site would be required for the purpose of future scheme wide safeguarding to protect the land against adverse development that would prejudice the delivery of Crossrail 2. The nature and extent of the proposals do not lend themselves to any form of temporary permission. TfL would therefore support a decision by the Local Planning Authority to refuse permission.

Along with Network Rail, TfL has reviewed the application against the latest project proposals and considers that it would conflict with the construction and operation of Crossrail 2.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact my colleague [REDACTED] on 020 3054 7018 or by email at [REDACTED] with a copy to safeguardcrossrail2@tfl.gov.uk.

Yours sincerely,





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22 December 2017
Crossrail 2 Ref: CR2-1338-2017

17/04748/RM : Alma Estate EN3

Submission of reserved matters pursuant to condition 5 of outline planning permission ref: 15/2039/OUT in respect of layout, scale, appearance, access, landscaping in relation to Phases 2A, 2Ai and 2Aii of Alma Estate (Merlin House, Cormorant House, Silver Birch Court, Welcome Point and Ponders End Youth Centre)for the construction of five buildings varying between 2 and 8 storeys in height, comprising a total of 340 residential units and a total of 4419sqm of Class A1/A2/B1/D1/D2 uses including provision of community, youth, medical and energy centres, retail, community offices, public open space, play areas and car parking together with conditions for tree protection (9), acoustic assessment (27), ecology strategy (31), drainage strategy (35), green roofs (36), living walls (37), energy strategy (40 and 42), green procurement plan (43), SWMP (44), air quality (45), parking (52), access (53), loading/unloading (54), delivery and servicing (57), car parking management (58), traffic calming (59), cycle parking (60).

Transport for London administers the Crossrail 2 Safeguarding Direction made by the Secretary of State for Transport on 24 March 2015.

The Crossrail 2 Project Team has been alerted to the proposed development at the Alma Estate, EN3 and wish to make comment on the above application.

Crossrail 2 confirms that this application relates to land within outside the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction but is located on land that would be required for the future delivery of Crossrail 2. Enfield Council are therefore advised that:

Transport for London (TfL) objects to the proposals as set out in application 17/04748/RM. The scheme, as submitted, conflicts with the future deliverability of Crossrail 2 and works needed at Ponders End and for additional tracking, the station and associated rail infrastructure requirements. The applicant is encouraged to contact TfL to discuss opportunities to review the design and phasing of the development to allow for Crossrail 2 and the additional transport capacity it will deliver which in turn allows for a more sustainable development, encouraging the use of public transport and reducing the reliance on the private car

In addition, the latest project developments can be found on the Crossrail 2 website www.crossrail2.co.uk , which is updated on a regular basis.

I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to safeguardcrossrail2@tfl.gov.uk

Yours sincerely,

