



Bakerloo line extension

Statutory Safeguarding

Transport infrastructure like the Bakerloo line extension takes a long time to plan, design and then build. During this time, we have to make sure that the land needed for the Bakerloo line extension, above and below ground, fits in with proposed new development around it. This is done through a process called ‘safeguarding’.

Frequency Asked Questions

What is safeguarding?

Safeguarding is a formal process undertaken by the Department for Transport (DfT) to protect land both above and below ground required for major new projects from future conflicting development. It involves the Secretary of State for Transport making directions requiring the local planning authorities (in this case Lambeth, Southwark and Lewisham Councils) to refer any planning applications that include land within the safeguarded area to TfL for comment. The safeguarding process does not give any powers for the extension to be built.

Will my property or business be affected by safeguarding?

Safeguarding does not mean that your property or business will definitely be affected by the new underground railway. If you have received a letter this is because:

- The proposed new tunnels which have been safeguarded could run in the subsoil below the property you occupy
- The land you occupy is required in what we refer to as an “Area of Surface Interest” and is safeguarded in order to build the Bakerloo line extension surface infrastructure
- The property you occupy is within 200 metres of an Area of Surface Interest
- The property you occupy is within 200 metres of an Area of Surface Interest and proposed new tunnels could run in the subsoil below the property you occupy

How will the public know if there are safeguarding directions?

The existence of the safeguarding directions will be revealed through searches of the local Land Charges register and shown on the Local Authority planning register.



My property is above a tunnel, how does this affect me?

In general, the tunnels we are proposing to build would be located more than 15 metres below ground. Experience gained from the construction of similar tunnels, including those for the Northern line extension, Jubilee line extension, High Speed 1 and Crossrail, is that the occupiers of properties above tunnels are unlikely to experience disturbance during construction or from the operation of the railway.

If subsoil land under my property is needed, how will I be compensated?

The land needed for tunnels to be safeguarded is the subsoil. When subsoil is acquired, compensation for it would usually be a nominal fixed payment. This is because there is generally no market for land deep below ground which has limited uses. This is in-keeping with similar underground schemes such as the Northern line extension and Crossrail, and other deep level infrastructure projects relating to services such as drainage or electricity.

My property is in an Area of Surface Interest, what does this mean?

An Area of Surface Interest (AOSI) is land required to build the surface infrastructure for the Bakerloo line extension. This surface infrastructure includes new stations, ventilation shafts and depots. We have previously contacted all landowners in these areas and we will be continuing discussions with them throughout the design of the scheme. If you make a planning application that includes AOSI land which has been safeguarded, the local planning authority will notify TfL so that TfL can comment on any impacts that the proposed development could have in relation to the Bakerloo line extension. Our leaflet Bakerloo line extension “Guidance for Developers” [\[link\]](#) provides further information.

My property is within 200 metres of safeguarded land, how does this affect me?

We are informing you so that you will be aware that any planning application that includes land within an AOSI which is near your property is likely to be referred to TfL for comment. Some owners within 200 metres of an AOSI may also be owners of the subsoil land. The existence of the safeguarding directions will also be revealed through searches of the local Land Charges register and shown on the Local Authority planning register.

What construction standards will apply to the Bakerloo line extension?

We would build the proposed extension in accordance with the relevant standards that are required by law to mitigate impacts of construction on neighbouring property. There would be a range of measures put in place to deal with physical impacts on property, for example a Code of Construction Practice and a Construction Logistics Plan which would set out how we would safely manage traffic movements.



How will the public know about the construction project?

We would publish information on how specific issues would be dealt with closer to when we apply for permission to build the extension through a Transport and Works Act Order. We will continue to engage with the landowners, occupiers and stakeholders more widely to understand their concerns and plans given our current proposals.

Can I still sell my property?

Safeguarding is a mechanism that requires TfL to be consulted on certain planning applications for new development in the areas where it is planned to build the railway. It does not give any powers to TfL to acquire property or stop property owners from dealing with their property as they would have prior to safeguarding. Some owners/occupiers may be eligible to serve a statutory blight notice asking TfL to buy their property prior to it being needed for construction.

What is statutory blight?

Residential or small business owner/occupiers of safeguarded land may experience statutory blight where they have difficulty selling their property because of the safeguarding. No residential properties fall within the Areas of Surface Interest for the proposed Bakerloo line extension so we expect there to be limited instances of statutory blight due to safeguarding. There are specific legal qualifying criteria to be met, which can be discussed with a member of our Operational Property team.

Could safeguarding affect property values?

The existence of the safeguarding directions will be revealed to prospective property purchasers through searches of the local Land Charges register and will be shown on the Local Authority planning register. The proposed extension that the safeguarding signifies would introduce improved transport connectivity in south east London. This may cause property values to change over time, however the property market is influenced by many different factors.

Can safeguarding ever be removed?

We will keep the safeguarding directions under review. The Secretary of State for Transport can update them if required, for example if the route of the tunnels were to significantly change. If land is no longer needed for the Bakerloo line extension, we will advise the local planning authority that we have no comments when they consult us on planning applications referred to us under the safeguarding arrangements. We will also inform anyone contacting us about a specific property, following a local Land Registry search.



What are the timescales for building the project?

TfL and the Mayor of London remain committed to delivering the Bakerloo line extension. This however remains dependent on a viable funding package being put together. A commitment from Government to support funding for the scheme is essential in developing a funding package. We will continue discussions with the Government, whilst being realistic about the funding London could contribute to delivering an extension over the coming years.

Is the Bakerloo line extension well supported?

We consulted on our updated proposals between October and December 2019. We received 8,749 responses to the consultation. The majority of respondents made positive or supportive comments about our proposals (89 per cent). We also received a consultation response from the Back the Bakerloo coalition on behalf of the 20,600 individuals who had signed up to their own campaign on the proposals. The coalition was set up by Southwark and Lewisham councils to support the proposals for the Bakerloo line extension and includes business organisations.