

# 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: **Guildford Station, Surrey:** The land on the east side currently part of the Station Lease area. It is primarily used as station car parking for passenger and staff and part of the land is on a long lease (999 years) to the owners of Ranger House (adjacent office building currently owned by Surrey County Council).

The car parking will be consolidated into a multi storey car park. Station functions will be consolidated into an efficient layout primarily located in a new station building with car and cycle parking in the multi storey car park. Improved forecourt and public realm in front of the station.

Network Rail and developer Solum Regeneration are working with the Wessex Route Alliance, Guildford Borough Council and other stakeholders to finalise site layout and arrangements.

The reorganisation of the east side of the station frees up space for commercial and residential development which pays for delivery of the new station facilities.

**Proposal:** Long leasehold disposal of the land shown outlined on the attached plans No 1 and 2. It is expected a 250 year lease (s) will be granted to Solum Regeneration.

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

Summary of position regarding responses: 27 Stakeholders were consulted. There were no objections.

Responses were not received from Grand Central Rail, Northern Rail, COLAS Freight, GB Railfreight or Railfreight Group.

**South West Trains** confirmed it supports the principle or the development and has given conditional approval (on Station Change and commercial arrangements).

SWT confirmed it supports the principle or the development and has given conditional approval (on Station Change and commercial arrangements).

**Surrey County Council** has expressed concerns over the forecourt operation. To address this: Network Rail with the developer, Solum, continues to work with SCC (and SWT) to refine the forecourt layout so that it is better for station operations and meets the future aspirations of the highway authority. This will be formalised in the Planning Process as part of an addendum to the Planning Application and in the Station Change.

**British Transport Police:** Requested further follow-up meetings as the layout is progressed. Network Rail and Solum will be meeting BTP again shortly in the preparation for submitting Station Change and the addendum to the Planning Application.

The full list of external consultees is set out below:

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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	04/02/2015	“DfT has <b>no comment nor objection</b> to the above proposed land disposal”	
2	South West Trains (SFO)		Y	02/06/2015	[SWT] “offer our <b>conditional approval</b> to the land disposal proposed.” <b>We support the principle of the Solum Development</b> and will continue to work with the development team to ensure our operational railways concerns are duly considered  “Our <b>conditional approval</b> is given on the assumption <b>that the land will not be formally disposed of until</b>	Network Rail will work with SWT to complete Station Change before starting work.

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					<b>South Western Trains Ltd has received and given its specific approval to the appropriate Station Change</b> documentation which should include any relevant commercial arrangements.”	
3	<b>Chiltern Railways</b>		Y	05/02/2015	No comments	
4	<b>Euro Star</b>		Y	01/05/2015	No Comments	
5	<b>First Great Western Group</b>		Y	27/04/2015	Support the proposals subject to Station Change	
6	<b>Grand Central Rail</b>		N		No reply to original or follow-up emails	Follow up request sent 10/04/2015
7	<b>C2c Rail</b>		Y	10/04/2015	“National Express Group have no objection to the proposed land disposal”	
8	<b>NXET Train Ltd</b>		Y	10/04/2015	“NXET Trains Ltd have no objection to the proposed land disposal”	
9	<b>Freight Transport Association</b>		Y	10/04/015	“Freight Transport Association have <b>no comment</b> to the proposed land	

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					disposal"	
10	Surrey County Council		Y	13/04/2015	<p>"our main concerns at this stage is that the Station Forecourt is able to properly serve as a public transport interchange in the future. "</p> <p>Detailed comments provided below.</p>	Note – the comments raised are being addressed
11	Merseyrail Electrics 2002 Limited		Y	03/02/2015	Merseyrail have <b>no comments and objections</b> to the proposal	
12	Southern Railway		Y	23/03/2015	"Southern Railway have <b>no comment</b> to the proposed land disposal"	Follow up request sent 10/04/2015
13	Northern Railway		N		<b>No reply</b> to original or follow-up emails	<p>Follow up request sent 10/04/2015</p> <p>Phoned No Answer – 30/04/2015</p>
14	Aviva Trains Cross Country		Y	01/06/2015	"XC Trains has <b>no objection</b> to the proposal, <b>subject to the agreement of any associated Station Change proposals</b> "	
15	Direct Rail Services Limited		Y	24/03/2015	<b>No Objection</b>	

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16	DB Schenker (Formerly EWS)		Y	30/04/2015	"DB Schenker has <b>no comment</b> to the above proposed land disposal" Date 30/04/2015.	Follow up request sent 10/04/2015  Answered Phone Call 30/04/2015
17	Colas Freight		N		<b>No reply</b> to original or follow-up emails	Follow up request sent 10/04/2015  Phoned No Answer – 30/04/2015
18	Freightliner Limited		Y	10/04/2015	"Freightliner has <b>no comment</b> to the above proposed land disposal"	
19	GB Railfreight Limited		N		<b>No reply</b> to original or follow-up email	Follow up request sent 10/04/2015  Phoned No Answer – 30/04/2015
20	Rail Freight Group		N		No reply to original or follow-up email	Follow up request sent 10/04/2015  Phoned No Answer – 30/04/2015
21	West Coast Railway Company  Copy of response requested from xxxx		Y	03/06/2015	West Coast Railway Company has no comment or objection to the above proposed land disposal.  xxxx verbally confirmed he had read the consultation documents and confirmed to xxxx	xxxx (NR) telephoned xxxx on 3 <sup>rd</sup> June 2015 at 12.10pm and xxxx verbally confirmed he had read the consultation documents and confirmed to xxxx(NR) that she could quote that West Coast RC has

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					that I could quote this	no objections.  Follow up request sent 10/04/2015.  Follow-up email 20 <sup>th</sup> March 2014,  Original email February 2015
22	<b>British Transport Police</b>		Y	23/03/2015	xxxx responded - No key issues which require addressing	Follow up meetings will be arranged with xxxx as the scheme is designed in detail.  Follow up request sent 10/04/2015  Spoke to xxxx on 30/04/2015 xxxx is on leave until 8 <sup>th</sup> May.  xxxx was sent an email on 30/04/2015 for a quick response.
23	<b>Association of Community Rail Partnerships</b>		Y	19/02/2015	"ACoRP have no comment or objection to this disposal"	
24	<b>London Travel Watch</b>		Y	08/04/2015	"London Travel Watch has no objection to the aforementioned proposal but would like to ensure steps are taken to mitigate any impact	

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					the works may have on passengers at London Road and Guildford Station.”	
25	<b>Passenger Focus</b>		Y	03/03/2015	“ Considering only the land disposal, Passenger Focus has no objection”	
26	<b>Guildford Borough Council</b>		Y	01/06/2015	<p>Thank you for the notification in respect of the above.</p> <p>The Local Planning Authority is currently considering a planning application for this site and as such it would not be appropriate to comment on the disposal of this land. Any development proposed for this land will be subject to planning permission will be considered on its merits.</p>	The developer is working with local stakeholders and the planning authority on potential changes to the scheme (eg to heights of buildings and details of forecourt layout) and in due course will have to apply with any conditions of a planning consent.
27	<b>WH Malcolm</b>		Y	09/02/2015	“no objections”	

A copy of the consultation request (before customisation for any individuals) is given in Annex 1

Copies of responses are given in the Annexes 2 to this report, as indicated above.



### Annexe 1 – Network Rail’s Consultation email

**From:** @networkrail.co.uk

**Sent:** 03 February 2015 16:53

**To:**

**Cc:**

**Subject:** Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Dear Consultee,

**Property:** Guildford Station – East Side buildings, forecourt and car park

We seek to consult you as regards your views, on the proposed disposal by way of grant of a long lease(s) and re-development of the east side station buildings and forecourt.

We attach a draft application form to the Office of Rail Regulation which, with its related plan, explains the proposal in detail. Subject to the outcome of the consultation, we will make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition.

We would expect to make an application based on this form, updated in the light of consultation responses.

We request your comments, please, by close on **Tuesday 3<sup>rd</sup> March 2015** (including any “no comment” or “no objection” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx, Tel. 0207 , Email: [@networkrail.co.uk](mailto:@networkrail.co.uk). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

Property

Floor 5

1 Eversholt Street, London, NW1 2DN

T +44 (020)

M +44 (0)

E [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



## Annexe 2: Consultation Response Emails:

### 1 Department for Transport

**From:** [[@railexecutive.gsi.gov.uk](mailto:@railexecutive.gsi.gov.uk)]

**Sent:** 04 February 2015 10:17

**To:**

**Subject:** Guildford - Land Disposal Process - Formal consultation on proposal to for of the east side of the station - the carpark, forecourt and east side station buildings

Hi

Please accept this email to confirm that DfT have no comment nor objection to the proposed land disposal detailed above.

Thanks and regards

| Rail Executive | Department for Transport | 3<sup>rd</sup> Floor - Great Minster House | 33 Horseferry Road | London | SW1P 4DR | 020  
[@railexecutive.gsi.gov.uk](mailto:@railexecutive.gsi.gov.uk)



Rail Executive

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### 2 South West Trains (SFO)

**From:** @networkrail.co.uk

**Sent:** 03 June 2015 17:45

**To:** (SWT)

**Subject:** FW: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Dear

For clarification to my email below:

I confirm that Network Rail / Solum will not commence the development works until Station Change has been granted.

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Regards

**From:** @networkrail.co.uk

**Sent:** 03 June 2015 10:30

**To:**

**Cc:**

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Dear

Many thanks for your LC7 consultation response below.

I look forward to working through to a successful Station Change with the SWT and Wessex Alliance teams.

Regards

Property

Network Rail

1 Eversholt Street

London

NW1 2DN

Ph 020

Mob

**From:** (SWT)

**Sent:** 02 June 2015 09:33

**To:** @networkrail.co.uk

**Cc:**

**Subject:** Fw: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Dear

### **Guildford - Land Disposal Process**

Further to our conversation I confirm that we are able to offer our conditional approval to the land disposal proposed. We support the principle of the Solum Development and will continue to work with the development team to ensure our operational railways concerns are duly considered.

Our conditional approval is given on the assumption that the land will not be formally disposed of until South Western Trains Ltd has received and given its specific approval to the appropriate Station Change documentation which should include any relevant commercial arrangements.

Please contact either myself or xxxx directly if you require any further clarification

m:

e: [@stagecoachrail.com](mailto:@stagecoachrail.com)

Note from xxxx, Network Rail: The response above followed many emails, phone calls and meetings. Copies of the key communications may be provided on request.

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### **3 Chiltern Railways**

**From:** EXTL:

**Sent:** 05 February 2015 13:12

**To:** @networkrail.co.uk

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Hello

There are no comments from Chiltern Railways.

All the best,

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### **4 Eurostar International Ltd.**

No issue for EIL,

Thanks

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## 5 First Great Western Group

**From:** @firstgroup.com

**Sent:** 27 April 2015 17:00

**To:** @networkrail.co.uk

**Cc:**

**Subject:** Re: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

Thanks for sight of the plans.

First Greater Western Limited remain supporting of the proposals, however, our support is based on the overall scheme, and as such approval so far doesn't automatically suggest signing up to the associated Station Change and any impact to Long Term Charge and/or Qualifying Expenditure without sight of the Change Proposal first.

Many thanks,

First Great Western

Procurement | Floor 4 | Milford House | 1 Milford Street | Swindon | SN1 1HL

e: [@firstgroup.com](mailto:@firstgroup.com) | m:

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

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

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## 6 Grand Central Rail

No reply

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## 7 & 8 National Express Group

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal

Rgds

Sent from my Samsung device

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### 9 Freight Transport Association

FTA has no comment on this one.

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Freight Transport Association

Mobile :

[www.fta.co.uk](http://www.fta.co.uk)

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### 10 Surrey County Council

Dear

Thank you for this. The County Council remains in discussion with Solum regarding the planning application for the redevelopment of Guildford Station, I attach for your use a copy of our observations to the Planning Application. I would please ask that you digest and take these comments on board. One of our main concerns at this stage is that the Station Forecourt is able to properly serve as a public transport interchange in the future.

I have received a response from Solum's Transport Agent which I have not yet read, or attached here. I would happy to forward those to you on this understanding if you feel it would be useful?

Regards,  
Planning & Development  
Surrey County Council

Guildford Station Development Proposals		SCC Highway Authority Transport Observations	
Team/Services Commentary		Transport Development Planning Commentary	Action Required
Local Highways Team			

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The junction of Walnut Tree Close and Bridge Street should be improved	Proposal identified by Developer	Applicant to check and respond to RSA Audit.
The parking spaces at the narrow section of Walnut Tree Close should be reviewed as there is a problem with traffic gridlock during peak times.	Not relevant to scheme	None.
	Application includes modelling of gyratory	TDP to present a summary of the impact with the formal response.
The two suggested 'mitigating' schemes for the gyratory, the widening of the exit from Walnut Tree Close and of the right turn from Bridge St (towards the south) will have very limited effect on capacity, whilst increasing risks to pedestrians, and increasing the likelihood of lane-changing collisions. Contrary to the MB document, there is indeed an accident problem in Walnut Tree Close, if not of the scale of the gyratory itself. The Station Square General arrangement appears to show two zebra (?) crossings either side of the vehicle entry/ exit. Given the existing pelican, the volume and nature of pedestrian traffic, the existing accident problem would be better mitigated by raised two pedex crossings	Walnut Tree Close Junction – See 1 above. No loss of, or impact on pedestrian provision.  Bridge Street/Onslow Street – RSA Stage 1 Requested.  Raised table across forecourt to be sought. Use of two controlled crossing to be considered.	Applicant to check and respond to RSA.  Applicant to check and respond to RSA.  Applicant to confirm proposed works as part of the development.
<b>Road Safety</b>		
It is difficult to make comment on the Station redevelopment proposal in isolation. There is a proposal to close Walnut Tree Close which would clearly affect traffic conditions. Similarly development, LEP and major scheme monies are earmarked for various locations in the vicinity of the station – these include schemes for the gyratory itself, Woodbridge Road and Middleton Rd. The appropriate mitigation measures for the station redevelopment will depend on the progress of other schemes – the traffic effects are interdependent.	Noted. Discussions continuing with xxxx (SCC Transport Policy). Mitigation sought to include forecourt raised table, waymarking signage, contribution towards Walnut Bridge replacement and Travel Planning initiatives.	Applicant to confirm proposed works as part of the development/SCC to negotiate with applicant.
(Also, steps are shown on the west of square, the facilities for the mobility impaired are not clear).	Concerns to be raised with applicant.	Applicant to confirm/clarify

## 11 Merseyrail Electrics 2002 Limited

**From:** [mailto:@merseyrail.org]

**Sent:** 20 March 2015 14:54

**To:** @networkrail.co.uk

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

I can confirm that Merseyrail have no comments and objections to the proposal.

Regards

Merseyrail

Tel

Mob

Email @merseyrail.org

Web www.merseyrail.org

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## 12 Southern Railway

Morning

We have no comments to make in respect of the above. Apologies for the delay in responding.

Regards.

FACILITIES

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## 13 Northern Railway

No response to initial or follow-up requests.

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## 14 Aviva Trains Cross Country

**From:** [mailto:@crosscountrytrains.co.uk]

**Sent:** 01 June 2015 13:08

**To:** @networkrail.co.uk

**Cc:**

**Subject:** FW: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings - final request

Hi

Apologies if you havent received a response from me on this. I can confirm that XC Trains has no objection to the proposal, subject to the agreement of any associated Station Change proposals.

Kind regards  
CrossCountry

Phone: 0121 Mobile:

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

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## 15 Direct Rail Services Limited

**From:** [mailto:@drsl.co.uk]

**Sent:** 24 March 2015 10:27

**To:** @networkrail.co.uk

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

Direct Rail Services have no objections to the proposed land disposal at Guildford.

Regards

Tel:

Mobile:

E-mail: @drsl.co.uk

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Direct Rail Services Limited  
Kingmoor TMD  
Etterby Road  
Carlisle  
CA3 9NZ

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### 16 DB Schenker (Formerly EWS)

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

Yours,

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### 17 Colas Freight

No Reply

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### 18 Freightliner Limited

**From:** [mailto:@Freightliner.co.uk]

**Sent:** 03 February 2015 18:46

**To:** @networkrail.co.uk

**Subject:** Re: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

No comments from Freightliner.

Regards

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### 19 GB Railfreight Limited

No Reply

## 20 Rail Freight Group

No Reply

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## 21 West Coast Railway Company

xxxx (NR) telephoned xxxx on 3rd June 2015 at 12.10pm and xxxx verbally confirmed he had read the consultation documents and confirmed that she could quote that West Coast RC has no objections.

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## 22 British Transport Police

**From:** @networkrail.co.uk

**Sent:** 20 May 2015 12:08

**To:**

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

Hello

Thank you for your email below.

Apologies for being off the radar for a while. The planning application was submitted and now Solum are amending the scheme following public and council consultation.

We would like to meet you together with the SWT team responsible for security. . I will be in touch in the near future so we can update you and take your further advice.

Best regards

**From:** [mailto:@btp.pnn.police.uk]

**Sent:** 23 March 2015 15:28

**To:** @networkrail.co.uk

**Cc:**

**Subject:** FW: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

Hi

I am part of the consultation team for the Guildford Project and attended a scheme briefing and Secured by Design review workshop in Aug 2014 where the following was agreed;

All agreed the workshop had been very useful and there were no key issues that required addressing before application would be submitted.

Post planning approval (anticipated Jan 15) a series of meetings would be arranged to develop the design in line with best practice.

Should contact be required in the meantime they should contact the PM xxxx – @macegroup.com –

No subsequent meeting has taken place this year to date, so the above statement stands subject to the condition that safety and security of the railway is paramount and never compromised.

Kind Regards.

B Division South - Sub Sector South

Tel: Blackberry Mobile -

**From:** @networkrail.co.uk

**Sent:** 21 May 2015 14:54

**To:** @btp.pnn.police.uk'

**Subject:** RE: Guildford LC7 consultation

Hi

Have you received the Guildford LC7 consultation? I spoke to xxxx about it but don't seem to have had a reply.

I am finalising the consultation report and would be delighted to hear from you on it.

Do let me know if you would like to discuss it.

Many thanks

### 23 Association of Community Rail Partnerships

**From** <mailto:@btconnect.com>

**Sent:** 19 February 2015 14:03

**To:** @networkrail.co.uk

**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings (re-sent with reduced size - apologies if you receive this twice)

Hello

ACoRP have no objection to this disposal.

Regards

ACoRP

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### 24 London Travel Watch

Dear

London TravelWatch's remit ends at London Road station. However, we are responding to this consultation, due to it's proximity to Guildford station and the potential knock-on effects of the planned works.

We have no objections to the aforementioned proposal, but would like to ensure steps are taken to mitigate any impact the works may have on passengers at London Road and Guildford station.

Regards

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### 25 Passenger Focus

Thank you for sending Passenger Focus details of the proposal to dispose of property In Guildford, and for the replies sent in reply to issues raised. They note it is part of a large redevelopment of the east side of the station, and that:

the land along the east side of the railway station comprises the main station building, other railway buildings, station car parking, other parking leased to Surrey CC, and access to other land;

the disposal is proposed to be by 250 year lease(s) to Solum Regeneration;

the intention is to redevelop the land as a “mixed use” scheme which will provide:

a new station building with larger public areas,

a multi-storey car park, new public spaces and improved forecourt,

commercial retail and residential development;

planning approval is currently expected sometime in the summer of 2015;

Network Rail will retain freehold ownership of operational land, and necessary access.

Passenger Focus also notes that:

access to the existing booking hall will be maintained until the new one is ready for use;

the station change process will be used for the temporary arrangements required during the development;

a station change and minor modification will be issued for the alteration to the station lease that the redevelopment will require.

xxxx has met with you regarding specific aspects of what the scheme will mean for passengers at the station; Passenger Focus looks forward to representing passengers as the development progresses. xxxx, SWT's stakeholder manager, has been in touch regarding dispensation for various features of the car parking.

Considering only the land disposal, Passenger Focus has no objection.

Regards,

Tel.

Leading a world-class railway that creates opportunity for people and businesses

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### 26 Guildford Borough Council

**From:** [mailto:@guildford.gov.uk]  
**Sent:** 01 June 2015 10:40  
**To:** @networkrail.co.uk  
**Subject:** Land disposal consultation [UNC]

Thank you for the notification in respect of the above.

The Local Planning Authority is currently considering a planning application for this site and as such it would not be appropriate to comment on the disposal of this land. Any development proposed for this land will be subject to planning permission will be considered on its merits.

Regards  
Planning Services

Telephone:  
[www.guildford.gov.uk](http://www.guildford.gov.uk)

Guildford Borough Council  
Millmead House  
Guildford  
Surrey GU2 4BB

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### 27 WH Malcolm

**From:** [mailto:@whm.co.uk]  
**Sent:** 09 February 2015 16:28  
**To:** @networkrail.co.uk  
**Subject:** RE: Guildford - Land Disposal Process - Formal consultation on proposal to for development of the east side of the station - the carpark, forecourt and east side station buildings

WH Malcolm has no objections to the proposal.

Malcolm Group, Tillyflats, Laurieston Road, Grangemouth, UK, FK3 8XT

Tel: | Fax: Mobile:

Email: @whm.co.uk Web: <http://www.malcolmgroup.co.uk>

