

Les Waters
Senior Manager, Licensing
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10 November 2021

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence Condition 17 (land disposal): Purley station car park, Whytecliffe Road South, Purley, Croydon

Decision

1. On 15 September 2021, Network Rail gave notice of its intention to dispose of land at Purley station car park, Whytecliffe Road South, Purley, Croydon (“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 proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely; and
 - no other reasonably foreseeable railway use for the land was identified.
5. We asked Network Rail how it would guard against the possibility of a collective enfranchisement; whether the land that would form the station car park at Purley station could be at risk of being lost subsequently due to the structure of the sale. Network Rail stated that although the freehold of the station car park would be sold to a developer, a 999-year lease of the new station car park would be granted to Network Rail prior to the developer’s grant of any residential leasehold interests. We note Network Rail’s statement that the 999-year lease would protect the asset from collective enfranchisement.
6. We also note that Network Rail has yet to complete the Station Change procedure related to the proposed disposal, required in accordance with the relevant Station Access Conditions, but it must do so prior to disposal of the land. This

procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.

7. 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.

8. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ 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”.

9. 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.

A handwritten signature in blue ink that reads 'Les Waters'.

Les Waters

Duly authorised by the Office of Rail and Road

¹ Available from https://orr.gov.uk/_data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

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 sale of Purley Station's 166-bay Main Station Car Park (SCP) (blue shaded area in Plan 1 Sale Plan and Station Lease) for the purposes of car park modernisation and facilitating decking to create residential apartments. A new 175-bay SCP will be retained by NR. The new Main SCP will form part of the amended station
Rationale for disposal	<p>The site is located adjacent to the Council's District Centre and the locality has seen high levels of development activity. The scheme provides an additional 22 car parking bays; of which 13 are at the Southern Station Exit Car Park (South Car Park) and a 9 are at the Main Car Parking at Whytecliffe Road South (Main Car Park) (See Plan 5 Operational Interface Plan). This is a circa 10% increase on the 216 bays to 238 bays and therefore addresses the Station Facility Owner's (SFO) expected passenger growth rate of 1% over the next 5 years.</p> <p>The scheme also provides the following improvements to the station. Additional Electric Vehicle Charging-points (EVCs) according to legislation as a minimum. 10 new bicycle parking bays at the south-side entrance to Purley Station (Plan 2 South-side Proposal), subject to detailed design changes. All the main SCP bays will be built to modern size specification, as they currently fall short of existing standards.</p> <p>Additionally, the scheme will install a new toilet block at platform 6, which is the only platform without a toilet facility. This upgrade was recommended by the SFO's Area Manager.</p> <p>The disposal brings a capital receipt to reinvest back into the railway and the scheme delivers 236 homes in total with 109 built on Network Rail's (NR) land. These will deliver towards the housing target as set by the Ministry of Housing, Communities and Local Government (MHCLG).</p> <p>Overall, it is considered that Purley Station will see significant improvements in Passenger experience as a result of the proposal.</p>

2. Clearance	Type	Reference	Date
Clearance Details	CR/39446	CR/39446 blue verge in Plan 7	<u>CR/39446</u> <u>Expiry dates</u>
	Business achieved		30-APR-2021 (extended)
	Technical achieved		19-JUL-2021
	CR/46175	CR/46175 red verge in Plan 7	<u>CR/46175</u> <u>Achieved dates</u>
Business achieved		Business: 31-MAR-2021	
Technical achieved		Technical: 31-MAR-2021	
3. Site			
Description of property for disposal	<p>The NR land is made up of a series of rectangles and is approx. 4,035m² or 1 acre. An aerial photo of the car park can be seen in Plan 4 Aerial View. The station entrance is verged pink and the Council's Multi-Storey Car Park (MSCP) is verged yellow on the same plan. These three areas can also be seen in map view in Plan 5 Operational Interface.</p> <p>The site is bound by the railway tracks to the south east and by surrounding buildings for the remainder of its facets. The site is accessed from the north by both foot and vehicular access off Whytecliffe Road South which also leads to Purley Station 3 minutes' walk to the west. The area is characterised by a mixture of commercial and residential buildings of between 3 and 5 storeys. The row of 2-storey terraced housing adjoining the site represents the Developer's contributing land interest and will be demolished for the scheme.</p> <p>The 166-bay SCP is demised within the SFO's lease area and forms the main SCP. In discussions it has been confirmed by GTR (the SFO) that the SCP was at 85% occupancy pre-COVID. These bays are in addition to the 50-bays immediately outside the south-side entrance of Purley Station, the South Car Park, which includes 2 disabled bays and 2 with Electric Vehicle Charging-points (EVCs). The north-side entrance of Purley Station provides bicycle parking and taxi parking only, the North Car Park. All three parking areas are demised within the Station Lease (See navy verge in Plan 5 Operational Interface).</p>		
Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the	<p>Attached plans and photographs:</p> <p>Plan 1 Sale Area and Station Lease – Sale area shaded blue and station lease area verged in navy</p> <p>Plan 2 South-side Proposal – Existing and proposed design for the car park at the south-side entrance of Purley Station</p>		

sites location approximate to the railway)	<p>Plan 3 Land Assembly – Demonstrates the various land holdings</p> <p>Plan 4 Aerial view – Photo of the site and local relevant sites</p> <p>Plan 5 Operational Interface – Station Lease (navy verge), North Car Park (pink stripe), South Car Park (blue stripe), Freight Yard (red verge) and Council MSCP (shaded yellow).</p> <p>Plan 6 Planning Policies – Croydon Council Interactive Map data</p> <p>Plan 7 Clearance Boundary – old CR/39446 (blue verge) and new CR/46175 (red verge)</p> <p>Plan 8 3D Massing – Early massing study of the scheme shaded yellow, the Council’s MSCP verged yellow and Purley Station taxi and bicycle parking verged pink</p> <p>Plan 9 Car Park Design – Car park layout (Red and green arrows on page 1 shows Station car park entrance and exit on the “lower ground floor” but this is in reality at surface level due to changes in the topography. Red and green arrows on page 2 shows the residential access on ground level which is also in reality at surface level. These plans show that the two car parks are separate)</p> <p>See attached word document for photographs of the subject site at Purley Station’s Main Car Park</p>
Ordnance survey coordinates	<p>ELR: VTB2 13. 0477 M. Yds.</p> <p>Co-ordinates: X: 531,549 Y: 161,645</p>
4. Proposal	
Proposed party taking disposal	<p>VFund Purley (the Developer), is holding an Option to purchase the row of residential terraces. NR has investigated with agents a scheme on the site without the proposed purchaser’s adjoining land. This demonstrated that a scheme in isolation is inefficient and not viable due to the latest bay size standards. It concludes that without significant grant funding the site requires a joint scheme with the Developer’s sites (B and C in Plan 3). The Developer has a positive pre-app for a scheme without NR, however, a comprehensive scheme with NR is preferred.</p>

Proposed use / scheme	<p>The proposal (Plan 7, 8, 9) is for a 9-10 storey development with some parts lower. There may be appetite for higher density from the Council, subject to planning and design. The Main Station Car Park (SCP) vehicular access will remain at surface level due to an additional “Lower Ground” level to accommodate the natural sloping topography of the site.</p> <p>The residential upper floors will be served by a car park area that is separate from the Main SCP. This is achieved through having its own vehicular access on the west side of the site. Both vehicular accesses are designed to be directly off Whytecliffe Road South at either end of the site. This approach enhances clarity for station passengers.</p> <p>The Main SCP can be accessed on foot via surface level lobby areas allocated specifically for station users, see Plan 9. The residential upper floors and their car park area will be accessed on foot via its own separate surface level lobby area. The disabled parking for station users is located closest to the double elevator access section which is to be built solely for the Main SCP. This ensures that if one elevator is down for maintenance, there will be another elevator available for passengers.</p> <p>The Main SCP will incorporate the Government’s legislation requiring car parking undergoing major construction to provide Electric Vehicle Charge-points (EVC) and future-proofing, as required. Further details such as the number of disabled parking bays will need to be agreed with the TOC via the Station Change process which will be run in parallel to this LC17 consultation. GTR (TOC) have been involved throughout.</p> <p>The developer’s pre-application advice (early 2019) demonstrates that the Local Authority prefers a comprehensive scheme with Network Rail (NR). It is proposed that NR will retain control of the Main SCP. The terms are to be finalised in the sale contract.</p> <p>The scheme also proposes a new toilet block on platform 6 of Purley Station, as well as the reconfiguration of the South Car Park. The enhancement will provide 13 additional bays and 10 bicycle parking bays at the south-side entrance, and new EVCs and 9 additional bays on the Main SCP (22 in total), and overall parking modernisation.</p>
Access arrangements to / from the disposal land	<p>Pedestrian access to the residential units and the station car park will be via separate building cores directly off Whytecliffe Road South, subject to detailed design.</p> <p>Vehicular access to station parking areas continues to be off Whytecliffe Road South at surface level.</p> <p>The NR operational pedestrian gate at the platform fence will remain available for access.</p>

<p>Replacement rail facilities (if appropriate)</p>	<p>The Main Station Car Park (SCP) consisting of 166 bays will be fully suspended for the duration of the scheme construction period anticipated to be 2 years.</p> <p>The first stage of construction will take place at the South Car Park so that the additional 13 parking bays are ready ahead of the suspension of the Main SCP to mitigate the impact of the temporary loss of parking.</p> <p>When the suspension of the Main SCP is ready to take place, there will be temporary parking available under a 2-year agreement at the Council's Multi-Storey Car Park (MSCP) located opposite the scheme site on Whytecliffe Road South (See shaded yellow on Plan 5 Operational Interface). NR has the right to extend the agreement if there are construction over-runs, and the Council has a right to break at 18-months with a 3-month notice. From information investigated by a parking consultant and including from the operator, SABA, NR is satisfied that in the unlikely event that the Council exercised its right to break, there is sufficient capacity at local stations. NR has taken this additional precautionary step to help improve the passenger experience and mitigate negative temporary impacts to users of the Main SCP.</p> <p>This replacement parking is in a location that has an equivalent journey time to Purley Station as the subject Main SCP proposed for suspension. Station passengers will be directed to the Council's MSCP via appropriate signage and other communication tools such as mobile phone applications and websites.</p> <p>It was considered that the top floor could be allocated to Station Passengers and this was explored in detail with GTR and the Council. However, it was concluded that as an allocation would complicate the practicalities for the Council, and that any "exclusivity" was not in reality enforceable, that the provision would be more pragmatically and sufficiently supplied across the Council's MSCP generally.</p>
<p>Anticipated rail benefits</p>	<p>Rail benefits include the following;</p> <ul style="list-style-type: none"> - 22 new car parking spaces increasing the total from 216 to 238 <ul style="list-style-type: none"> o Of which 13 new spaces at the South Car Park, and; o 9 new spaces are at the Main SCP - All parking bays expanded to compliant bay sizes - New Electric Vehicle Charging-point(s) (EVC) and future-proofing regarding EVCs in accordance to legislation - A review of disabled parking as appropriate to local demand and as approved by the TOC - Sheltered parking - Disabled access via two elevators - Separate access point from the residential facility - Review of CCTV and ANPR as advised by the TOC through SC - 10 additional bicycle bays

Anticipated non-rail benefits	<p>The scheme will provide approx. 228 residential units (109 NR's land), and is therefore, in keeping with NRs obligation to the MHCLG and Government to accelerate housing delivery on NR land.</p> <p>The development will generate a capital receipt for NR to reinvest into the railway (i.e. it will assist Government/Treasury in its funding requirements of NR).</p> <p>The site is within a sustainable location and the development will maximise its utility as it is currently under-utilised land as low-density parking.</p> <p>The various enhancements for EVCs and bicycle parking supports the rail industry's growing sustainability initiatives.</p>
5. Timescales	
Comments on timescales	<p>Station Change will take place following this LC17.</p> <p>Disposal to take place following achievement of planning consent.</p> <p>The developer estimates construction to begin between Spring 2022-Summer 2022 and for the construction duration to last 2 years.</p>
6. Railway Related Issues	
History of railway related use	<p>Deeds show that half of the site was bought in 1894 and the other half in 1895, which is aligned with when Purley station was rebuilt between 1896-1899.</p> <p>National Library of Scotland historic maps show that there was a building on each half of the site.</p> <p>A hand-drawn map prior to Network Rail's digital mapping system demonstrates that the land was not used for railway sidings but for a building called Oak Lodge. Within this plan, it shows that the land adjacent to the site on either side was sold off to third parties in 1926 and 1938 but there is no indication to what they were used for.</p> <p>National Library of Scotland historic maps show that the buildings were enlarged by 1946.</p> <p>The land where the Developer's interest is located was sold off to third parties between 1987 and 1991. The plans depict that they were used for buildings typically shaped for houses since 1946.</p> <p>The earliest Station Lease Plan was drawn in 1995 showing that Station Car Park has been demised within the Station Lease since at least 1995.</p>

When last used for railway related purposes	The disposal area currently provides 166- bay car park for station passengers. This use will remain following the proposed construction as the parking bays will be re-built in full at the same location as they are currently but with a different layout and with residential properties on top.																
Any railway proposals affecting the site since that last relative use	No railway proposals affecting the site since last relative use																
Impact on current railway related proposals	<p>No impact on current railway related proposals. The proposal was granted internal clearance, during which, any impacted proposals would have been flagged up by NRs engineers/strategic planners. Network Rails. Long-Term Plan (LTP) was also assessed and is discussed below.</p> <p>Further Strategic Planner for the South East confirmed that the scheme has been discussed with the wider Strategic Planning team and there is no reason to object to this proposal. Senior Economic Analyst for the South East confirmed that the proposed number of bays is appropriate as their forecasts point to a clear need for a continuation of existing parking provision and demand looks to recover by 2031. Using LRS growth forecast, ORR usage statistics and current post-Covid thinking regarding demand forecasting, the below table of forecast for station usage at Purley has been produced.</p> <p>Purley Forecast Daily Station Entries/Exits (1,000's)</p> <table border="1" data-bbox="528 1272 1428 1406"> <thead> <tr> <th>Scenario</th> <th>2016</th> <th>2031</th> <th>2050</th> </tr> </thead> <tbody> <tr> <td>Pre-Covid Baseline</td> <td>9.5 — 11.9</td> <td>13.4 — 16.7</td> <td>16 — 20</td> </tr> <tr> <td>Medium Covid Impact</td> <td></td> <td>11.4 — 14.2</td> <td>13.6 — 17</td> </tr> <tr> <td>High Covid Impact</td> <td></td> <td>9.4 — 11.7</td> <td>11.2 — 14</td> </tr> </tbody> </table> <p>Car parks for stations should not be considered the same as car parks in general when considering sustainability as they incentivise people to make multi-modal journeys with higher sustainable mode share. In addition, none of the stations nearby on the line have significant parking provision. Though at the same time, higher density car parking is preferred over low density sprawl.</p>	Scenario	2016	2031	2050	Pre-Covid Baseline	9.5 — 11.9	13.4 — 16.7	16 — 20	Medium Covid Impact		11.4 — 14.2	13.6 — 17	High Covid Impact		9.4 — 11.7	11.2 — 14
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Potential for future railway related use	<p>The documents discussed below do not indicate a need for the site for any other railway operations than that proposed.</p> <p>The site is in the Sussex Route. It is served by Purley Station on the Brighton Main Line (BML) and the Tattenham & Caterham Lines which go into Victoria or London Bridge.</p> <p>Network Rail's Long-Term Plan (LTP) for this route is made up of the following documents: South East Route: Sussex Area Route Study Sept 2015, Route Specifications March 2016 South East, and</p>																

	<p>Network Specification: 2016 South East Route. Purley is discussed in those documents as per below;</p> <p>South East Route: Sussex Area Route Study Sept 2015</p> <p>CP6 and CP7 Interventions</p> <p>The nearest interventions planned on the BML are at the Windmill Bridge Junction area grade separation and East Croydon remodelling and possibly at Coulsdon North grade separated junction</p> <ul style="list-style-type: none"> - The station does not fall into the Suburban services area - It has a mixed line speed of both 40-75 mph and 80-105 mph - The nearest stabling facility is in Caterham siding - Purley to East Croydon is considered at rank no.3 in the top 10 TRUST sections for weekday Southern congestion delay for the financial year 2014/15. <p>Sussex RUS proposal</p> <p>Purley train lengthening - 8- to 10-car operation of Purley (ex-Caterham and Tattenham Corner) to London Bridge and London Victoria services. CP5 Output delivered in December 2013.</p> <ul style="list-style-type: none"> - The station falls within the CP6 resignalling opportunity area which has congested single Fast Lines. - There are 9 freight trains running along the tracks per day and the nearest freight facility is at Purley Yard at Purley Station generating construction traffic. - Future demand and resulting conditional output indicate to provide a minimum of three or four trains per hour for stations within 30 miles to London <p>Route Specifications March 2016 South East</p> <ul style="list-style-type: none"> - Proposed infrastructure investment in Control Period 5 (2014 – 2019) <p>S&C renewal at Purley Switch & crossing (pointwork) renewal VTB2 2015/16 Renewed asset</p> <ul style="list-style-type: none"> - 9tph AM peak arriving at Purley. 10-car between Purley and London due to the lengthening of Platform 6 during CP4. - Both routes are signalled from Three Bridges ASC, this will be transferred to Three Bridges ROC in CP5. - Ardingly/Crawley/ Redhill/Purley to Windmill Bridge Jn has 6 (+6 Channel Tunnel freights when diverted) in one direction on an average weekday <p>Network Specification: 2016 South East Route</p> <ul style="list-style-type: none"> - The line is an important freight route for the delivery of aggregates into the south east of England with heavily used terminals at Purley, Crawley and Ardingly. DB Schenker, Freightliner Heavy Haul and GB Railfreight all operate services on the BML at present.
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	<ul style="list-style-type: none"> - Foremost is the movement of aggregates (predominantly stone and sand) from the Mendips/Leicestershire/North Kent into terminals at Purley, Crawley and Ardingly. - It is a primary strategic route section with DC electrification. <p><u>Conclusion</u></p> <p>Whilst the documents demonstrate a need to improve rail services and the importance of the freight yard on the other side of the tracks; they do not indicate an alternative railway use more suitable for the disposal site, as the scheme enhances existing passenger benefits.</p> <p>The modernised passenger parking, additional parking bays and cycle bays, station toilet and overall focus on improving passenger experience is considered appropriate for this station.</p>
Any closure or station change or network change related issues	<p><u>Station Change</u></p> <p>Network Rail have continuously engaged with Govia Thameslink Railway (GTR) (TOC) and therefore they are already fully aware of the proposals. GTR have approved of the proposal in principle subject to completion of necessary Station Change approvals.</p> <p>A Station Change (SC) agreement will be needed for the temporary use of the replacement parking facility during construction, the foreseeable use of the main station car park access and its maintenance, and the changes proposed at the south-side car park and platform 6 toilets.</p> <p>Subject to approval of the current LC17 consultation, discussions will be taken forward with GTR regarding preparations for the Station Change consultation and related work to ensure that the detailed specification and management regime related to the new development and parking facilities are suitable and compliant with the relevant Station Access Conditions and any other regulatory requirements.</p> <p>Network Change is not required for this proposal.</p>
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The proposal will have a no effect upon access to the station as the car park is separate from the building by a 3-minute walk. The changes to the access to the car parking have already been discussed above and will be finalised through the Station Change process with the TOC.</p> <p>There is an operational gate giving pedestrian access onto the platform from the subject main station car park. No changes are proposed at this gate on the fence line. No issues have arisen from this through internal consultations.</p> <p>The south-side car park proposals have been consulted with the Route Track Section Manager, as advised by the Infrastructure Maintenance Protection Co-Ordinator, who use the operational storage area and has been approved by them to be acceptable.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not require arrangements for boundary fencing as the site is sufficiently fenced off from the railway boundary.</p> <p>Further detail on the proposed design to secure the residential properties will be consulted via the local authority planning process considering aesthetics, safety, and security, and which will follow Network Rail's safety guidelines and consider any comments from BTP and the TOC.</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.</p> <p>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 in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> • Use of independent secant pile wall to retain the embankment unless agreed by Route Asset Manager (structures) • Developer required to examine and maintain and renew the retaining wall at their costs and to Network Rail's satisfaction and if the developer fails to do this then Network Rail can undertake this and recover all costs. • If the developer takes some of the embankment slope then it would have to be replaced by a substantial wall to support the track.

	(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)
7. Planning History and Land Contamination	
Planning permissions / Local Plan allocation (if applicable)	The site is allocated within the Local Authority's Interactive Policies Map as a Proposal Site referenced 61 as part of Places of Croydon. The road that serves the site, Whytecliffe Road South, is allocated as a road where planning permission is required for a dropped kerb. The front of the site is being used by TfL buses as a standage location.
Contamination / Environmental Issues (if applicable)	Due to the location adjacent to the railway it is accepted that there could be potential for contamination; this issue will be fully assessed through the planning application process, including the potential need for EIA (via screening and scoping process), desk-top and/or site investigations and use of planning conditions to ensure an appropriate level of mitigation/remediation as required.
8. Internal Consultation	
Internal consultation	The Long-Term Plans have been addressed in Section 6 above. Consultation to date has indicated that there is no reasonably foreseeable railway use for this site. The proposal was granted Clearance and expires 31-MAR-2023 for both Business and Technical Clearance.
9. Local Authorities	

Names & Email Addresses:	Senior Asset Manager Infrastructure Manager Director of Planning Head of Transport
Local Transport Authorities:	
Other Relevant Local Authorities:	Croydon Council Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA

10. Internal approval to consult

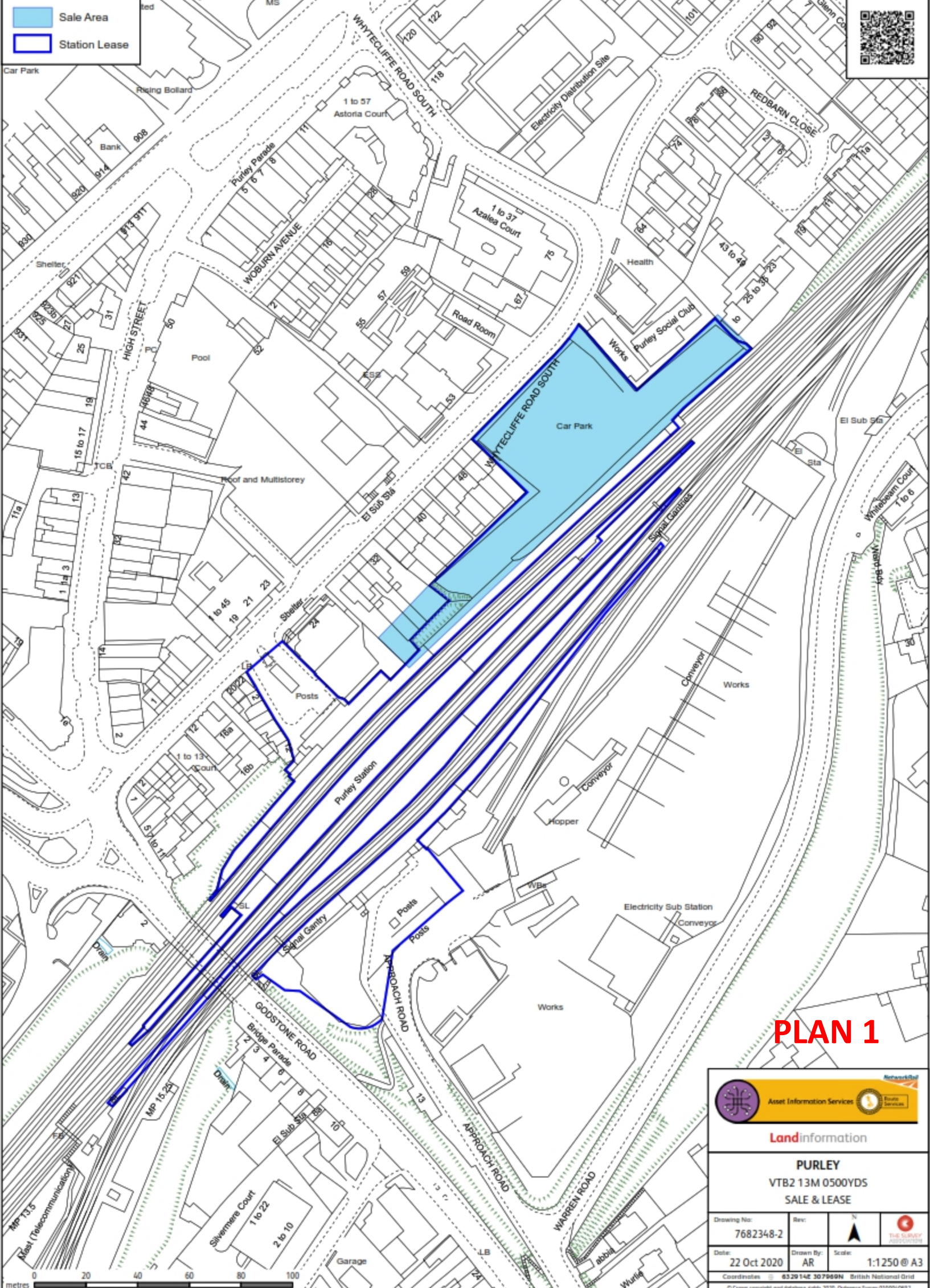
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have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

<p>Summary of position as regards external consultations</p>	<p>29 consultees were contacted and 26 responded with no objections or no comments.</p> <p>Grand Central Railway and Croydon Council did not respond following initial attempts to follow-up with them. They were not considered consultees that required further escalation. The stations/routes relevant to Grand Central Railway are North of London whilst Purley is South. The stations/routes relevant to West Coast Railway Company are not near Purley. The Council is being consulted via the planning process and through the discussions regarding their MSCP nearby the scheme proposal.</p> <p>Consultees that required escalation were successfully reached and therefore their response dates are later than the deadline. These consultees included DfT, COLAS Rail Limited and London Travel Watch.</p> <p>Details given in accompanying consultation report.</p> <p>Specific questions and Network Rail response;</p> <p>Question 1</p> <ul style="list-style-type: none"> - Whether disabled parking will be provided at the adjacent car park during the 2 year construction period. <p>Response 1</p> <ul style="list-style-type: none"> - There are in existence 12 disabled parking available at the Council's multi-storey car park which train passengers may use during construction, we also have 2 bays in the other side of the station entrance and we plan to introduce 1 more in that car park at the forefront of the construction phase. <p>Question 2</p> <ul style="list-style-type: none"> - Any detailed plans by the developers should be communicated to this [Designing Out Crime Unit] to ensure all local circumstances are taken into account. <p>Response 2</p> <ul style="list-style-type: none"> - I will make sure there is an opportunity for your department to review the proposal <p>Question 3</p> <ul style="list-style-type: none"> - Am aware of various discussions with the local council re use of park of one of their MSCP's. Not aware as there was a lot of discussion about the various detailed arrangements on ticketing etc., whether or not this has been satisfactorily concluded or not? To the extent agreement between NR and the Council had been achieved <p>Response 3</p> <ul style="list-style-type: none"> - The Council have agreed to provide the MSCP spaces as discussed and we are awaiting their first draft of the documents. Station passengers will be directed to use the Councils MSCP as written in the LC17. Ticketing, as agreed with GTR, will be managed by the Council.
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	<p>Question 4</p> <ul style="list-style-type: none"> - I note the planning application has gone in, do we have any timescales as to when if it all gets approved the work is meant to start/finish? <p>Response 4</p> <ul style="list-style-type: none"> - The suspension of the car park is anticipated to be required from Spring-Summer 2022 (12 months for planning and pre-construction) and will take 2+ years to construct. <p>Question 5</p> <ul style="list-style-type: none"> - Any agreement between Network Rail and Croydon Council will there be anything in there about maintenance/condition? <p>Response 5</p> <ul style="list-style-type: none"> - The infrastructure manager confirmed that they recently carried out the following; <ul style="list-style-type: none"> o Upgraded CCTV. o New CCTV in lift lobby area. o Parking Bays Re- lined. o Car Park Painted. o Stairs Painted. o Signage upgraded.
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>No unresolved objections</p>

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: Surveyor
Signed	Date 30 th June 2021
Authorised by (name):	Authoriser's job title: Principal Development Manager
Signed	Date 2 nd July 2021



Sale Area
 Station Lease

PLAN 1

Landinformation	
PURLEY VTB2 13M 0500YDS SALE & LEASE	
Drawing No: 7682348-2	Rev: AR
Date: 22 Oct 2020	Drawn By: AR
Scale: 1:1250 @ A3	
Coordinates: 532014E 307969N British National Grid	
<small>© Crown copyright and database rights 2020 Ordnance Survey 100040882</small>	

PLAN 2

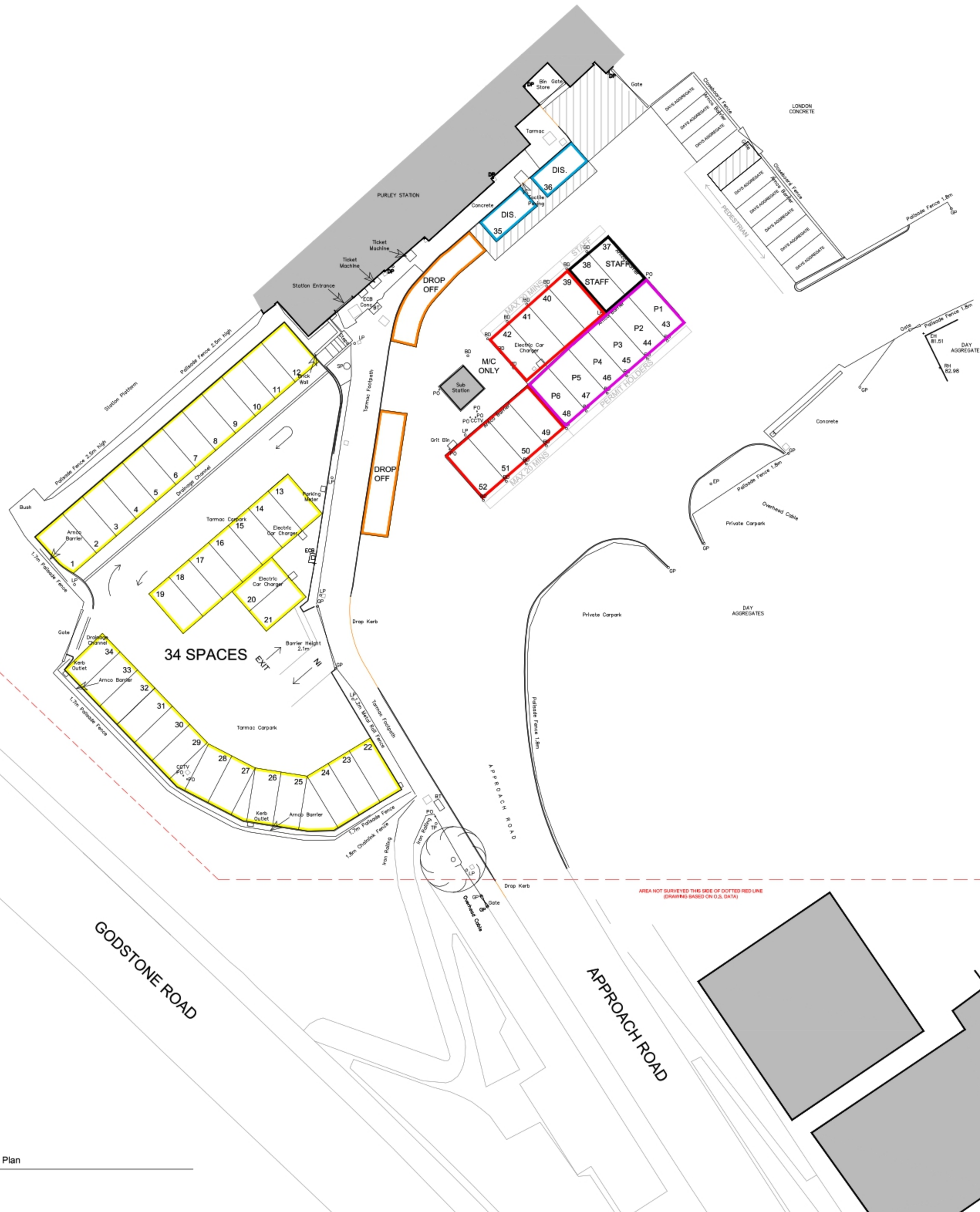
Drawing Frame A1 - Do not scale

- Note:
1. Copyright: The contents of this drawing may not be reproduced or stored in a retrieval system without the written consent of Robinson Kenning & Gallagher.
 2. All dimensions to be checked on site by Contractor.
 3. When discrepancy occurs between specification and drawings then Robinson Kenning & Gallagher must be notified immediately.

Parking Spaces Summary : Existing

Standard Car Park Spaces	34
2.4m x 6m Parking Spaces	0
Disabled Parking Spaces	2
Staff Parking Spaces	2
Permit Holder Parking Spaces	6
20 MIN MAX Parking Spaces	8
TOTAL	52

M/C ONLY	Motorcycle Parking
	Drop Off Zone (2no. cars)



1 AS EXISTING : Forecourt Parking Plan
Scale 1:200

REV	DATE	BY	CHK	ATHD
DRAWING STATUS: FEASIBILITY				
<p>architecture building surveying project management rig</p> <p>Robinson Kenning & Gallagher</p> <p>Airport House Purley Way Croydon Surrey CR0 0XZ. T: 020 8664 8125 E: info@rkgpartnership.co.uk W: www.rkgpartnership.co.uk</p> <p>CLIENT: Network Rail</p>				
PROJECT: Purley Station, Croydon Forecourt Parking Options South Side Car Park				
TITLE: Existing Site Plan				
SCALE @ A1:	1:200	CHECKED:	MP	APPROVED:
				MP
DATE:	17-08-20	DRAWN:	LC	
PROJECT NO:	20-4407	DRAWING NO:	20-4407-A-002	REV:
				-

Land Assembly

PLAN 3



Developer

A, B, C

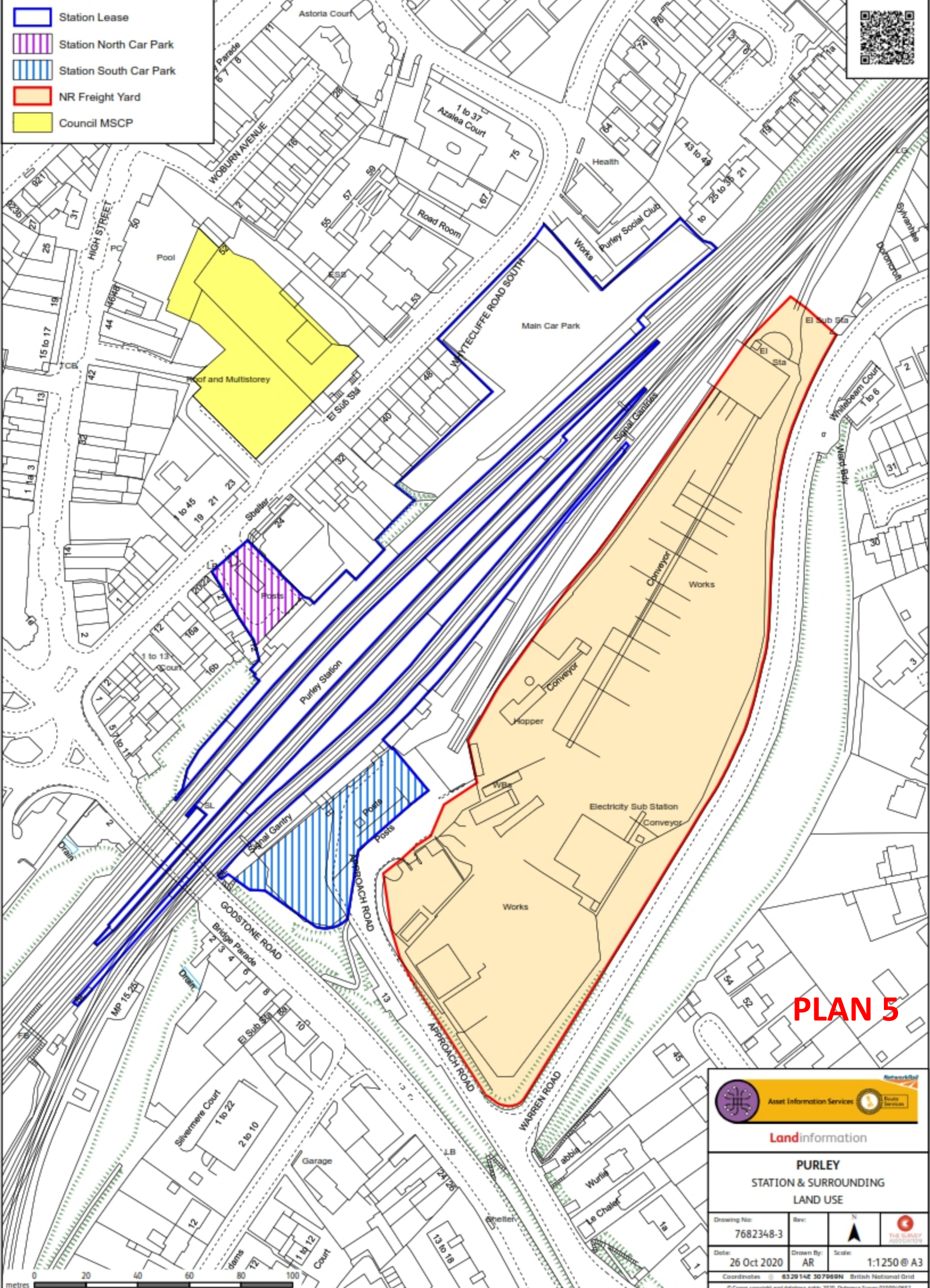
Network Rail

D



PLAN 4

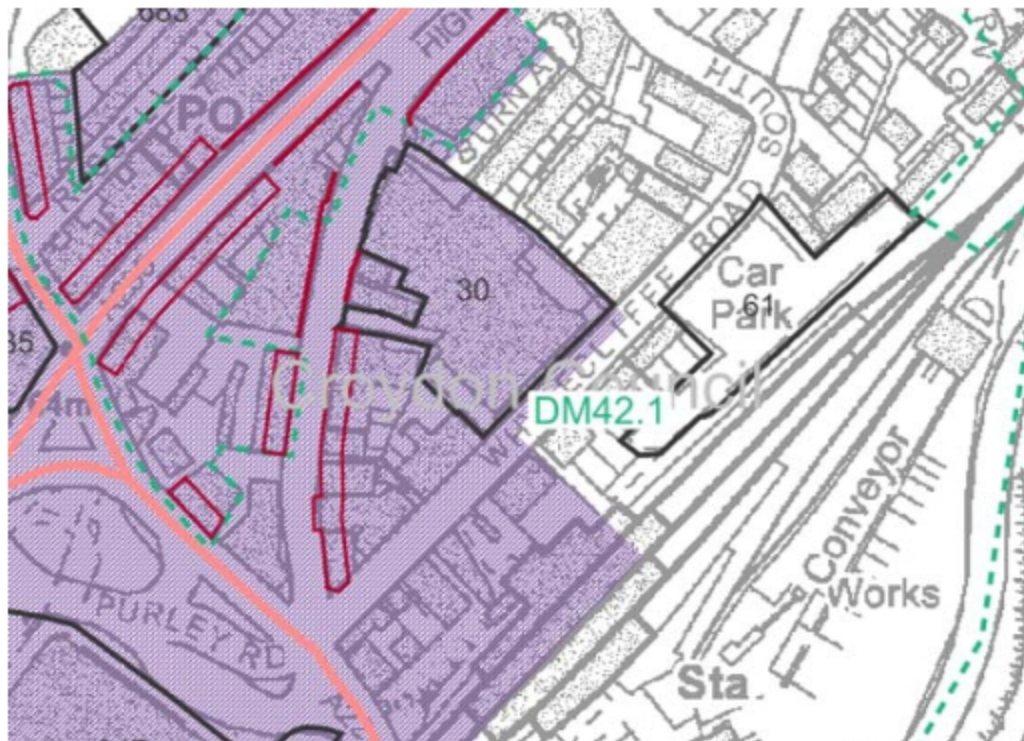


-  Station Lease
-  Station North Car Park
-  Station South Car Park
-  NR Freight Yard
-  Council MSCP



PLAN 5

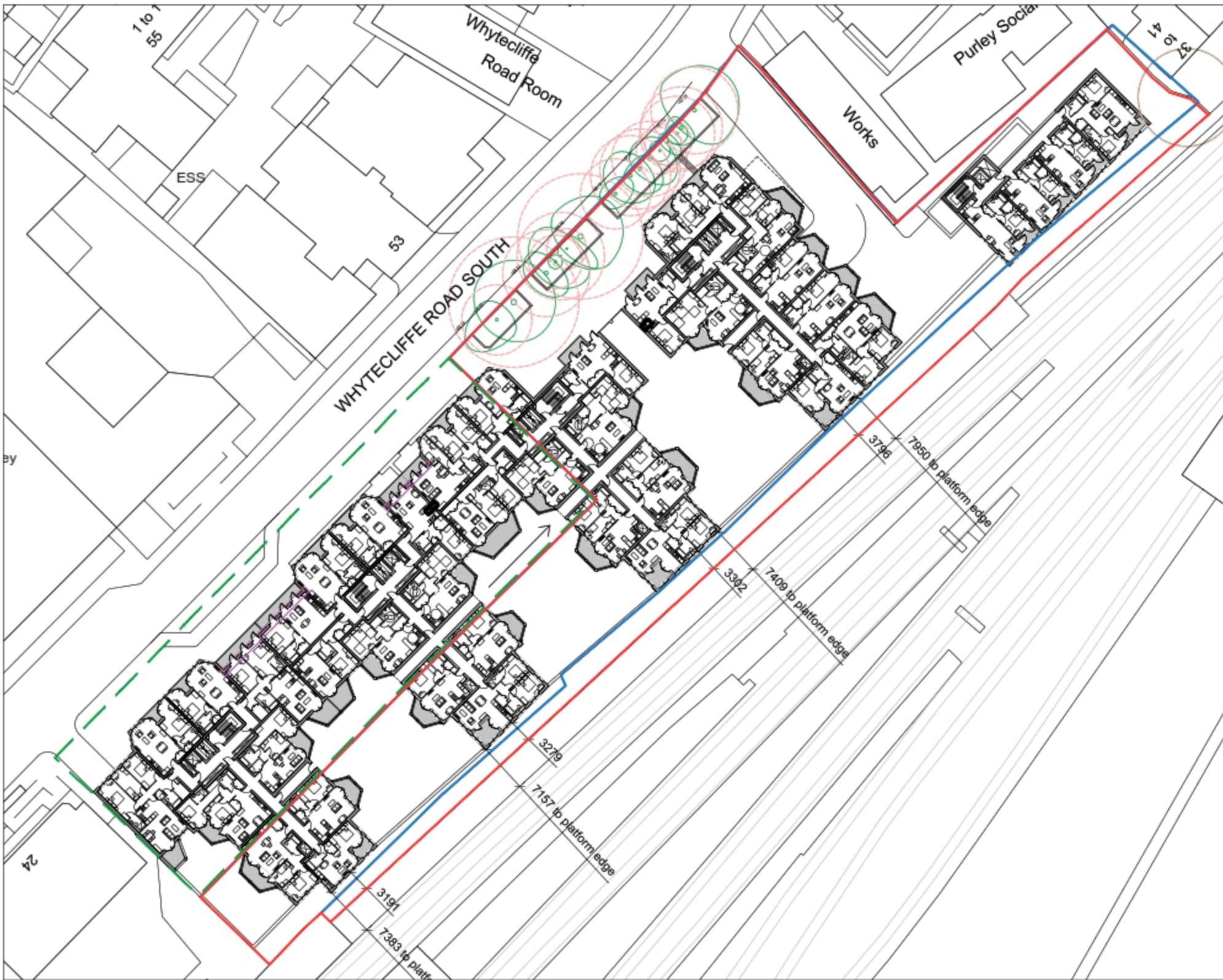
 	
Landinformation	
PURLEY STATION & SURROUNDING LAND USE	
Drawing No:	7682348-3
Date:	26 Oct 2020
Rev:	AR
Scale:	1:1250 @ A3
Coordinates: 53 20 14 E 30 79 69 N British National Grid	



-  Strategic Road Network
-  Area of Focussed Intensification
-  District Centre
-  Main Retail Frontage
-  Secondary Retail Frontage
-  Proposal Sites
-  Place Specific Policy Areas

Croydon Council Interactive Map

PLAN 6



Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revisions:

00	HT	14.04.20	Issued For Information
01	HT	06.07.20	Issued For Information
02	HT	16.09.20	Issued For Information
03	HT	17.09.20	Issued For Information
04	HT	17.09.20	Issued For Information

KEY

- Proposed Site Boundary
- Approved Clearance Boundary
- - - 3rd Party Land

Key Plan

PLAN 7



Winchester House 1-3 Bristol Road London SW9 8DE
T 020 7251 0761 W formationarchitects.co.uk

Project
26-52 Whytecliffe Road South and
Purley Station Car Park
Purley

Client
RAA Ventures Ltd.,
Regent Land and VFund

Drawing Title
Boundary Overlay
Sketch



Drawn by: HT Checked by: MT Scale: 1:500@A3

Status

For Information

Job number	Drawing number	Revision
6758	SK001	04





Do not scale this drawing. Contractor to confirm all dimensions on site. Notify architect immediately of any discrepancies.

Revision	Date	By	Description
00	HT 11.02.20		Issued For Information
01	HT 02.03.20		Issued For Information
02	NG 14.04.20		Issued For Information
03	NG 17.04.20		Issued For Information
04	HT 15.05.20		Issued For Information
05	NG 10.05.20		Issued For Information
06	NT 22.05.20		Issued For Information
07	HT 04.06.20		Issued For Information
08	NT 01.07.20		Issued For Information
09	SM 06.10.20		Issued For Information
10	SM 10.10.20		Issued For Information
11	TC 10.11.20		Issued For Information

KEY

[Light Yellow Box]	1 bed (1 person)
[Light Green Box]	1 bed (2 person)
[Light Orange Box]	2 bed (3 person)
[Light Red Box]	2 bed (4 person)
[Light Purple Box]	3 bed (4 person)
[Medium Purple Box]	3 bed (5 person)
[Dark Purple Box]	3 bed (6 person)

Key Plan

PLAN 9

FORMATION ARCHITECTS

Winchester House 1-3 Bristol Road London SW6 6DE
 T 020 7251 0751 W formationarchitects.co.uk

Project
 26-52 Whytecliffe Road South and Purley Station Car Park
 Purley

Client
 RAA Ventures Ltd.,
 Regent Land and VFund

Drawing Title
 Lower Ground Floor Plan
 Proposed

0 5 10 15

Drawn by: SM Checked by: MT Scale: 1:500@A3

Status
For Information

Job number	Drawing number	Revision
6758	D3199	11

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: Purley Station's main 166-bay Station Car Park, Whytecliffe Road South, Purley, Croydon

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

Summary of position regarding responses:

29 consultees were contacted and 26 consultees responded with no objections or no comments.

Grand Central Railway, West Coast Railway and Croydon Council did not respond following initial attempts to follow-up with them. They were not considered consultees that required further escalation.

Consultees that required escalation were successfully reached and therefore their response dates are later than the deadline. These consultees included DfT, COLAS Rail Limited and London Travel Watch.

Land disposal consultation report

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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	22 nd June 2021	No comments	
2	Transport for North		y	4 th May 2021	No objections	
3	Transport for London Engineering		y	1 st April	No comment	
4	Arriva Trains Cross Country		y	1 st April 2021	No comment	
5	c2c Rail Limited		y	2 nd April 2021	No objection	
6	Chiltern Railway Company Limited		y	4 th May 2021	No comments	
7	Eurostar International Limited		y	4 th May 2021	No comment	
8	Great Western Railway		y	6 th April 2021	No objection	

Land disposal consultation report

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9	Govia Thameslink Railway (New Southern Railway Limited (Southern))		y	30 th April 2021	no objections	
10	Grand Central Railway Company Limited		N – Their stations/routes are North of London whilst Purley is South			Not required to escalate
11	London & South Eastern Railway Limited (Southeastern)		y	7 th May 2021	No comments	
12	Merseyrail Electrics 2002 Limited		y	4 th May 2021	No objections	
13	MTR Crossrail		y	1 st April 2021	No objections	
14	Northern Rail Limited		y	4 th May 2021	No objection	
15	Avanti Trains formally Virgin Trains		y	2 nd April 2021	No objections	
16	COLAS Rail Limited		y	22 nd June	No comments	
17	Nuclear Transpot Solutions (Formally Direct Rail Services Limited		y	4 th May 2021	No comment	
18	DB Cargo UK Ltd. (Formerly DB Schenker)		y	8 th June 2021	No objection	
19	Logistics UK (Formally Freight Transport Association)		y	1 st April 2021	No comment	
20	Freightliner Limited		y	17 th May 2021	No comment	
21	GB Railfreight Limited		y	4 th April 2021	No issues	

Land disposal consultation report

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22	Rail Freight Group		y	2 nd April 2021	Ok	
23	West Coast Railway Company		N - Their stations/routes are not near Purley			Not required to escalate
24	W. H. Malcolm		y	2 nd April 2021	No objections	
25	Association of Community Rail Partnerships		y	7 th April 2021	No comment	
26	British Transport Police		y	18 th May 2021	No objections	
27	London Travelwatch		y	14 th June	No comments or objections	
28	Transport for London		y	17 th May 2021	No objections	
29	Local Authorities - District and County Councils		N – Council will be consulted via Planning			4 th May 2021 – email reminder with 14 additional working days to respond 17 th May 2021 – email reminder plus offer of call and notification that I would otherwise seek alternative representative

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

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

Land disposal consultation report

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Annex 1

1 Department of Transport

From:

Sent: 22 June 2021 11:28

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Good morning

I can confirm no comments from DfT.

Many thanks for sharing and apologies that we missed your original deadline.

Cheers

RIS - Rail Enhancements Portfolio Team and Heathrow Access, Department for Transport

3/23 |

Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

2 Transport for North

From:

Sent: 04 May 2021 16:48

To:

Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hi

TfN has no objections to this disposal.

Regards

Land disposal consultation report

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Strategic Transport Planner

Transport for the North

Ground Floor, West Gate, Grace St, Leeds, LS1 2RP

www.transportfornorth.com

3 Transport for London Engineering**From:****Sent:** 01 April 2021 08:43**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 30th April 2021

Thank you

There are no London Underground assets in the area identified nor any LU operations in the vicinity so I have no comment to make on this disposal.

BSc CEng MICE Professional Head of Infrastructure Protection**Transport for London Engineering - 7th Floor Zone B5, 5 Endeavour Square, Stratford, E20 1JN****Tel: *Please use email at present.***

Land disposal consultation report

V 1.1

4 Arriva Trains Cross Country**From:****Sent:** 01 April 2021 17:14**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

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:** 02 April 2021 14:00**To:****Subject:** Re: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Good afternoon

No objection to this proposal from c2c.

Regards

Reactive Works Manager

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

Land disposal consultation report**6 Chiltern Railway Company Limited****From:****Sent:** 04 May 2021 12:48**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hello,

Chiltern have no comments.

Head of Business Planning (Interim)

Chiltern Railways

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

www.chilternrailways.co.uk

7 Eurostar International Limited**From:****Sent:** 01 April 2021 17:14**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No comment from EIL,

Thanks

PA to Chairman, Strategy Director & People Director**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

8 Great Western Railway

From:

Sent: 06 April 2021 09:22

To:

Subject: Re: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

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 Govia Thameslink Railway

From:

Sent: 30 April 2021 14:23

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hi

Thanks for this.

As is on leave today, I can confirm that GTR has no objections to the proposed land disposal at Purley. When we get to Station Change there will be some matters that will need to be agreed which NR I think are well aware of, but we can deal with that later. I am hearing there is

Land disposal consultation report

V 1.1

already local opposition to the re-development and will be briefing our External Communications team accordingly.

Regards

10 Grand Central Railway Company Limited

No response

11 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 07 May 2021 16:58

To:

Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hi

No comments from Southeastern on the below proposal.

Kind regards,

[Commercial and Compliance Manager](#)

southeasternrailway.co.uk

southeastern

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

12 Merseyrail Electrics 2002 Limited**From:****Sent:** 04 May 2021 12:40**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hi we have no objections, thanks

Legal & Contract Assistant

13 MTR Crossrail**From:****Sent:** 01 April 2021 09:01**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 30th April 2021

Hi

We have no objections

Head of Contract Management

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

14 Northern Rail Limited

Land disposal consultation report

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From:**Sent:** 04 May 2021 13:06**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No objection from Northern

15 Avantie Trains formally Virgin Trains**From:****Sent:** 02 April 2021 14:39**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Afternoon

I'm not sure if a separate response is required however, we have no objections to this proposed network change as this is off route. This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks,

Commercial Ops Compensation Analyst | Avanti West Coast

Victoria Square House, Victoria Square, Birmingham, B2 4DN

16 COLAS Rail Limited

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From:**Sent:** 22 June 2021 12:49**To:****Subject:** FW: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021**Importance:** High

XX – no comments.

KR,

**Property Manager****COLAS RAIL LTD**3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdomwww.colasrail.co.uk

17 Nuclear Transpot Solutions (Formally Direct Rail Services Limited)**From:****Sent:** 04 May 2021 13:24**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Good afternoon,

DRS have no comments.

Many thanks,

Procurement Assistant

Nuclear Transport Solutions

Land disposal consultation reportwww.nucleartransportsolutions.com

V 1.1

18 DB Cargo UK Ltd. (Formerly DB Schenker)**From:****Sent:** 08 June 2021 13:04**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Hi

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

Yours,

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:

19 Logistics UK (Formally Freight Transport Association)

Land disposal consultation report

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From:**Sent:** 01 April 2021 17:21**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Dear

Logistics UK has no comment to make on this proposal.

Best wishes,

**Policy Manager - Multi Modal
Logistics UK**www.logistics.org.uk

20 Freightliner Limited**From:****Sent:** 17 May 2021 13:35**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No comment from FL.

Thanks

21 GB Railfreight Limited

Land disposal consultation report

V 1.1

From:**Sent:** 01 April 2021 17:09**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

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

22 Rail Freight Group

From:**Sent:** 02 April 2021 10:37**To:****Subject:** Re: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 30th April 2021

Ok with RFG

Director General

Rail Freight Group

23 West Coast Railway Company

No response

24 W. H. Malcolm

From:

Sent: 02 April 2021 07:51

To:

Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

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

25 Association of Community Rail Partnerships

Land disposal consultation report

V 1.1

From:**Sent:** 07 April 2021 12:16**To:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No comment

Head of support & development, and deputy chief executive

26 British Transport Police**From:****Sent:** 18 May 2021 12:50**To:****Cc:****Subject:** RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

Dear

I have reviewed the attached plans and forms attached to your original email below and at this point BTP has no objections to the disposal of the land for the proposed development. However as the project moves forward with the development design and introduction of additional station car parking and cycle parking, this department should be involved as projects such as this can, if not assessed correctly, provide a crime generator(s) for the railway e.g. trespass through poor boundary treatment, vehicle / cycle crime etc. Therefore, any detailed plans by the developers should be communicated to this department to ensure all local circumstances are taken into account.

Regards

Design Out Crime Officer

Designing Out Crime Unit (DOCU)

British Transport Police

9th Floor Palestra House

197 Blackfriars Road

Land disposal consultation report

London SE1 8NJ

V 1.1

27 London Travelwatch**From:****Sent:** 14 June 2021 15:43**To:****Cc:****Subject:** RE: Transport Watchdog - Our reference: PF:0064008342

Thanks, no we don't have any further response.

Kind regards

From:**Sent:** 14 June 2021 15:40**To:****Cc:****Subject:** RE: Transport Watchdog - Our reference: PF:0064008342

OFFICIAL

Thank you

There are in existence 12 disabled parking available at the Council's multi-storey car park which train passengers may use during construction, we also have 2 bays in the other side of the station entrance and we plan to introduce 1 more in that car park at the forefront of the construction phase.

With this information, can you please confirm your further response to the consultation?

Thanks,

Land disposal consultation report

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From:
Sent: 14 June 2021 15:28
To:
Cc:
Subject: RE: Transport Watchdog - Our reference: PF:0064008342

Dear

We have looked at the proposals and don't have any comments or objections. My only question was whether disabled parking will be provided at the adjacent car park during the 2 year construction period, as I couldn't see that specified.

Please send future consultations to myself and Richard and copied.

Kind regards

Policy Officer

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

www.londontravelwatch.org.uk

28 Transport for London

From:
Sent: 17 May 2021 16:10
To:
Cc:
Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

No objection from TfL.

Kind regards

29 Croydon Council

No response

Land disposal consultation report

V 1.1

Annex 2

From:**Sent:** 01 April 2021 17:03**Subject:** Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021**Importance:** High

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Purley Station Car Park - Closing Date – 1st May 2021

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Purley Station Car Park by way of freehold sale.

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 **1st May**.

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.

Land disposal consultation report**V 1.1**

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 sincerely



Development Surveyor

Group Property

1 Eversholt St, Euston

[Commercial Development Land Website](#)

From:
Sent: 04 May 2021 12:39
Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021
Importance: High

OFFICIAL

Good afternoon,

This is a reminder that a response is required from you for the consultation below.

Please be advised that you have a further 14 days to respond and therefore final responses by 21st May 2021 COB.

Thanks,

From:
Sent: 17 May 2021 12:10
Subject: RE: Consultation on proposed land disposal: Purley Station Car Park - Closing Date - 1st May 2021

OFFICIAL

Good morning all,

Further to the reminder below, I am writing ahead of the consultation deadline on 21st May 2021 COB as I would be grateful to receive a response or I would otherwise need to find an alternative representative to progress.

I am available for a call to discuss and if you think this would be helpful may you get in touch to arrange a meeting with me?

Thanks,