

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: Redhill Station Car Park

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

Summary of position regarding responses:

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	20/11/2023	I've discussed with my main contacts at NR who have confirmed that are aware of the proposals and had reviewed them with Town Planning colleagues. Overall, they are comfortable that the site A land will not be required or serve a railway purpose in the future. Site B will be remaining a car park; there could be an option in the future for a bay platform on that side of station for services from Tonbridge. If it became an active proposition, hopefully the car park layout could be adjusted to incorporate it.	Network Rail Strategy Clearance Team has assessed and provided a view. The same issues were raised by GWR and were addressed. All the correspondence is at 8.0 Annex A below rather than duplicating.
2	Transport for North		N		No response received	

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3	Transport for London Engineering		Y	09/01/2024	I have no record of any TfL assets at this location that would be impacted by this disposal, and therefore no comment.	
4	Arriva Trains Cross Country		Y	01/12/2023	XC Trains Ltd has no comment on this proposed disposal.	
5	c2c Rail Limited		Y	08/11/2023	No objection from c2c for this proposal.	
6	Chiltern Railway Company Limited		Y	08/11/2023	No objection from c2c for this proposal.	
7	Eurostar International Limited		Y	07/11/2023	No comment from Eurostar.	
8	Great Western Railway		Y	11/01/2024	This has some benefit to the present day railway (although car park spaces are reduced in number). GWR supports this proposal given that the land is retained as Network Rail's. It is possible (there are potential	Network Rail Strategy Clearance Team has assessed and provided a view. See correspondence

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					drivers in rail demand growth and in rail connectivity development) that in future the land is required for an additional platform. The arrangement should provide a process to enable this potential eventuality please see attached and all agreed following discussions and subject to conditionality	at 8.0 Annex A below.
9	Govia Thameslink Railway		Y	04/12/2023	The proposal appears in-line with the ongoing conversations between SOLUM, Network Rail and GTR on the latest scheme plans. Note the Site A area where the proposed land disposal has been applied is subject to minor change based on discussions with the local planning department. -The proposal is a scaled down version from previous SOLUM proposals which included a supermarket and three residential blocks, is now for two residential blocks leaving an area to the north end of Site A as station parking, owned by NR and leased to GTR. This facility is annexed from the main station building/entrance but similar	

					<p>to other stations on the network. Desire lines and pedestrian access to the station should be well defined and is part of ongoing discussions with GTR/NR and local planning department. We should expect the routine protection on new housing development and interface with station operations from a construction and future occupancy perspectives, particularly around disruption, noise abatement issues etc.-</p> <p>It is noted that the outline proposals are still subject to a Station Change approval which we are expecting to see early in the new year. The Station Change will see an impact on station car parking loss of c. 36 spaces, loss of retail provision, reorientation of station forecourt facilities to Site B and changes to rail replacement plans. The station however will also benefit from new and improved cycle parking and security measures, a gated second entrance to capture and protect farebox revenue, improved customer environment at both</p>	
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					entrances, provision for EVCPs and passive provision for more, new journey opportunities created from the new residential block, improve space for advertising. It is also noted in the proposals that supplemental lease changes will be required for the formal removal of land but also addition of space (formally) to include new areas of station car parking which we would expect to be processed as part of the suite of regulatory approvals. Future enabling works are expected to include delivery support from GTR such as ticket retailing facilities (Oyster, Gate-lines, TVM relocations, temporary staffing) and as such we expect to be a continuous fixture throughout the delivery of the scheme. Based on the above, GTR is supportive of this land disposal, now is just the planning application to be cleared.	
10	Grand Central Railway Company Limited		N		No response received	

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11	Transport UK		N		No response received	
12	London Overground Rail Operations Limited		N		No response received	
13	London & South Eastern Railway Limited (Southeastern)		Y	10/11//2023	No comments on the proposed land disposal.	
14	Merseyrail Electrics 2002 Limited		Y	07/11/2023	We have no objections	
15	MTR Crossrail		Y	07/11/2023	No comments	
16	Northern Rail Limited		Y	07/11/2023	Thank you for your email. This application / proposal does not fall on Northern's network and therefore we have no comment to make on this occasion.	
17	Avanti Trains		N		No response received	

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18	First Trenitalia West Coast Trains Limited (Avanti) and West Cost Partnership Development		N		No response received	
19	Abellio		Y	30/11/2023	We do not have any comments on this proposal.	
20	Transport for East Midlands		N		No response received	
21	COLAS Rail Limited		N	01/12/2023	No comments.	
22	Nuclear Transpot Solutions (Formally Direct Rail Services Limited		Y	09/11/2023	NTS have no comments.	

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23	DB Cargo UK Ltd. (Formerly DB Schenker)		Y	22/12/2023	I can confirm that DB Cargo have no objection to the proposed land disposal as described.	
24	Logistics UK (Formally Freight Transport Association)		Y	01/12/2023	Logistics UK has no comment on the proposed land disposal.	
25	Freightliner Limited		Y	08/01/2024	No comment from FL.	
26	GB Railfreight Limited		Y	07/11/2023	No issues from GBRf.	
27	Rail Freight Group		Y	09/11/2023	Ok with RFG	

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28	West Coast Railway Company		Y	08/01/2024	no comments	
29	W. H. Malcolm		Y	30/11/2023	No comments.	
30	Association of Community Rail Partnerships		N		No response received	
31	British Transport Police		Y	13/11/2023	I have reviewed the 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 new residential dwellings, this department should be involved, as projects such as	See correspondence attached at 31.0 in Annex A below.

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					<p>this can if not assessed correctly, provide a crime generator(s) for the railway e.g. trespass through poor boundary treatment, incidents at the interface with public realm and the railway; therefore, any detailed plans by the developers should be communicated to this department to ensure all local circumstances are taken into account.</p> <p>I trust - Threat and Vulnerability Risk Assessments (TVRA) for significant rail projects and Local Risk & Vulnerability Reviews (LRVR) as mandated within the NRSP – will be decided at some stage.</p>	
32	London Travelwatch		Y	08/12/2023	COMMENTS	See attached correspondence attached at 32.0 Annex A below.
33	Transport Focus (formerly Passenger Focus)		Y	19/11/2023	Thanks, happy to accept, no comments from us at this stage.	
34	Surrey County Council		Y	11/12/2023	I have no objection to the transfer of land, as outlined in the attached documents, from	

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					Network Rail to the private sector.	
35	Reigate and Banstead District Council		Y	01/12/2023	As the local planning authority responsible for this site, we are currently assessing the planning application to which this consultation relates. We have no other comments or observations at this time and will pick up matters through the planning application as appropriate.	

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

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

Annexe A

1. Department for Transport

From:

Sent: 20 November 2023 12:54

To:

Cc:

Subject: FYI: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Good afternoon

Colleagues in DFT have discussed with NR contacts and confirm that DfT have no objections for reasons set out below:

I've discussed with my main contacts at NR who have confirmed that are aware of the proposals and had reviewed them with Town Planning colleagues. Overall they are comfortable that the site A land would will not be required or serve a railway purpose in the future.

Site B will be remaining a car park; there could be an option in the future for a bay platform on that side of station for services from Tonbridge. If it became an active proposition, hopefully the car park layout could be adjusted to incorporate it.

Cheers

Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Infrastructure Group, Department for Transport, Department for Transport
Second Floor

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

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From:

Sent: 24 January 2024 18:24

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

Hi

You kindly replied to the Redhill Station LC17 in November last year and although I believe you were aware that the potential for future rail expansion on site B was allowed for, for the sake of fullness I attach below e mail correspondence from NR's Strategic Planners which the position.

I am finally closing out the consultation now which will shortly go to the ORR for registration.

Kind regards

Development Surveyor

Solum Regeneration / Network Rail Liaison

From:

Sent: 22 January 2024 16:31

To:

Cc:

Subject: RE: Redhill Station - Proposed LC17 Consultation.

OFFICIAL

Thanks – was just drafting this as you messaged!

FYI from GWR did get in touch with us directly – I've attached the correspondence for your records too.

Good to see both GWR and DfT support the sale. Your summary below reflects my thoughts:

Site A: it is very unlikely that the land to the west of the station would be required in any future scenario. The principal capacity constraint at Redhill is the trackwork to the south of the existing station, with multiple single-lead junctions. The long term solution to this would be to move the whole station northwards, but crucially not westwards into Site A. It is also notable that the railway is on an embankment through this area with the 2018 Platform 0 scheme utilising a disused part of the structure, any further widening of the railway corridor to the west would require a new structure.

Site B: retention of the land as freehold means the option to expand the station on the east side, for example to provide a bay platform for Tonbridge services, will remain possible. Such a project would be a major intervention and as you say would need a further densification of the car park. Indeed it would require that change today so in that respect, in my view, the proposal for Site B does not materially change the challenges that such a project would need to overcome.

Best,

Lead Strategic Planner [Kent & Sussex]
Floor 2S | Puddle Dock | London | EC4V 3DS

From:

Sent: 18 January 2024 16:56

To:

Cc:

Subject: RE: Redhill Station - Proposed LC17 Consultation.

OFFICIAL

Hi

You will undoubtedly recall adding comments (in Sept last year – see below) to the attached LC17 Consultation, that I am now drawing to a close.

The reason to contact you is that we received a couple of comments (the emails will be sent separately (they wouldn't attach) - from the DfT and Great Western Railway) stating that they would like to see room for future rail expansion at Redhill.

I think it would be appropriate for us to go back to DfT and GWR to close out these comments – as I believe we have the issue covered. Nevertheless, although I have an explanation, I am not really qualified to comment on future rail expansion issues and I wondered if you would be able to review the comments and provide your views?

I enclose plans of the proposed development at Redhill. Whilst we are developing the current station side site (site A), the other site (site B) remains as a Network Rail freehold. Consequently (as the DfT point out) the car park could be adjusted to enable a bay platform at some future point. In other words we could realign the car park

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and put a future deck or multi storey car park here if so required. The plan of site B shows the current track layout and it is here (I understand that a future platform may be required for the Tonbridge service) and as you can see it would be a possibility but would require car park rejigging.

I hope this is clear and if possible I would appreciate your comments so I can go back to both parties to reassure them that the issue is covered.

I do have some time constraints here so would appreciate your help.

Kind Regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

2.Transport for North – No response received.

3.Transport for London Engineering

From:

Sent: 09 January 2024 09:55

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Thank you

I have no record of any TfL assets at this location that would be impacted by this disposal, and therefore no comment.

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Principal Engineer Infrastructure Protection Strategy

Transport for London Engineering - 7th Floor Zone R3, 5 Endeavour Square, Stratford, E20 1JN

Tel: *Please use email at present.*

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>



Mitigating risk - while helping London develop.

4. Arriva Trains Cross Country

From:

Sent: 01 December 2023 13:10

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

XC Trains Ltd has no comment on this proposed disposal.

Regards

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Stations Contract Manager, CrossCountry

Mobile:

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



5.c2c Rail Limited

From:

Sent: 08 November 2023 11:14

To: Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Good morning

No objection from c2c for this proposal.

Asset Admin Support Manager
Floor 7, Centennium House,
100 Lower Thames Street,
EC3R 6DL

Please note my change of role and working times.
On 3 day working week from 27/08/2023.
Normal working days - Mon/Wed/Fri only.

W: www.c2c-online.co.uk

6. Chiltern Railway Company Limited

From:

Sent: 09 November 2023 09:38

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023. OFFICIAL

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead
Chiltern Railways

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



Please consider the environment before printing this email

CONFIDENTIAL

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Chiltern Railways is the trading name of The Chiltern Railway Company Limited. Registered office: 1 Admiral Way, Doxford International Business Park, Sunderland, SR3 3XP. Company No: 3007939.

7. Eurostar International Limited

From:

Sent: 07 November 2023 16:08

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

No comment from Eurostar,
Thank you

PA to Chairman, Strategy Director & Director of People



My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de jouwe, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.

8.Great Western Railway

From:

Sent: 11 January 2024 14:29

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hello

Thank you very much for the reminder on this and for holding it open.

This has some benefit to the present day railway (although car park spaces are reduced in number). GWR supports this proposal given that the land is retained as Network Rail's. It is possible (there are potential drivers in rail demand growth and in rail connectivity development) that in future the land is required for an additional platform. The arrangement should provide a process to enable this potential eventuality please.

Many thanks.

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.

From:

Sent: 11 January 2024 13:13

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Thanks for the email – happy new year!

To respond to your query, James provided Strategic input/clarification when this clearance was sent to our team in September last year. I've just discussed this with in the office now and to summarise, the key considerations for us from an NR Strategic Planning perspective (which I think you allude to these in your email) related to the impact of the scheme on:

- Car parking and using the land for potential future platform(s) and/or potential future Redhill upgrades or some kind of new track layout – the latest scheme will result in the reconfiguration of the southern car park, but ultimately the car park will remain as railway land meaning that should one day we want to pursue a bay platform on the eastern side of the station, land purchase would not be a barrier. Worth noting as well that the curve geometry on the Guildford lines is already too tight for the land in question to be that much use for new track alignment or similar.
- The need to for any prospective development to be consistent with the (aspirational) idea to move Redhill station northwards– again, the scheme as proposed would not block us from moving the station northwards if the priority/funding for this transpired. Our indicative analysis concluded that moving the station northwards would end up requiring land take to the north and therefore developing the car park to the west wouldn't materially limit what we could do in the future.

Additionally (and with a urban planning/ stations precinct enhancement hat on), the railway benefits of the proposed scheme (outlined below) read well and make it something we support, especially given the passenger/revenue growth benefits of having more people living within easy reach of the railway:

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Anticipated rail benefits	<ul style="list-style-type: none">• New pedestrian, fully accessible access routes into the station at Princess Way, through a landscaped, car-free piazza environment offering significant benefits in passenger experience and amenity.• A 50% increase in the floor area of the Princess Way station entrance with improved internal circulation, removal of conflicting movements around the gate-line and ticket machine areas.• 20% increase in the number of cycle spaces at the station, with qualitative improvements to security of spaces.• 20% of revised car parking provided with Electric Vehicle (EV) charging points.• Revenue benefits through improved Customer Information Screens (CIS) with integrated advertising potential.• Introduction of a ticket gate-line at Redstone Hill (Site B) to close off current revenue leakage issues from this side of the station.• Provision of additional ticketing facilities.• New provision of a formal station plaza / forecourt / drop-off facility at Redstone Hill, suited to contemporary access standards.• Significant increased rail ticket revenue driven by residents of the new apartments using the station.• Electric Vehicle charging points and new advertising panels will provide an additional rail industry income stream.
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Therefore, our ultimate conclusion was the development as proposed does not fetter station enhancements/relocation that may become necessary/a priority future.

Trust that makes sense, but happy to clarify anything.

Thanks and best regards,

Strategic Planner

Southern Region (Kent & Sussex)

9. Govia Thameslink Railway

From:

Sent: 04 December 2023 11:25

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Good morning

- The proposal appears in-line with the ongoing conversations between SOLUM, Network Rail and GTR on the latest scheme plans. Note the Site A area where the proposed land disposal has been applied is subject to minor change based on discussions with the local planning department.
- The proposal is a scaled down version from previous SOLUM proposals which included a supermarket and three residential blocks, is now for two residential blocks leaving an area to the north end of Site A as station parking, owned by NR and leased to GTR. This facility is annexed from the main station building/entrance but similar to other stations on the network. Desire lines and pedestrian access to the station should be well defined and is part of ongoing discussions with GTR/NR and local planning department.
- We should expect the routine protection on new housing development and interface with station operations from a construction and future occupancy perspectives, particularly around disruption, noise abatement issues etc.
- It is noted that the outline proposals are still subject to a Station Change approval which we are expecting to see early in the new year. The Station Change will see an impact on station car parking loss of c. 36 spaces, loss of retail provision, reorientation of station forecourt facilities to Site B and changes to rail replacement plans. The station however will also benefit from new and improved cycle parking and security measures, a gated second entrance to capture and protect farebox revenue, improved customer environment at both entrances, provision for EVCPs and passive provision for more, new journey opportunities created from the new residential block, improve space for advertising. It is also noted in the proposals that supplemental lease changes will be required for the formal removal of land but also addition of space (formally) to include new areas of station car parking which we would expect to be processed as part of the suite of regulatory approvals.
- Future enabling works are expected to include delivery support from GTR such as ticket retailing facilities (Oyster, Gate-lines, TVM relocations, temporary staffing) and as such we expect to be a continuous fixture throughout the delivery of the scheme.

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Based on the above, GTR is supportive of this land disposal, now is just the planning application to be cleared.

Regards,

Access Contracts Assistant Manager (Stations)

Govia Thameslink Railway (GTR) Ltd | 1st Floor | Monument Place | 24 Monument Street | London | EC3R 8AJ



Registered in England under number: 7934306. Registered office: 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne, NE1 6EE
Please note my work week is Monday to Thursday. I am away from the business every Friday with no access to emails
Should you require urgent assistance, please contact

10. Grand Central Railway Company Limited – No Response received

11. Transport UK – No response received.

12. London Overground Rail Operations Ltd – No response received.

13. London & South Eastern Railway Limited (Southeastern)

From:

Sent: 10 November 2023 16:46

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

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Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

14. Merseyrail Electrics 2002 Limited

From:

Sent: 07 November 2023 16:03

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi, we have no objections!

Thanks

Legal & Compliance Officer

Mobile:

Phone:



Disclaimer – Merseyrail Electrics 2002 Limited. The contents of this email (and any attachments) are confidential and may be privileged and protected by law and are intended solely for the use of the person to whom they are addressed. If you are not the intended recipient of this message please notify the sender immediately and delete without reading, copying and disseminating it. Disclosure of its content to any other person is prohibited and may be unlawful.

15. MTR Crossrail

From:

Sent: 07 November 2023 19:11

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

No comments

Thanks

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



16. Northern Rail Limited

From:

Sent: 07 November 2023 16:44

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Thank you for your email. This application / proposal does not fall on Northern's network and therefore we have no comment to make on this occasion.

If you have any queries please do not hesitate to contact me.

Many thanks

Franchise Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT

17. AVANTI Trains - No response received.

18. Avanti Trains / First Trenitalia West Coast Trains Limited (Avanti) and West Cost Partnership Development – No response received.

19. Abellio

From:

Sent: 30 November 2023 15:12

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

We do not have any comments on this proposal.

Transport UK

20. Transport for East Midlands – No Response received

21. COLAS Rail Limited

From:

Sent: 01 December 2023 09:02

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

– no comments.

KR,



Head of Property



COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

22. Nuclear Transpot Solutions

From:

Sent: 09 November 2023 16:04

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Good Afternoon,

NTS have no comments.

Kind regards,

Procurement Manager
Property & Infrastructure
Nuclear Transport Solutions



www.nucleartransportsolutions.com
www.directrailservices.com

23. DB Cargo UK Ltd.

From:

Sent: 22 December 2023 16:28

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

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

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:

Confidentiality

This email, including any attachments, is intended for the above named addressee(s) only and may be confidential and/or legally privileged. If this message has come to you in error you are strictly prohibited from using, copying or disseminating its contents; please reply to highlight the error.

24. Logistics UK (Formally Freight Transport Association)

From:

Sent: 01 December 2023 10:19

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Logistics UK has no comment on the proposed land disposal.

Kind Regards,

Policy Advisor
Logistics UK



25. Freightliner Limited

From:

Sent: 08 January 2024 17:13

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

No comment from FL.

26. GB Railfreight Limited

From:

Sent: 07 November 2023 16:05

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

No issues from GBRf.

Regards,

GB Railfreight

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

GB Railfreight Limited | Registered in England number 03707899
Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

27. Rail Freight Group

From:

Sent: 09 November 2023 11:49

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.

28. West Coast Railway Company

From:

Sent: 08 January 2024 17:07

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

no comments

Best

WCR

29. W. H. Malcolm

From:

Sent: 30 November 2023 16:03

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

No comments.

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](#)

30. Association of Community Rail Partnerships – No Response received

31. British Transport Police

From:

Sent: 13 November 2023 12:26

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Dear

Our ref: DOCU-2023-1933

I have reviewed the 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 new residential dwellings, 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, incidents at the interface with public realm and the railway; therefore, any detailed plans by the developers should be communicated to this department to ensure all local circumstances are taken into account.

I trust - Threat and Vulnerability Risk Assessments (TVRA) for significant rail projects and Local Risk & Vulnerability Reviews (LRVR) as mandated within the NRSP – will be decided at some stage.

Regards

Design Out Crime Officer
Designing Out Crime Unit (DOCU)
British Transport Police
9th Floor Palestra House
197 Blackfriars Road
London SE1 8NJ

From:

Sent: 22 January 2024 16:07

To:

Cc:

Subject: FW: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

Hi

You commented previously on the development proposal at Redhill (see below) and apologies for not coming back to you sooner.

I have passed your comments to the development manager and project manager responsible for the proposed development. They agree with your points, and we will revert back to you in respect of the residential design and its interface with the railway and boundary risk and assessment.

A TVRA will also be undertaken.

I will make a diary note to come back to you as the scheme moves through its approval process.

Thanks for your input.

Kind regards

Development Surveyor
Solum Regeneration / Network Rail Liaison

32. London Travelwatch

From:

Sent: 22 December 2023 11:00

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Thank you for your e-mail.

Land disposal consultation report

V 1.1

The responses are very helpful and answer the points London TravelWatch raised, so we won't need to take up your kind offer to discuss further on a call.

Kind regards

Policy and Advocacy Officer

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London TravelWatch, Europoint, 5-11 Lavington Street, London, SE1 ONZ
www.londontravelwatch.org.uk



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From:

Sent: Thursday, December 21, 2023 11:40 AM

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Apologies for the delayed response. Comments below.

- In terms of works within the station, it would be disappointing if the opportunity was not taken to, for instance, review whether the toilet facilities (including the accessible toilets) needed any improvements. The scope of the project has been developed in conjunction with the station operator and network rail and has been subject to extensive subsequent public consultation. The station improvement works are being privately funded and to this end the ability of the associated enabling development to fund station improvements is finite. The review and potential improvement of the station toilet facilities has never been presented amongst the scope requirements and unfortunately cannot be added to the scope, without sacrificing other benefits.
- Whilst we note that site B will in future become the preferred accessible entrance, it appears that passengers arriving by car or taxi who require the ticket office and/or platform 0 will require a longer journey through the station to reach it. Site B will only become the preferred access for car based users. We expect the majority of trips through the station will still be via site A. Improved ticket facilities will be delivered at site B and whilst we accept it remains that a passenger may still need to access the ticket office, the route between both station entrances and ticketing locations is fully accessible. In terms of a longer route for passengers to platform zero inevitably some passengers heading London bound may incur a longer route to this location but with a number of returning journeys arriving at platform 3 the impact of this change on overall lengths of journeys through the station should be largely equalised.

Perhaps we can discuss on a call post the Xmas break? I will not close down the consultation until we have considered all your comments and any subsequent points.

Kind regards

From:

Sent: 11 December 2023 13:07

To:

Subject: FW: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

Hi

Please see below – highlighted in yellow – responses to your questions.

Would you mind coming back to me once you have had the opportunity to consider them.

Kind regards

Land disposal consultation report

V 1.1

Development Surveyor
Solum Regeneration / Network Rail Liaison

From:

Sent: 08 December 2023 16:18

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi – responses added below to the Travelwatch questions in yellow highlight

Regards

Development Director



Solum | 6 Cavendish Place, London W1G 0QA

[Solum.co.uk](https://www.solum.co.uk)

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Land disposal consultation report

V 1.1

From:

Sent: 08 December 2023 12:35

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Dear

Thank you for your e-mail.

London TravelWatch has some questions and comments about the proposal at this stage:

- Will the new fully accessible station entrance building at Site A make access to the platforms easier than using existing Site B? No whilst site A entrance will become fully accessible, the improvements at site B including the provision of an improved drop off will mean this entrance is preferable, particularly for those arriving at the station by private car or taxi.
- If we have read the proposal correctly, the plan is to remove the 4 accessible parking spaces at Site A and add those spaces to the 2 already at Site B. We presume therefore that the station entrance at Site B is already fully accessible? This change also appears to mean that the station would in future have a fully accessible station entrance building at Princess Way but no accessible parking by this entrance. The improvements at site A could not be delivered if vehicle access and accessible parking spaces were retained at that entrance
- In addition to the station improvements listed, will there be any general refurbishment of the station? There will be some cosmetic improvements, and potentially localised changes to items such as signage where required, but otherwise no formal specific changes are planned in the operational areas of the station at platform level for example.
- During the times when work will take place, we trust that any disruption to passengers will be kept to a minimum during the installation works. In particular, we trust that passengers with accessibility needs will still be able to use the station. This is absolutely our objective and intent

Many thanks

Kind regards

Policy and Advocacy Officer

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London TravelWatch, Europoint, 5-11 Lavington Street, London, SE1 ONZ
www.londontravelwatch.org.uk



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33. Transport Focus (formerly Passenger Focus)

From:

Sent: 19 November 2023 10:31

To:

Subject: Re: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

Thanks, happy to accept, no comments from us at this stage.

Cheers

34. Surrey County Council.

From:

Sent: 11 December 2023 12:32

To:

Cc:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Hi

I have no objection to the transfer of land, as outlined in the attached documents, from Network Rail to the private sector.

Regards

Senior Transport Development Planning Officer

Transport Development Planning,
Environment, Infrastructure & Growth
Third Floor,
Quadrant Court,
35, Guildford Road,
Woking,
Surrey GU22 7QQ



35. Reigate and Banstead Council

From:

Sent: 01 December 2023 09:26

To:

Subject: RE: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

OFFICIAL

Dear

As the local planning authority responsible for this site, we are currently assessing the planning application to which this consultation relates. We have no other comments or observations at this time and will pick up matters through the planning application as appropriate.

Best regards

Head of Planning

Follow the council on [Twitter](#) / [Facebook](#) / [LinkedIn](#).

Annexe B.

From:

Sent: 07 November 2023 16:01

To:

Cc:

Subject: Licence Condition 17 Consultation: Proposed Land Disposal: REDHILL STATION: Car Park. PLEASE REPLY BY 8 DECEMBER 2023.

Dear Consultee,

We are currently seeking views of relevant parties on our proposed land disposal at Redhill Station - Car Park on the upside - Princess Way, Redhill, Surrey RH1 1RB.

This is a freehold sale and we attach a draft application form which together with the related plans, 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 the site. Any application made will be based on our draft application form, updated in light of consultation responses.

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.

Please could any comments be provided to me via email by Friday 8 December 2023.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you a notification of our application in due course.

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
Solum Regeneration / Network Rail Liaison

