

Les Waters
Manager, Licensing
Railway Markets and Economics
E-mail les.waters@orr.gsi.gov.uk
Telephone 020 7282 2106



30 September 2016

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

Network licence condition 7 (land disposal): Redhill Sidings, Surrey

Decision

1. On 8 August 2016, Network Rail gave notice of its intention to dispose of land at Redhill Sidings (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached). Network Rail subsequently provided additional plans included at Annex B.
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 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 note Network Rail has consulted all relevant stakeholders with current information and no other reasonably foreseeable railway use for the land was identified.
4. In considering the proposed disposal we also note:
 - there is no evidence that railway operations would be affected adversely;
 - the scheme will facilitate the new platform 0 project at Redhill station; a requirement relating to the Brighton mainline upgrade and in accordance with the December 2018 programmed timetable; and
 - Network Rail's subsequent clarification to us that it had overstated in its submission the amount of land proposed for disposal. Network Rail provided a new plan showing a larger area of land to be acquired for the introduction of services at platform 0. The correction is shown at Annex B.



5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no further issues for us to address.

6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,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”.

7. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

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

Les Waters

Duly authorised by the Office of Rail and Road

¹ Available from www.rail-reg.gov.uk/server/show/nav.150

Annex A: Notice given by Network Rail to ORR on 7 August 2016

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Site	
Site location and description	Part only of the Yard and Sidings complex known as Redhill Up Sidings at Marketfield Way, Redhill
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Plan No. 83941-1 in which the disposal site is shaded blue, Network Rail's retained land is shaded green and the area of the station lease is coloured red.
Clearance Ref:	CR/27783
Project No.	122474 / 4.1.1
Ordnance survey coordinates	528041 / 150407
Photographs (as required)	

2. Proposal

Type of disposal (i.e. lease / freehold sale)	This is a transaction in two parts. In the first part, DB Cargo (UK) Limited (DBC) is to surrender part only of its long leasehold interest in Redhill Up Sidings to the freeholder, Network Rail (NR). NR will pay a cash sum for that surrender. In the second part, NR grant DBC a 20-year option under which DBC may call upon NR to transfer freehold title in the remainder of the site at nil cost. Both parts are to become legally binding upon the parties simultaneously.
Proposed party taking disposal	DB Cargo (UK) Limited of Lakeside Business Park, Carolina Way, Doncaster, DN4 5PN (Contact: Simon Ives 01302 575951 or simon.ives@dbschenker.eu)
Proposed use / scheme	<p>The new Platform 0 project at Redhill Station, being delivered by Infrastructure Projects, will affect power and operations in the DB Cargo leased site (containing the up yard sidings and goods loop), as IP need to use the sidings for their site compound. Platform 0 will be built using the track that was previously the Goods Loop and the remaining area once the platform is constructed will become landlocked. As a result, DB Cargo have requested a transfer of the freehold of the land containing the sidings to them after the platform 0 works are complete for a potential residential development.</p> <p>All the sidings will be removed to set up the compound area and then the land will be transferred over to DB Cargo. These sidings have not been used for over 30 years and are difficult to us operationally. The removal of these sidings have been through the Network Change Process and been established.</p>
Access arrangements to / from the disposal land	From railway sidings containing the up yard sidings.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	Platform 0 will be a requirement relating to the Brighton Mainline upgrade and in accordance with the December 2018 programmed new timetable
Anticipated Non-rail benefits	DB Cargo (UK) Limited to continue occupying site as tenants.

3. Timescales

Comments on timescales	The transactions will commence as soon as ORR consent is received.
------------------------	--

4. Railway Related Issues

History of railway related use	Railway sidings for freight operating companies.
--------------------------------	--

When last used for railway related purposes	Unknown
---	---------

Any railway proposals affecting the site since that last relative use	Not applicable.
---	-----------------

Impact on current railway related proposals	Platform 0 will be a requirement relating to the Brighton Mainline works.
---	---

Potential for future railway related use	The Route Utilisation Strategy document for the area in question does not identify any potential use for the site. The sidings are difficult to use operationally. The NWR Development Team reviewed the sidings area and didn't believe it had a viable residential scheme but to get DB Cargo to release their lease NWR have agreed in principle to transfer the remaining land after the platform works are completed to DBC.
--	---

Any closure or station change or network change related issues	None
--	------

Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Not applicable.
---	-----------------

Position as regards safety / operational issues on severance of land from railway	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.
--	---

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	None
Contamination / Environmental Issues (if applicable)	Network Rail is not aware of any contamination or environmental issues. The purchaser will be required to take responsibility for any such issues as part of the property disposal.

6. Consultations

Railway (internal – Network Rail)	Both Business and Technical Clearance approvals obtained completing on the 07 th March 2016
Summary of position as regards external consultations	None
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable.

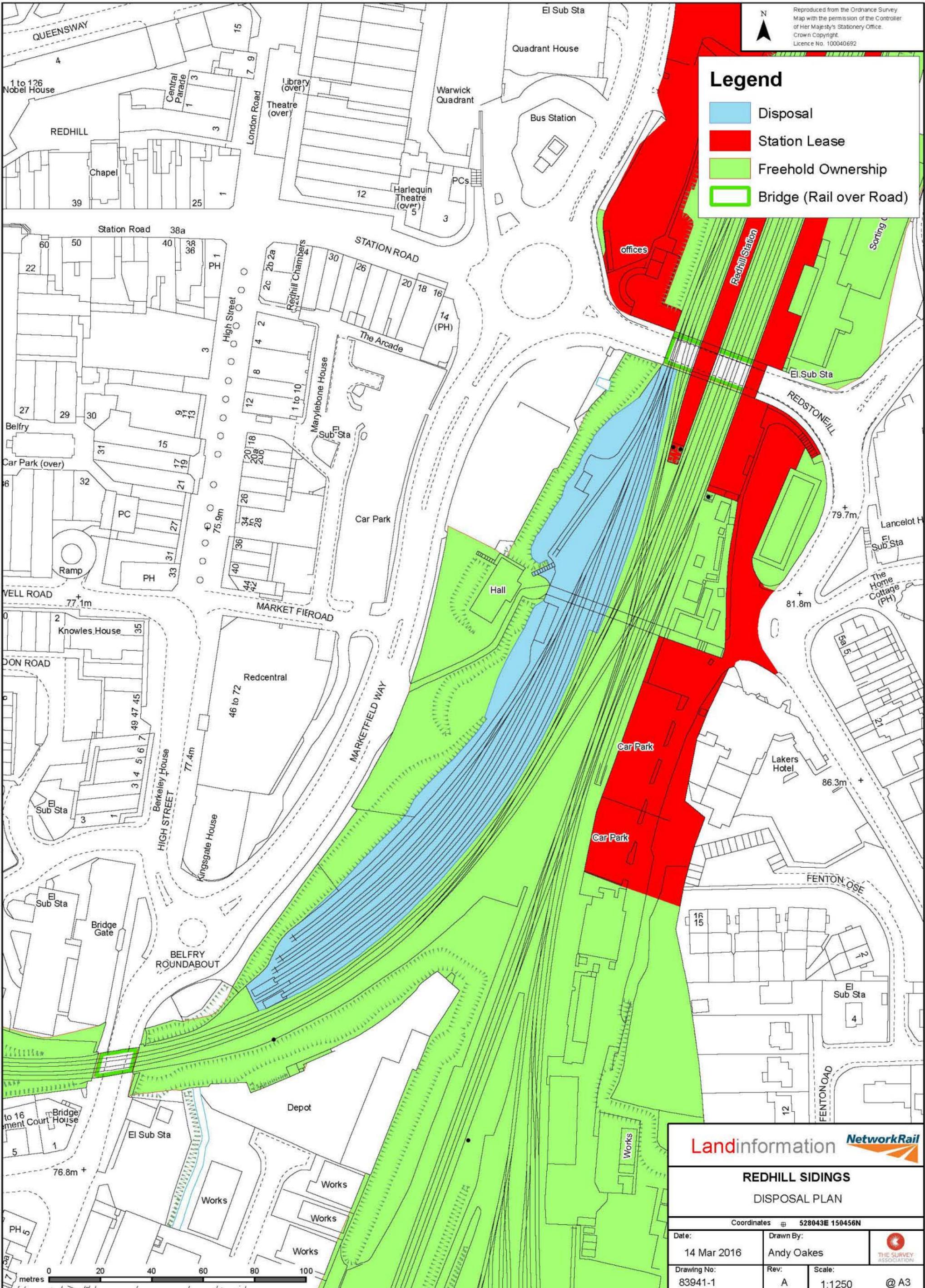
7. Local Authorities

Names & Email Addresses:	Reigate and Banstead Borough Council - xxxx or contactus@reigate-banstead.gov.uk
--------------------------	---

Local Transport Authorities:		
Other Relevant Local Authorities:		
8. Internal Approval		
Recommendation:	Based on the above, I recommend / authorise 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.	
Surveyor Name:		
Approved by Property Development Manager	Name:	Date Approved:

Legend

- Disposal
- Station Lease
- Freehold Ownership
- Bridge (Rail over Road)



Landinformation

REDHILL SIDINGS
DISPOSAL PLAN

Coordinates $\#$ 528043E 150456N

Date: 14 Mar 2016	Drawn By: Andy Oakes
Drawing No: 83941-1	Rev: A
Scale: 1:1250	
@ A3	

PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT
relating to

**APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE LAND DISPOSAL CONDITION OF ITS
NETWORK LICENCE**

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Part only of the Yard and Sidings complex known as Redhill Up Sidings at Marketfield Way, Redhill

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

Summary of position regarding responses: There were 25 consultees, with 23 responses, which were no comment or no objection. Responses were not received from Grand Central Railways and West Coast Railway despite emails chasing a response.

The full list of external consultees is set out below:

No.	External party (name)	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	Yes	11/03/2016	The Department has no comment on this proposal	
2	Arriva Trains Cross Country	Yes	07/03/2016	No comment	
3	c2c Rail Limited	Yes	13/04/2016	No objection	Second email requesting response 30/03/2016 Third email requesting response 13/04/2016
4	Chiltern Railway Company Limited	Yes	18/03/2016	No comment	
5	Eurostar International Limited	Yes	07/03/2016	No issue	
6	Great Western Railway	Yes	04/04/2016	No objection	
7	Grand Central Railway Company Limited	No	None		Second email requesting response 30/03/2016 Third email requesting response 14/04/2016
8	London & South Eastern Railway Limited (Southeastern)	Yes	07/03/2016	No comment	

9	Merseyrail Electrics 2002 Limited	Yes	07/03/2016	No comment	
10	Northern Rail Limited	Yes	07/03/2016	No objection	
11	COLAS Freight	Yes	14/04/2016		Second email requesting response 30/03/2016 Third email requesting response 14/04/2016
12	Direct Rail Services Limited	Yes	31/03/2016	No comment	
13	DB Cargo UK Ltd.	Yes	17/03/2016	No objection	
14	Freight Transport Association	Yes	31/03/2016		
15	Freightliner Limited	Yes	22/06/2016	No objection	Second email requesting response 30/03/2016 Third email requesting response 14/04/2016
16	GB Railfreight Limited	Yes	07/04/2016	No comment	Second email requesting response 30/03/2016
17	Rail Freight Group	Yes	07/03/2016	No comment	
18	W. H. Malcolm	Yes	30/03/2016	No objection	
19	Association of Community Rail Partnerships	Yes	30/03/2016	No comment	
20	British Transport Police	Yes	06/04/2016		Second email requesting response 30/03/2016
21	West Coast Railway Company	No	None		Second email requesting response 30/03/2016 Third email requesting response 14/04/2016

22	Reigate and Banstead Borough Council	Yes	06/04/2016	No comment	
23	Govia Thameslink Railway	Yes	13/04/2016	No comment	
24	London Travelwatch	Yes	16/04/16	No objection	
25	Southern Railway	Yes	13/04/2016	No comment	Response from Govia Thameslink

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.

Annex 1 - Stakeholder Responses

1. Department for Transport

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

Sent: 11 March 2016 13:21

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

– the Department has no comment on this proposal.

Regards,



Network Services North - Rail Group

4/28, GMH, Great Minster House
33 Horseferry Road, London, SW1P 4DR

020

[Follow us on twitter @transportgovuk](#)

2. Cross Country Trains

From: [[mailto: @crosscountrytrains.co.uk](mailto:@crosscountrytrains.co.uk)]

Sent: 07 March 2016 13:21

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

I can confirm that XC Trains Ltd has no comment on this proposed disposal.

Kind regards,
CrossCountry

Phone: 0121 Mobile: Fax: 0121 Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

3. c2c Rail

From: EXTL:

Sent: 13 April 2016 16:32

To:

Subject: Re: FW: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

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

- for noting as I hadn't heard

Rgds

4. Chiltern Railway

From: EXTL:

Sent: 18 March 2016 09:26

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hi

There are no comments from Chiltern.

All the best,

5. Eurostar International Ltd.

From: e [[mailto: @eurostar.com](mailto:@eurostar.com)]

Sent: 07 March 2016 12:22

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

No issue for EIL,

Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)20

M +44 (0)7

eurostar.com

6. Great Western Railway

From: [[mailto: @gwr.com](mailto:@gwr.com)]

Sent: 03 April 2016 16:47

To:

Subject: Re: FW: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hello

I'm sorry, and thanks for the reminder.

We have no objection.

Many thanks.

Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](http://GWR.com) |

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

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

7. Grand Central Railway Co.

No response received.

8. London & South Eastern Railway

From: [<mailto:@southeasternrailway.co.uk>]

Sent: 07 March 2016 13:15

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Good Afternoon

Thank you for the opportunity to review the below.

I can confirm that Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

Southeastern
Friars Bridge Court
41-45 Blackfriars Road
London, SE1 8NZ

9. Merseyrail

From: [[mailto; @merseyrail.org](mailto:@merseyrail.org)]

Sent: 07 March 2016 12:54

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hi

I can confirm that Merseyrail have no comments on the above proposal.

Regards

Merseyrail

10. Northern Rail

From: [<mailto:@northernrail.org>]

Sent: 07 March 2016 13:12

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hello

Northern has no objection to the land disposal at Redhill Sidings at Marketfield Way.

Kind regards

Northern Rail Ltd
Northern House
York
YO1 6HZ

T:

M:

E: @northernrail.org

W: <http://www.northernrail.org>

11. COLAS Freight

From: [<mailto:@colasrail.co.uk>]

Sent: 14 April 2016 14:13

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

I have no comment.

Thanks
Regards

Tel. - Mob.
@colasrail.co.uk

COLAS RAIL LTD
Dacre House - Floor 2, 19 Dacre Street, London, SW1H 0DJ, United Kingdom
www.colasrail.co.uk



12. Direct Rail Services

From: [<mailto:@drsl.co.uk>]
Sent: 31 March 2016 14:00
To:
Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Apologies for not responding sooner. DRS have no comments.

Kind regards,



Direct Rail Services, Regents Court,
Baron Way, Carlisle CA6 4SJ
Tel:
Mob

13. DB Cargo UK

From: EXTL:

Sent: 17 March 2016 12:38

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

I can confirm that DB Cargo (UK) Limited (formerly DB Schenker Rail (UK) Limited) has no objection to the proposed course of action as described.

Yours,

DB Cargo (UK) Ltd
310 Goswell Road
London EC1V 7LW
Tel:

14. Freight Transport Association

From: [<mailto:@fta.co.uk>]

Sent: 31 March 2016 19:21

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Apologies we had no comment.

Freight Transport Association

Mobile :

www.fta.co.uk

 Please help us achieve our environmental targets by not printing this e-mail

15. Freightliner

From: [<mailto:@Freightliner.co.uk>]

Sent: 22 June 2016 15:25

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Apologies for the delay in responding

Freightliner has no objection now to the proposed disposal to DB Cargo (formerly DB Schenker)

Regards

16. GB Railfreight

From: EXTL:

Sent: 07 April 2016 16:46

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

No comment from GB Railfreight.

Regards

GB Railfreight Ltd.,

3rd Floor,
55 Old Broad Street, London, EC2M 1RX.

Tel: 020

Mobile:

E-mail: @gbrailfreight.com.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

17. Rail Freight Group

From: [<mailto:@rfg.org.uk>]

Sent: 07 March 2016 12:31

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Ok with RFG

Rail Freight Group
7 Bury Place
London
WC1A 2LA

Tel 020 Fax 020
Mobile

@rfg.org.uk

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter [@railfreightUK](https://twitter.com/railfreightUK)

18. W H Malcolm

From: [<mailto:@whm.co.uk>]

Sent: 30 March 2016 09:41

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Thanks

I confirm there are no objections.

Regards.

From: [<mailto:@networkrail.co.uk>]

Sent: 07 March 2016 14:43

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

From my understanding of the lease, there is no affective way of terminating it for these particular works to be carried out. The termination / disconnection clauses are writing in such a way that it is near on impossible to acquire the land through standard termination. It can only be done cleanly through an agreement with the tenant.

Kind regards,

Property Services Waterloo General Offices, Waterloo Station
London SE1 8SW

M

D

E @networkrail.co.uk

www.networkrail.co.uk/property

From: [<mailto:@whm.co.uk>]

Sent: 07 March 2016 14:14

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

In light of Network Rail's position that leases of rail freight sites will only be granted if they include unencumbered termination rights in your favour linked to minimum train use criteria (even if multi million pound investment is made in freight facilities) can you please explain why this position is not being followed in this instance? Subject to provision of a satisfactory explanation there are no objections to the proposal.

Regards

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

Tel: | **Int:** **Mobile:**

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

19. Association of Community Rail Partnerships

From: [<mailto:@btconnect.com>]

Sent: 30 March 2016 14:56

To:

Subject: Re: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hi

Apologies! ACoRP have no comment to make on this proposal.

Regards

ACoRP

20. British Transport Police

From: [<mailto:@btp.pnn.police.uk>]

Sent: 06 April 2016 10:46

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Good morning,

Please note the attached response to Redhill Sidings Land Disposal.

Thank you

Strategy & Performance Department

British Transport Police

25 Camden Road

Camden

London NW1 9LN

Tel: 0207

Mobile :

From: I [mailto: @btp.pnn.police.uk]
Sent: 07 March 2016 13:24
To: SDD Business Support
Cc: Crime-Reduction
Subject: FW: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Our Reference – CRU-2016-0167

Dear Colleagues

With regards the below and attached I have reviewed the proposed Land Disposal for Redhill Sidings. I have no comments to make in light of the statement made on the form under the “Position as regards safety / operational issues on severance of land from railway” section.

Many thanks

Crime Reduction Unit

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

office 020
internal
mobile
fax 020

email @btp.pnn.police.uk

departmental email crime-reduction@btp.pnn.police.uk

www.btp.police.uk

21. West Coast Railway Co.

No response

22. Reigate & Banstead Borough Council

From: [<mailto:@reigate-banstead.gov.uk>]

Sent: 06 April 2016 15:09

To:

Subject: RE: Network Rail Consultation

Dear

Thank you for consulting the Council on the proposed property disposal of part of the yard and sidings complex known as Redhill Up Sidings at Marketfield Way, Redhill.

We have no comments to make on the transfer of the land itself, given that the timing of the freehold transfer to DB Schenker Rail (UK) Ltd will occur after the planned Platform 0 works are complete.

However, we note that under section 2 (page 2 of the evaluation form) it is mentioned that DBS have requested a transfer of the freehold for a potential residential development. DBS contacted the Council on 24th March 2016 regarding the possibility of developing the land for this purpose, and I would like to reiterate the advice provided to them, which is that whilst development would not be unacceptable in principle in this location, any proposal would be subject to the usual planning considerations, such as the visual impact on the character of the area, the relationship and impacts on adjoining development, any impacts on the highway network, and on neighbouring amenity. Therefore the transfer of the land to DBS Schenker does not necessarily infer that a proposed scheme for residential development will be acceptable on the site.

I trust that these comments are helpful to you, however, should you require any further information or clarification, please do not hesitate to contact me.

Kind regards,

Places & Planning

T: E: @reigate-banstead.gov.uk

Reigate & Banstead Borough Council
Town Hall, Castlefield Road
Reigate
Surrey, RH2 0SH

T:

W: www.reigate-banstead.gov.uk

23. Govia Thameslink Railway

From: [mailto:@gtrailway.com]

Sent: 13 April 2016 11:55

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hi

No comment or objection raised by Govia Thameslink Railway.

Regards

Govia Thameslink Railway Ltd

Go-Ahead House| 26-28 Addiscombe Road| Croydon | Surrey | CR9 5GA

email: @gtrailway.com | mob:

24. London Travelwatch

From: [mailto:@londontravelwatch.org.uk]

Sent: 16 March 2016 14:11

To:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Dear

London TravelWatch has no objection to the aforementioned proposal.

Regards

25. Southern Railway

From: [mailto:@gtrailway.com]

Sent: 28 July 2016 12:34

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Hi

I collated the internal GTR responses, including from xxxx being part of GTR .

See my response dated 13 .04.2016.

Regards

Govia Thameslink Railway Ltd

Go-Ahead House | 26-28 Addiscombe Road | Croydon | Surrey | CR9 5GA

email: @gtrailway.com | mob:

From: [mailto:@networkrail.co.uk]

Sent: 28 July 2016 10:18

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Importance: High

Hi

As a GTR representative I am wonder if you can help me.

There is one outstanding consultee who I have not yet received a response regarding consultation on the proposed land disposal for the new platform at Redhill Station – xxxx who is the representative for Southern (@GTRailway.com). I have send a number of emails and left two voice messages. As xxxx is part of the greater GTR business, and like you a consultee for the land disposal LC7 process I am wondering if you were either able to make contact with

her or provide me with another contact. Southern's delayed response is now having an impact on the LC7 submission and I would like to settle the agreement shortly which involves DB Cargo Ltd.

Kind regards,

Property Services
Waterloo General Offices, Waterloo Station
London SE1 8SW

M
D

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

Annex 2 – Stakeholder Responses

From: @networkrail.co.uk

Sent: 07 March 2016 12:17

To:

Subject: Consultation on proposed land disposal: Redhill Sidings (Marketfield Way)

Dear consultee,

Property: Part only of the Yard and Sidings complex known as Redhill Up Sidings at Marketfield Way, Redhill.

We seek to consult you as regards your views, please, on our proposed disposal by way of land transfer to DB Schenker Rail Ltd, which would be part of a proposed agreement to construct a new platform to coincide with the track upgrade to the Brighton Mainline route.

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may 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.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **21st March 2016** (including any "no comment" 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 me either on xxxx or @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 Services
Waterloo General Offices, Waterloo Station
London SE1 8SW E @networkrail.co.uk
www.networkrail.co.uk/property

Annex B

Acquisition area corrected by Network Rail reflecting network change requirements

