

Les Waters
Senior Manager, Licensing
Email: les.waters@orr.gov.uk



3 September 2021

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

Network licence Condition 17 (land disposal): Overline House, Crawley station, West Sussex

1. On 22 July 2021, Network Rail gave notice of its intention to dispose of land at Overline House, Crawley station, Station Way, West Sussex (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and left no relevant objection unresolved. In considering the proposed disposal, we note that:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - the disposal will facilitate the refurbishment of Crawley station as part of the regeneration scheme of the area and will lead to improvements in accessibility and visibility for rail passengers.
4. We are aware that approximately four car parking spaces will be lost from the station car park in order to facilitate the improved access arrangements and cycle storage. However, Network Rail has confirmed that this reduction is a result of the station redesign and not the proposed land disposal. The reduction is to be dealt with under the Station Change procedure.
5. We also note that Network Rail has yet to complete the Station Change procedure related to the proposed disposal, required in accordance with the relevant Station Access Conditions, but it must do so prior to disposal. This procedure deals with matters related to the layout and availability of station facilities and requires the station facility owner and train operators using the station to be consulted on any proposed changes.

6. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.

7. We have had regard to our decision criteria in *Land disposal by Network Rail: The regulatory arrangements, October 2019*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

8. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

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

Les Waters

Duly authorised by the Office of Rail and Road

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

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Grant of 250-year lease and ancillary access rights.		
Rationale for disposal	<p>The long lease of Overline House at Crawley Station is vested in the Arora Group (the Developer) who propose refurbishing the building and station and converting the former office accommodation to residential. Arora also plan to construct three new residential apartment blocks on adjoining office carpark. This will deliver station improvements through third party funding and provide over 300 new homes. The project is known as the Crawley Gateway Scheme and is fully supported by Crawley Borough Council who see this as an opportunity to significantly enhance the entrance into the town and provide much needed new homes in a sustainable location. Planning consent has been submitted and a decision is anticipated shortly. The station will be significantly improved with refurbished passenger and staff facilities, provision of ancillary office and retail accommodation and better access for passengers. This work is being undertaken in full collaboration with Govia Thameslink Railway (GTR) and Network Rail Asset Protection and is formally covered by a Station Change submission.</p> <p>Arora's existing long leasehold interest (73 years unexpired term) in Overline House gives them an exclusive position to deliver a scheme of this nature. Overline House is a 1960s building widely considered to be an eyesore and containing office accommodation that is largely obsolete. The building is structurally sound however and this proposal brings significant benefits for both passengers and the public whilst also addressing future liabilities that the building may present to the railway. To facilitate this, a conditional development agreement has been agreed between Network Rail and the Arora Group and a new long lease will be granted to them upon completion of the station works, which Arora are contractually obliged to deliver first. The new long lease will cover the same parts of the property with some boundary changes detailed below, and will provide Arora with a sufficiently long term to support their investment into the scheme.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business Technical	CR/41288 CR/41288	16/07/19 15/11/19

NOTE: Network Rail entered into a conditional contract with the developer in Aug 2020 prior to the expiry date of Business Clearance. Submission of this LC17 has been deferred until agreement was reached on the station related elements of the overall scheme with the TOC and developer.

3. Site

Description of property for disposal

Overline House and carpark is let on an existing long lease to the Arora Group with 73 years unexpired. The full demise of this is shown in blue on Plan 7234780 G together with a right of access over Network Rail's retained land (which forms part of the station lease to GTR) coloured brown. The extent of the station lease is shown hatched blue on the plan. This comprises an entrance hall, Pumpkin retail outlet (managed by GTR), passenger waiting room, public WCs, ticket office, station staff office and taxi admin office as shown in Photographs 1 and 2. The Overline House office accommodation is located adjacent to the station on part of the ground floor of the building and above, extending across all of the upper 5 storeys. This is largely vacant with some short term lettings only. The office carpark is located to the west of the building with approximately 150 spaces and this also forms part of the Overline House lease (see Photograph 3).

It is proposed that upon completion and hand back of the station works by Arora, the existing lease for Overline House will be surrendered and a new 250 year lease will be granted to them. The demise of the proposed new lease is shown in blue on plan 7234780 F.

The changes to the existing demise are as follows:

- Part of the existing lease of Overline House to transfer back to Network Rail and to be incorporated into the station lease as shown hatched green on Plan 7234771; part of existing station lease to transfer into the proposed new 250-year lease to the Arora Group as shown hatched blue on Plan 7234771.
- An additional area of land is proposed for inclusion in the new 250 year lease at the Western edge of the site shown hatched blue on plan 7234774.

The proposed new lease to Arora grants a shared right of access over the area shown brown on plan 7234780 F providing access to a new commercial unit on the ground floor of Overline House and the apartments above. A right to use the relocated fire escape (repositioned from its current exit point onto the station platform) will be granted as shown in red on Plan 7234780 F.

<p>Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>Attached plans and photographs:</p> <ol style="list-style-type: none"> 1. Photographic Schedule 2. Architects Impressions 3. Contextual elevations as proposed 4. Grove Developments/ Unum Reserved matter – Site Plan. 5. Plan 7234780 G – Overline House Existing Long Leasehold Demise 6. Plan 7234780 F – Overline House Proposed leasehold demise 7. Plan 7234771 - Crawley Gateway Proposed Land Exchanges 8. Plan 7234774 – Crawley Gateway Additional Land Disposal 9. Plan 7229577 - Crawley Station Scaffolding & Construction Licence 10. 148-L(10)-600 - Photographs of Existing Bridge 11. 148-L(10)-500 - Pedestrian Bridge Elevations- existing 12. 148-L(20)-500 – Pedestrian Bridge Elevations- proposed
<p>Ordnance survey coordinates</p>	<p>X: 526900 Y: 136349</p>
<p>4. Proposal</p>	
<p>Proposed party taking disposal</p>	<p>Arora Group Company</p>

Proposed use / scheme	<p>The existing building of Overline House will be stripped back to its original frame and re-clad in modern materials transforming the external appearance. A two storey extension on top (set back to reduce visual impact) will provide additional residential space. Crawley Station will benefit from a complete refurbishment including a bright modern fully glazed entrance hall incorporating a higher ceiling atrium, new ticket retail windows and staff accommodation, refurbished public waiting areas and WCs and provision of a business unit suitable for retail. The area at the front of the station will be redesigned to provide taxi and drop off spaces, improved accessibility into the station and a renewed frontage to the station that aims to improve visibility and aesthetics for passengers and the public. The shared forecourt at the front and station carpark will be resurfaced. These works are funded by Arora and the full design and specification of these has been agreed between Arora, GTR and Network Rail Asset Protection and will be governed by a formal station change submission and asset protection agreement.</p> <p>The planning application for these works is under consideration by Crawley Borough Council. These works are designed around the continued operation of the station to minimise disruption to passengers and will follow a programme that is agreed with GTR. The internal station footprint will remain unchanged whilst the boundary of the station lease will be amended (and formalised through Station Change) as discussed in Section 3 above.</p> <p>The existing office accommodation within Overline House will be converted to residential (approximately 80 apartments) with a new commercial unit on part of the ground floor. An additional three new residential buildings (to be constructed on what is currently the carpark for Overline House) will provide a further 220 apartments bringing the total number of new homes to approximately 300 (comprising studio, 1 and 2 bed apartments). Undercroft private resident's parking and cycle storage will be located at the base of the new residential buildings which will sit on a podium with soft landscaping incorporated. These proposals are shown visually in the Architect's impressions and the Contextual Elevations attached. The proposed indicative layout is shown on the Grove Developments/ Unum Reserved matter-Site Plan (attached).</p> <p>The Arora Group will also modify the existing footbridge shown in photographs on attachment 148-L(10)-600, which crosses the site and provides a public right of way between East Park and Station Way. This is necessary so that construction can take place on the land over which part of the bridge spans and will be subject to formal agreement with Crawley Borough Council and West Sussex County Council Highways. The work will be monitored by Network Rail Asset Protection and planned to minimise disruption to the railway. The proposed changes are shown in the attached elevations (drawings 148-L(10)-500 – Elevations as Existing and 148-L(20)-500 – Elevations as proposed).</p> <p>Council and LEP funding has been allocated to improve the highways around the station and help regeneration of the area in conjunction with this scheme.</p>
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<p>Access arrangements to / from the disposal land</p>	<p>Arora have existing access rights over part of the station forecourt to Overline House under their current lease (coloured brown on Plan7234780 G). These rights will be varied in the proposed new 250 year lease and are coloured brown on plan 7234780 F. This will provide access to the new ground floor commercial unit and for residents accessing the new apartments jointly with the station access. This will be covered by a service charge provision in the new lease to share maintenance costs between the parties on a 50% basis.</p> <p>Arora's existing right to use a fire escape which currently exits onto the London bound platform of the station (see Photograph 4 of the Photographic Schedule, attached) will be relocated to the eastern elevation of the building (proposed location shown in red on plan 7234780 F). This will significantly improve safety for passengers and occupants of the building. Currently the fire escape leads to the operational station platforms, but when relocated they will lead out onto a non-operational area.</p> <p>During the construction at Overline House, Arora will require scaffolding and hoardings in the areas indicatively shown on plan 7229577. These will protect passengers using the station during the works and ensure that the station remains operational throughout. Arora, GTR and Network Rail Asset Protection will manage safety and minimise any temporary impact on the station. The scheme has been designed by Arora in consultation with Network Rail to ensure that there is no impact on the existing track access located at the eastern end of Crawley Station carpark.</p>
<p>Replacement rail facilities (if appropriate)</p>	<p>This proposal includes a refurbished station as described above to a design and specification agreed with GTR and Network Rail. The works programme is being agreed with GTR to ensure that the station can remain open at all times with as little disruption to passengers as possible. There will be a loss of approximately 4 parking spaces from the 99-space station carpark to facilitate the improved access arrangements and cycle storage. This loss has been agreed by GTR and will be formally dealt with under the station change submission. There will also be some temporary disruption during resurfacing works but this will be limited and agreed in advance with GTR. Network Rail's operational access to the railway will not be impacted.</p>

Anticipated rail benefits	<p>The refurbishment of Crawley station will provide a significantly improved facility for rail passengers through the provision of better access and visibility, refurbished waiting areas, ticket hall and WCs. The works will be delivered through third party investment and will also release a capital receipt to be reinvested in the railway receivable upon grant of the new lease.</p> <p>Safety will be significantly improved through the removal of the existing fire escape from the station platform to an improved location on the eastern elevation of Overline House.</p> <p>The refurbishment of the structure of Overline House also reduces a potential future liability over the platform and adjacent to the railway, as the structure and external fabric of the building will be subject to renovation and modernisation.</p>
Anticipated non-rail benefits	<p>Significant Improvements to public realm will result from the development scheme in line with Crawley Borough Council's aspirations and will provide much needed support to the regeneration of the town. The scheme also releases land for the creation of c.300 new homes contributing towards Network Rail's housing target set by Government.</p>
5. Timescales	
Comments on timescales	<p>A conditional development agreement was signed in August 2020 enabling Arora to continue investing into the project. It is anticipated that the station works will be undertaken in 2021. The proposed new lease to Arora will be granted once the station works are completed and satisfactorily handed back to GTR and Network Rail.</p>
6. Railway Related Issues	
History of railway related use	<p>Research indicates that there was a goods shed on what is now the Overline House office carpark. This was taken out of use together with the railway sidings around 1961. The adjacent old Crawley station was moved in 1968 when the existing station immediately to the east opened. This land has been within the Overline House long lease since 1968.</p>
When last used for railway related purposes	<p>Crawley Station sits within part of the ground floor of Overline House with the existing office accommodation directly above. As the structure of Overline House and the station are integral, any redevelopment of Overline House will inevitably involve the station and its access at ground floor level.</p> <p>The adjacent land currently comprising the Overline House carpark was last used for railway purposes c.1968 when the station was relocated from that position to its current site immediately adjacent. It has been part of the Overline House long lease since that date and used as a car park linked to the offices.</p>

Any railway proposals affecting the site since that last relative use	Crawley Station continues to operate. Network Rail has recently completed a new access for all bridge however this is separated from the proposed disposal. Crawley station was not already listed for enhancement prior to Arora's proposal and there are no known other rail related proposals impacted by the scheme. Network Rail supports the proposed 3rd party investment into Crawley Station and the subsequent regeneration project for the area.
Impact on current railway related proposals	The new Access for All footbridge was completed in 2020 providing step-free access for passengers. This will not be affected by the proposed scheme and will help maintain passenger mobility within the station during the refurbishment.
Potential for future railway related use	No future rail related use has been identified within the South East Route Sussex Area Route Study and South East Route Strategic Plan that is impacted by these proposals. The station refurbishment works will provide long lasting benefits to passengers.
Any closure or station change or network change related issues	Station change has been submitted and is in consultation for the station refurbishment works and the variation in boundary between the existing and proposed leases. GTR have been heavily involved in the station design to ensure that it reflects the needs of passengers. Refurbishment of the station is to be carried out in accordance with an agreed programme between the Arora Group, GTR and Network Rail. There are no network change requirements.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The proposed 250 year lease will include shared access rights over part of Network Rail's retained land which will form part of the station forecourt within the station lease. This is to provide access and egress into the ground floor of Overline House to access the residential and retail space. This is shown in brown on plan 7234780 F. The proposed long lease includes provision for a service charge to recover upkeep and maintenance costs of this land.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the developer will install new boundary fencing along parts of the railway boundary (the additional plot of land to be included in the new 250 year lease will require fencing) and sufficient fencing already exists for the rest.</p> <p>Network Rail will retain liability for maintaining the boundary fences with the operational railway thereafter.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> • The Purchaser and any successor in title is not to construct any building within 3m of the railway boundary fence. • On behalf of GTR: design details and construction work to be agreed by ASPRO and GTR. No objection, providing the

	<p>GTR project management cost to support the project by Arora, subject to station change being in place. Agreement on facing of the development with the GTR operation to ensure that the project minimises its impact on trains' operation.</p> <ul style="list-style-type: none"> • The developer is to modify/ replace the footbridge at their cost and to NR's satisfaction including future costs of works and examinations. • HV feeder 3349 (Three Bridges – Ifield) runs through the site and will need to be rerouted by the project if works encroach on the route. • With regard to telecoms, any potential works should be subject to a full site survey to understand implications if any on existing telecom assets and cables. • The access to the TP HUT and access point London East needs to be retained to the same level. • Construction of Access for All footbridge needs to be coordinated with this project. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
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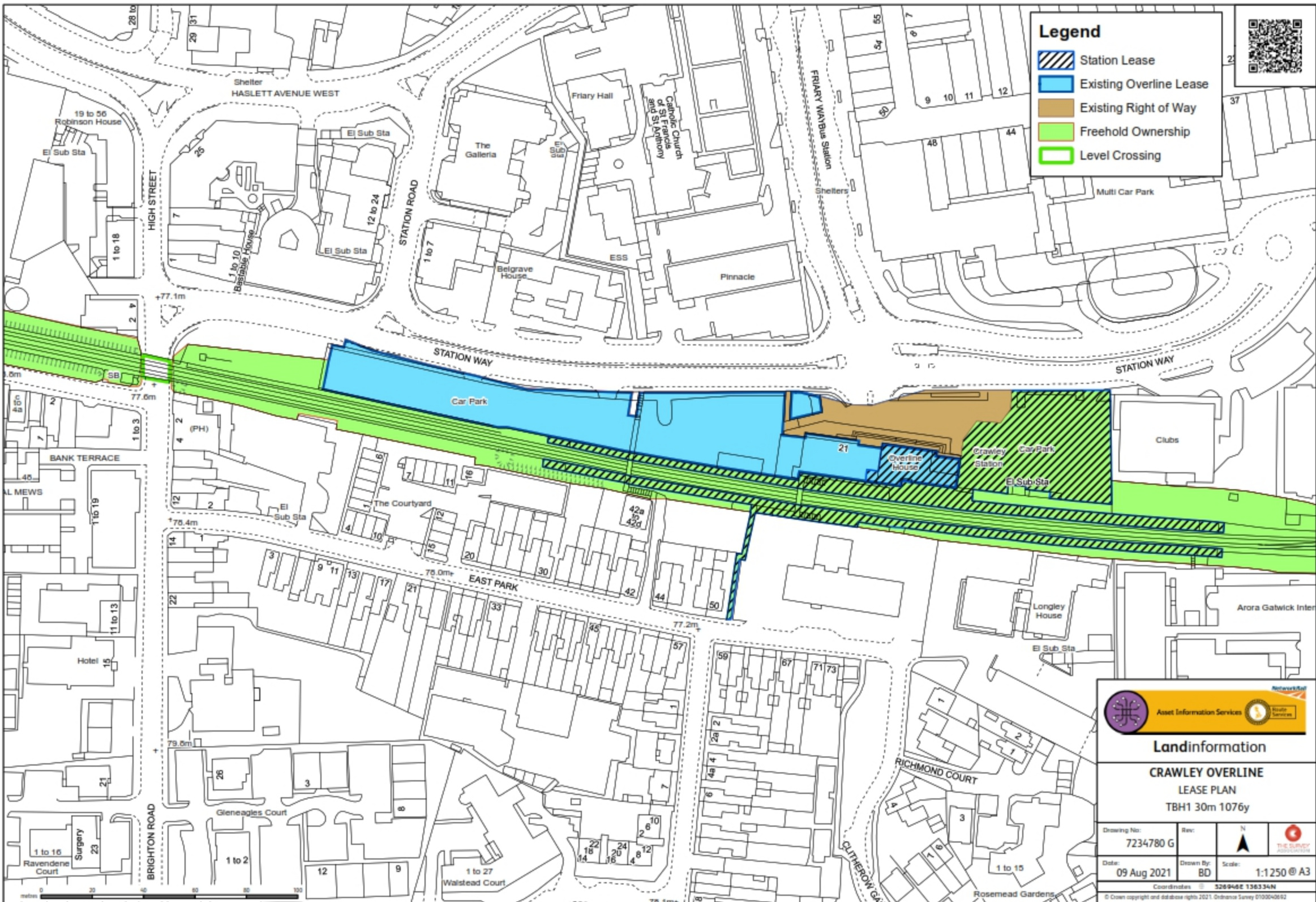
7. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>The Crawley Gateway Scheme is subject to three planning applications:</p> <ul style="list-style-type: none"> • CR/2019/0660/FUL (Change of use of Overline House); • CR/2019/0602/ARM (Residential led mixed-use development); • CR/2019/0661/FUL (re-alignment of pedestrian bridge).
<p>Contamination / Environmental Issues (if applicable)</p>	<p>The site is already leased to Arora who will be responsible for commissioning a contamination report as required for their proposed redevelopment.</p>

8. Internal Consultation	
Internal consultation	<p>The Crawley Gateway scheme was endorsed by Network Rail South East Third Party Investment Panel and System Operator consulted. This was reaffirmed in July 2021 by the Head of Strategic Planning for Network Rail's Southern Region who confirms that System Operator have no objection to the proposed land disposal. Internal clearances have been granted as discussed in more detail in S. 6 above with following noteworthy comments:</p> <p>'TOC have no objection providing the agreement is reached on facing of the development with the GTR operation to ensure that the project minimises its impact on train operation'.</p> <p>'The developer is to modify/replace the public footbridge (outside station demise) at their cost to Network Rail's satisfaction'.</p>
9. Local Authorities	
Names & Email Addresses:	Crawley Borough Council
Local Transport Authorities:	<p>Govia Thameslink Railway – GTR initially raised objection to the proposed disposal until agreement had been reached in respect of the station design. This objection has been removed following agreement between the parties on this and the submission of a formal station change.</p> <p>British Transport Police - BTP have no objections however highlighted the need for future involvement in detail to ensure that local circumstances with regard to reducing crime are met.</p>
Other Relevant Local Authorities:	West Sussex County Council

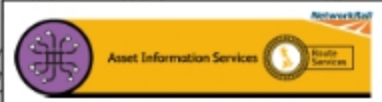
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	Details given in accompanying consultation report
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Any works to the station will be subject to the Station Change submission. The Developer has been engaged with GTR for 24 months to agree discuss design details and programme delivery.

12. Internal approval to dispose	
Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions
Proposer's name:	Proposer's job title: Senior Surveyor
Signed	Date 19/07/2021
Authorised by (name):	Authoriser's job title: Principal Development Manager
Signed	Date 19/07/2021



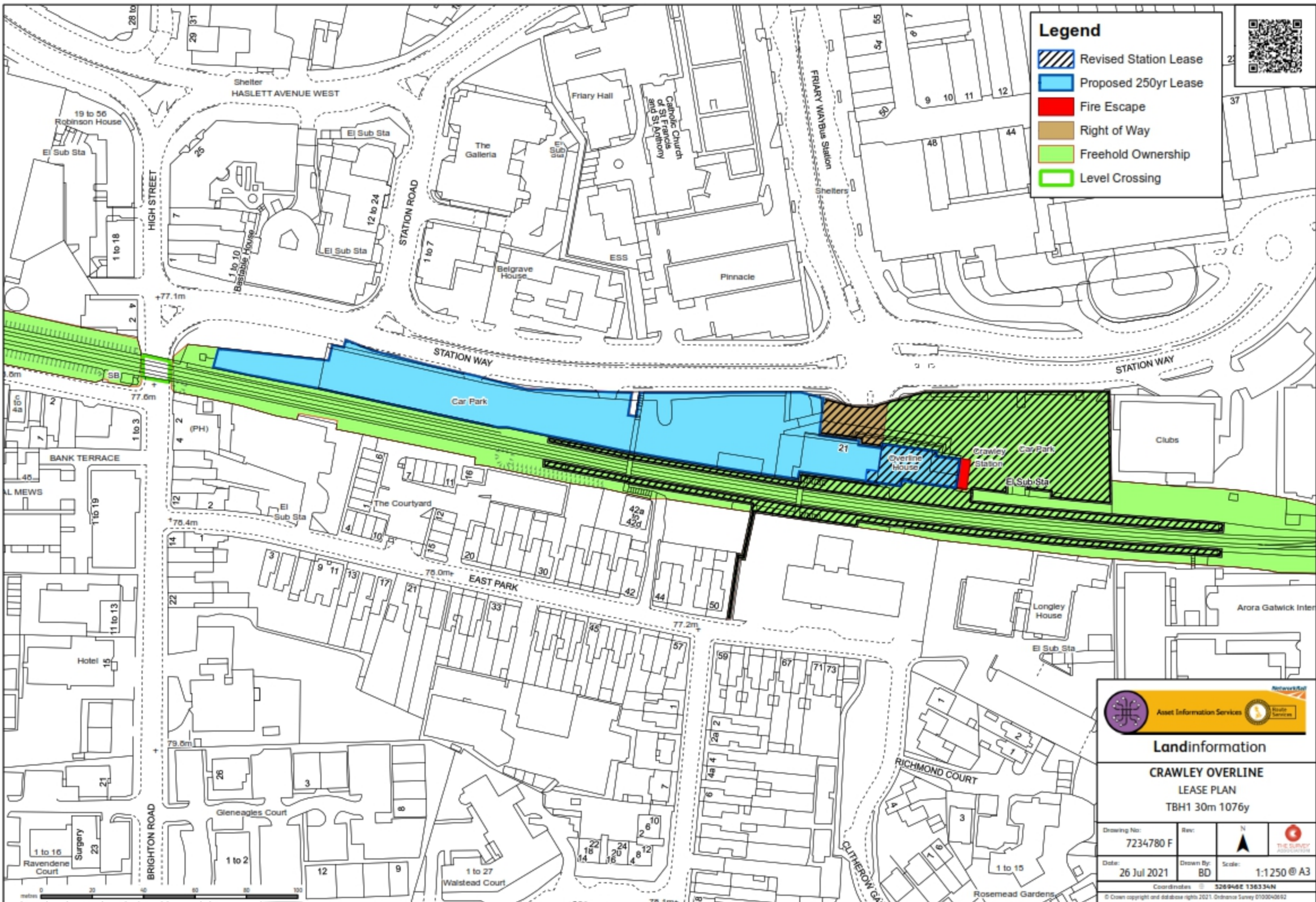
Legend

-  Station Lease
-  Existing Overline Lease
-  Existing Right of Way
-  Freehold Ownership
-  Level Crossing



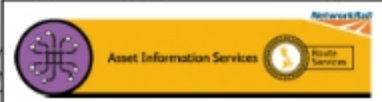
Landinformation
CRAWLEY OVERLINE
 LEASE PLAN
 TBH1 30m 1076y

Drawing No: 7234780 G	Rev:	N		
Date: 09 Aug 2021	Drawn By: BD	Scale: 1:1250 @ A3		
Coordinates: 529948E 136334N				
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Legend

-  Revised Station Lease
-  Proposed 250yr Lease
-  Fire Escape
-  Right of Way
-  Freehold Ownership
-  Level Crossing



Landinformation
CRAWLEY OVERLINE
 LEASE PLAN
 TBH1 30m 1076y

Drawing No: 7234780 F	Rev:	N		
Date: 26 Jul 2021	Drawn By: BD	Scale: 1:1250 @ A3		
Coordinates: 529948E 136334N				
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Photographic Schedule



Photograph 1 - Overline House with station on ground floor viewed from Friary Way



Photograph 2 - Overline House showing location of Station at ground floor with existing office entrance to right, station forecourt and current drop off and taxi rank.



Photograph 3 – Overline House carpark seen from station footbridge (looking west)



Photograph 4 – Existing fire escape from Overline House onto station platform



3. Indicative illustration of residential new build (looking east from Station Way towards Crawley Station) (Arora Group/ Unum Chartered Architects)

Architects impressions



1. Indicative illustration of Overline House and Station following refurbishment and conversion to residential (incorporating ground floor commercial) (Arora Group/ Unum Chartered Architects)

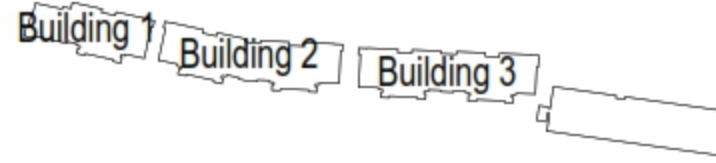


2. Indicative illustration of residential new build (looking east from Station Way towards Crawley Station) (Arora Group/ Unum Chartered Architects)

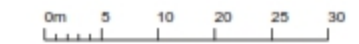
MATERIALS LEGEND:

1. Mystique buff multi brick, natural mortar - TBS or equal.
2. Drumquin red multi brick, natural mortar - Ibstock or equal.
3. Aluminium rainscreen cladding in grey tones.
4. Reconstituted cast stone - grey, Taylor Maxwell or equal.
5. Composite aluminium framed windows - Velfac or equal.
6. Aluminium framed curtain walling with glazed spandrel panels.
7. Structural glass balustrade.
8. Green living wall.

Key plan:



Contextual elevations as proposed

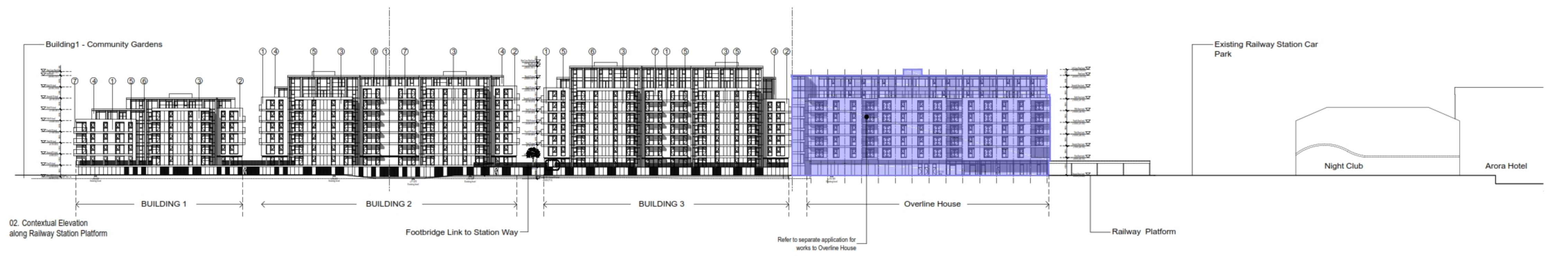


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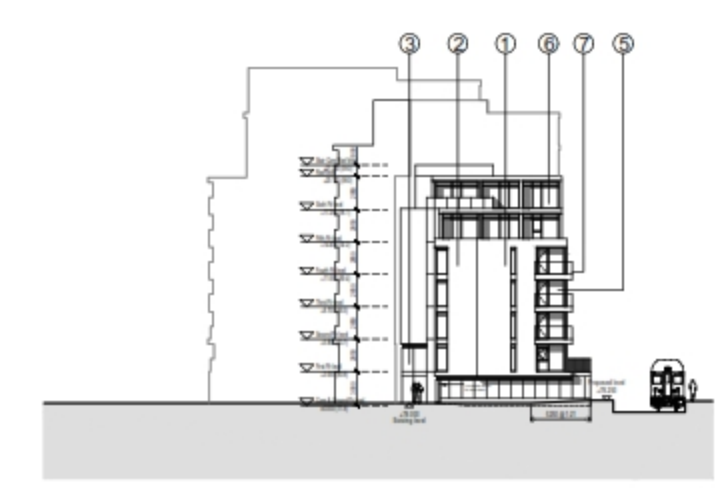
Revision	Initials	Date
P1	JG	14.09.18
1.		Planning reserved matters application
P2	JG	28.09.18
1.		Station house entrance modified (but still pending input from landscape architect) and level up to +18.200
P3	GW	14.02.19
1.		Overline House retained.
2.		Buildings 1 and 2 separated into 3 buildings.
3.		Fifth floor increased to two storeys.
4.		Upper floor set backs adjusted.
P4	GW	15.03.19
1.		Horizontal banding reinstated.
2.		Balconies added to Overline House.
P5	GW	22.03.19
1.		Pedestrian link updated.
2.		Overline House canopy updated.
P6	GW	04.06.19
1.		Plaza and station canopy updated.
2.		Perforations pattern updated.
P7	GW	25.07.19
1.		Exclusions from reserved matters application indicated.
2.		Undercroft parking access relocated to match outline application.
P8	GW	26.07.19
1.		Additional gable elevations shown.
2.		Levels added, checked and updated.
P9	GW	08.08.19
1.		Location of door from car park updated.



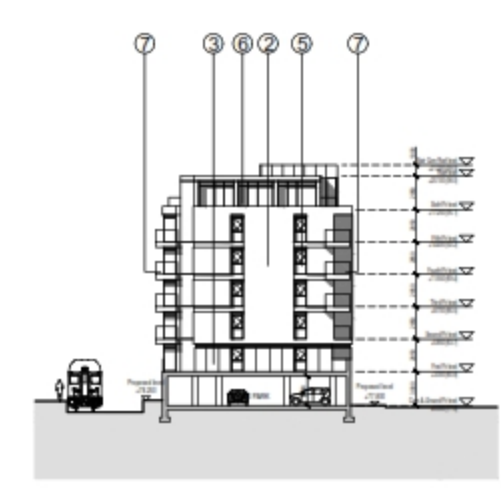
01. Contextual Elevation along Station Way Rd



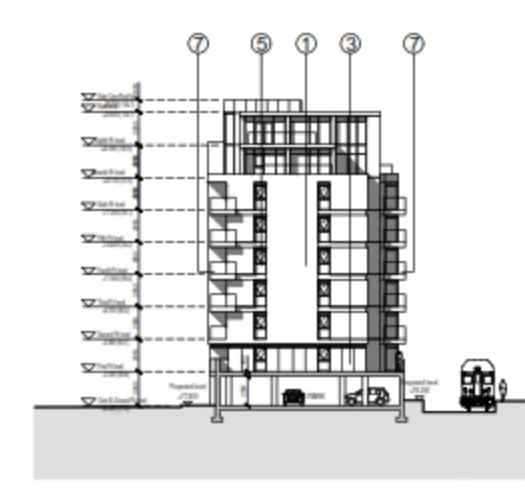
02. Contextual Elevation along Railway Station Platform



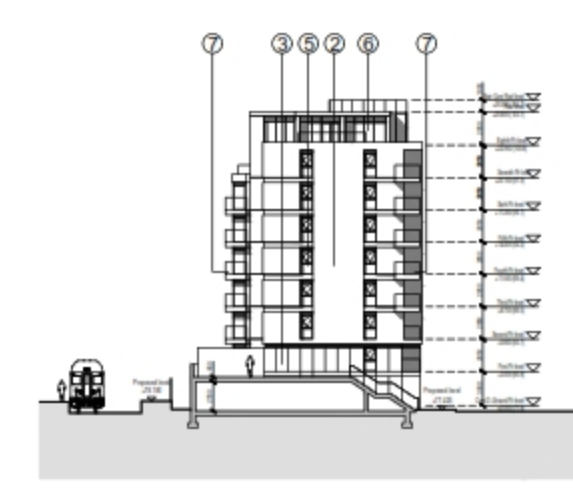
03. Elevation Building 1 West Gable Overlooking Community Gardens



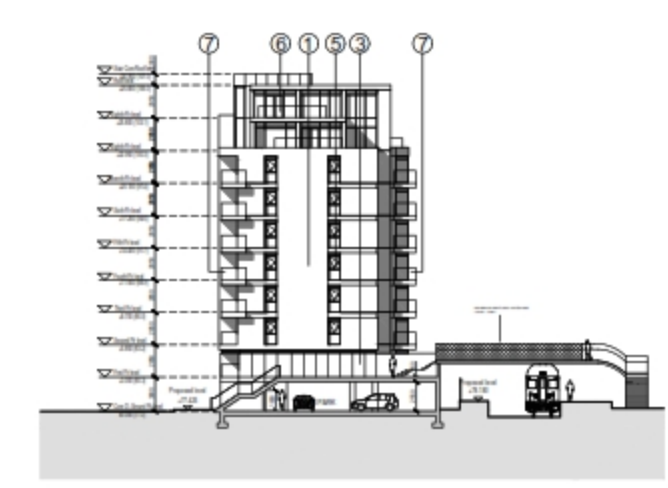
04. Elevation Building 1 East Gable



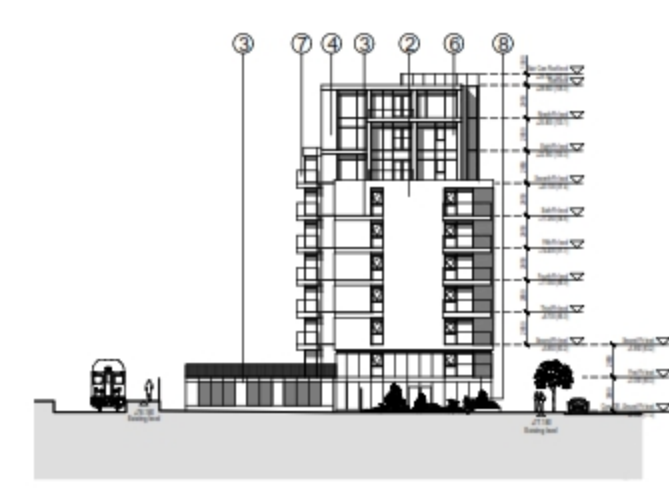
05. Elevation Building 2 West Gable



06. Elevation Building 2 East Gable Overlooking pedestrian link



07. Elevation Building 3 West Gable Overlooking Pedestrian Link



08. Elevation Building 3 East Gable Overlooking Station Plaza



<p>4 Newton Place Chicago, IL 60611 L: 0141 303 2745</p>				
<p>PLANNING</p>				
Client				
Grove Developments				
Project Title				
Proposed Residential Development Station Way, Crawley. RH10 1JA				
Drawing Title				
Contextual elevations as proposed.				
Date	Scale	Drawn	Checked	A1
Aug 19	1:500	JG	MJR	
Drawing No.				Rev
116-L(20)-500				P9



Reserved matter - Site Plan



LAND TO TRANSFER FROM NETWORK RAIL
INTO NEW 250 YEAR LEASE.


LAND TO TRANSFER FROM EXISTING
OVERLINE HOUSE LEASE TO NETWORK RAIL

21

Overline
House

Crawley
Station

Zurich

Landinformation 

CRAWLEY GATEWAY
PROPOSED LAND EXCHANGES
TBH1 30m 1076y

Coordinates @ 527631E 136346N

Date:
17 Jan 2020

Drawn By:
BD

Drawing No:
7234771

Rev:

Scale:
1:500 @ A4



N



HIGH STREET

7

1

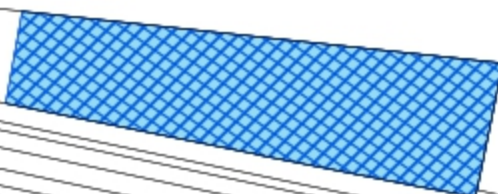
1 to 10

Bastable House

El Sub Sta

77.1m

ADDITIONAL LAND TRANSFER TO
FORM RESIDENTIAL AMENITY SPACE



77.6m

1 to 3

2

(PH)

4

12

2

76.4m

Landinformation 

CRAWLEY GATEWAY PROJECT

ATTENTIONAL LAND DISPOSAL

TBH1 30m 1076y

Coordinates:  526784E 136370N

Date:

30 Jan 2020

Drawn By:

BD

Drawing No:
7234774

Rev:

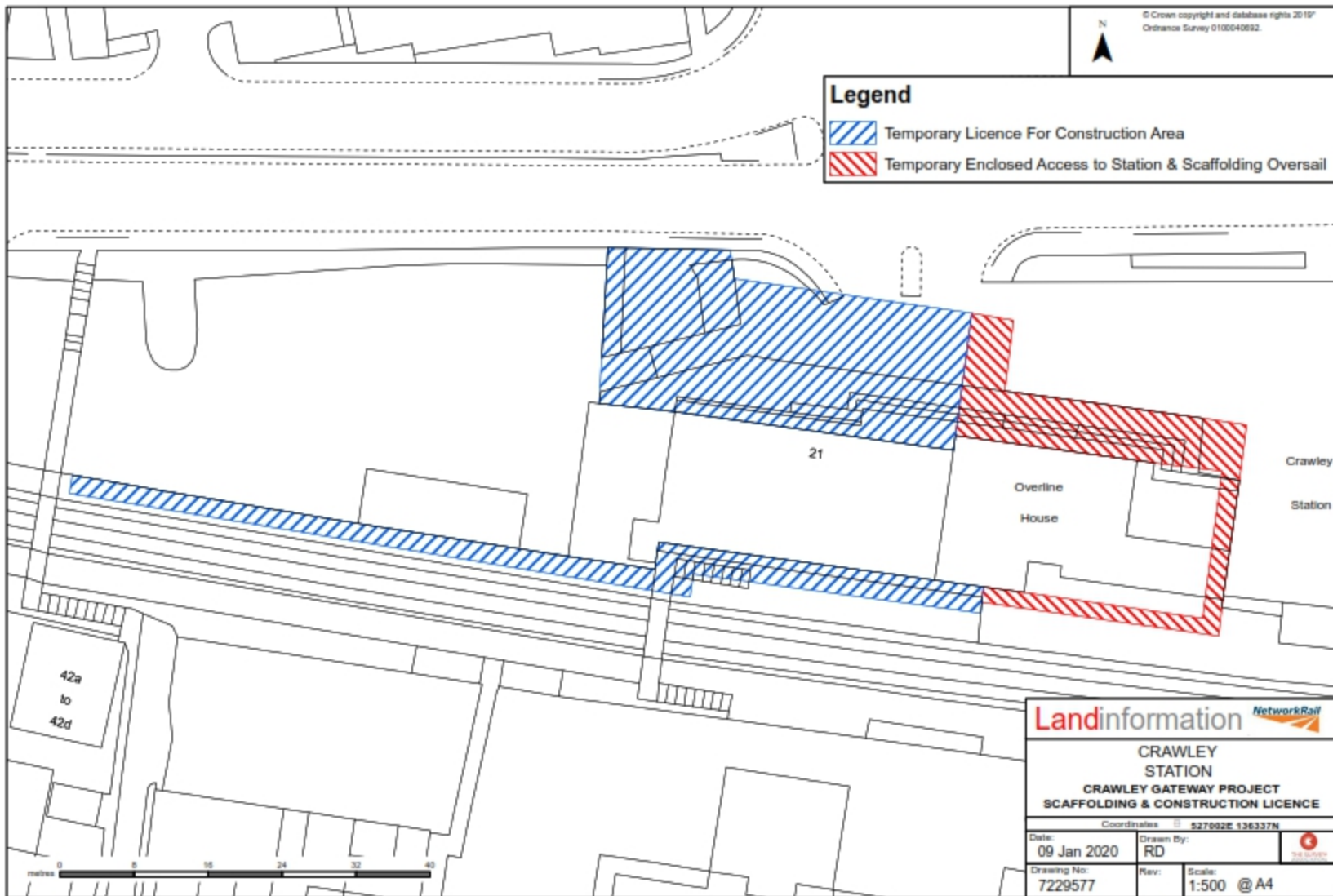
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1:500 @ A4





Legend

-  Temporary Licence For Construction Area
-  Temporary Enclosed Access to Station & Scaffolding Oversail



Please do not scale from this drawing. If in doubt, ask. This drawing is the property of UNUM Partnership Ltd. and must not be reproduced, copied or disclosed in any form, other than for the purpose of this project.

Revision	Date	By
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Pedestrian bridge from East Park



Detail of pedestrian bridge and intermediate landing



Detail of pedestrian bridge and intermediate support



Pedestrian bridge as it lands on Station Way



Pedestrian bridge as it lands on East Park



Pedestrian bridge from Star Park Car Park



4 Newton Place
Glasgow, G3 7HT
L 0141 363 2745

UNUM PARTNERSHIP
CHARTERED ARCHITECTS

PLANNING

Client

GROVE DEVELOPMENTS

Project Title

Pedestrian Bridge Realignment
East Park, Crawley,

Drawing Title

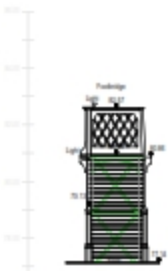
Photographs of Existing Bridge

Date	Scale	Drawn	Checked	Rev
Aug 19	NTS	GW	MJR	A3

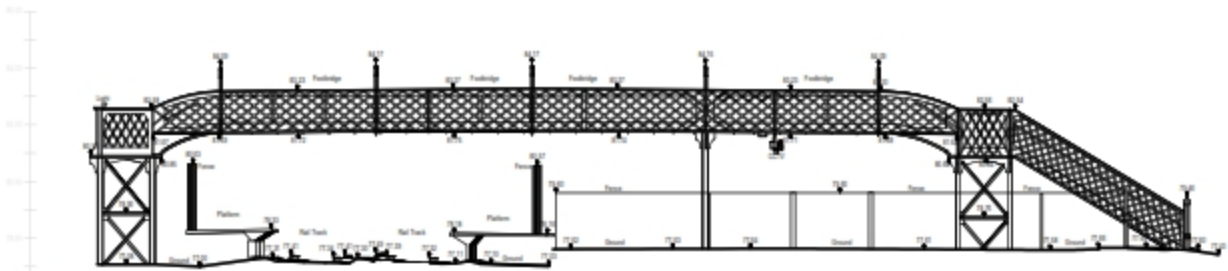
Drawing No.	Rev
148-L(10)-600	

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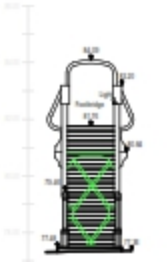
Revision	Date	By



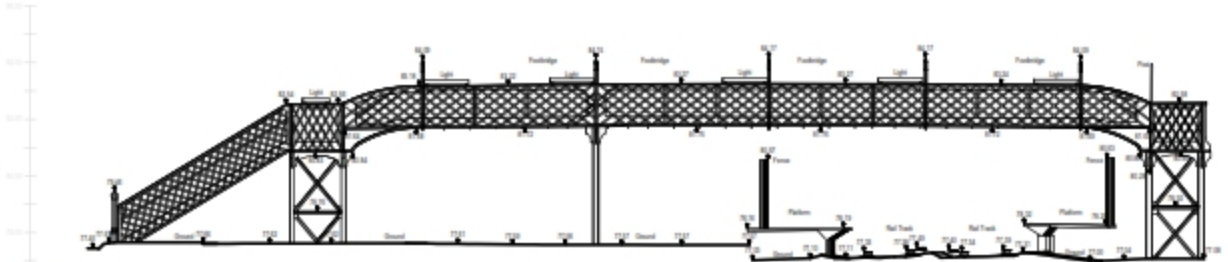
Elevation 1
1:200



Elevation 2
1:200



Elevation 3
1:200



Elevation 4
1:200



Key Plan



Elevation 5
1:200

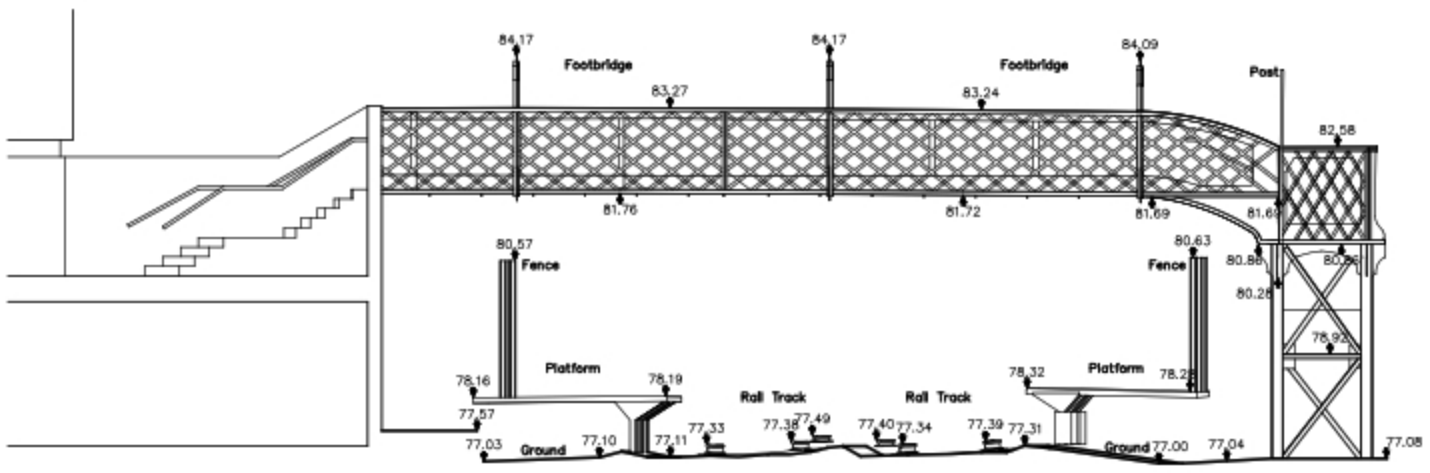


4 Newton Place
Glasgow, G3 7PL
T: 0141 353 2740

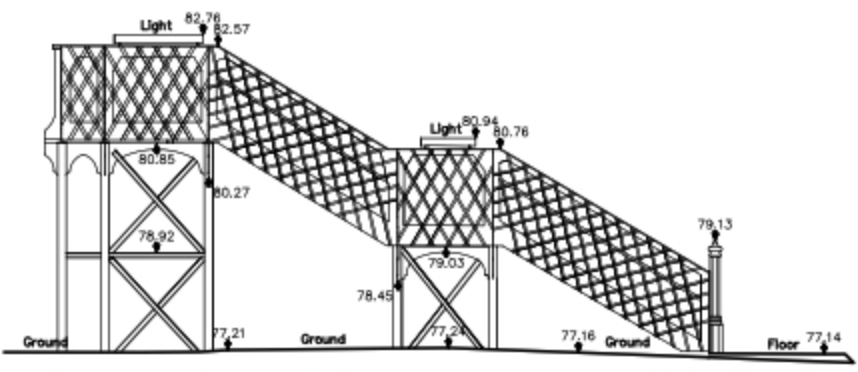
PLANNING				
Client				
GROVE DEVELOPMENTS				
Project Title				
Pedestrian Bridge Realignment East Park, Crawley,				
Drawing Title				
Elevations as Existing				
Date	Scale	Drawn	Checked	A3
Sept 19	1:200	GW	MJR	
Drawing No.				Rev
148-L(10)-500				

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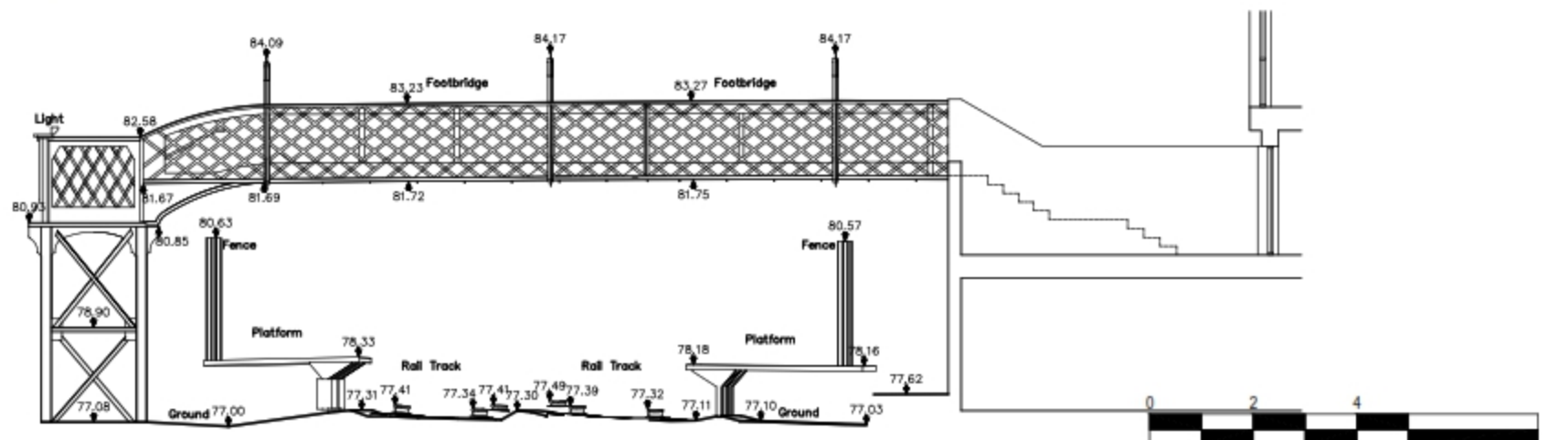
Revision	Date	By



West Elevation as Proposed
1:100



South Elevation as Proposed
1:100



East Elevation as Proposed
1:100



4 Newson Place
Glasgow, G3 7PL
T: 0141 353 2740

PLANNING				
Client				
GROVE DEVELOPMENTS				
Project Title				
Pedestrian Bridge Realignment East Park, Crawley,				
Drawing Title				
Elevations as Proposed				
Date	Scale	Drawn	Checked	A3
Sept 19	1:100	GW	MJR	
Drawing No.				Rev
148-L(20)-500				

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Revision	Date	By
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Pedestrian bridge from East Park



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Detail of pedestrian bridge and intermediate support



Pedestrian bridge as it lands on Station Way



Pedestrian bridge as it lands on East Park



Pedestrian bridge from Star Park Car Park



4 Newton Place
Glasgow, G3 7HT
L 0141 303 2745

UNUM PARTNERSHIP
CHARTERED ARCHITECTS

PLANNING

Client

GROVE DEVELOPMENTS

Project Title

Pedestrian Bridge Realignment
East Park, Crawley,

Drawing Title

Photographs of Existing Bridge

Date	Scale	Drawn	Checked	Rev
Aug 19	NTS	GW	MJR	A3

Drawing No.	Rev
148-L(10)-600	

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: Overline House, Station Way, Crawley

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

Summary of position regarding responses: This consultation was initially circulated in January 2020. This was recirculated in late February 2021 to verify that the previous comments remained valid and to capture any further comments from any of the stakeholders. The 2020 comments are given below together with any updated comments received following this recirculation. Govia Thameslink Railway raised initial objection however this was withdrawn following finalisation of the station related works and submission of Station Change. Four consultees did not respond to the initial and follow-up contact (Grand Central, Avanti West Coast, DB Cargo and West Coast Railways) however this is not considered significant as these operators do not serve Crawley Station. Metrobus as the local bus operator were also given the opportunity to comment as they operate local buses that serve Crawley Station albeit not on Network Rail's land but no comments were received from them.

Land disposal consultation report

V 1.1

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Yes	26/02/2021	'No comment from DfT'	
2	Arriva Trains Cross Country		Yes	03/02/2020	'XC Trains Ltd has no comment on this proposed disposal'	
3	C2C Rail Limited		Yes	26/02/2021 ----- 31/01/2020	'Still no objection from c2c for this proposal' ----- 'No objection'	
4	Chiltern Railway Company Limited		Yes	03/02/2020	'No comment'	

Land disposal consultation report

V 1.1

5	Eurostar International Limited		Yes	31/01/2020	'No comment from EIL'	
6	Great Western Railway		Yes	26/02/2021	'We have no objection'	
7	Govia Thameslink Railway		Yes	01/07/2021	no objections from GTR	
8	Grand Central Railway Company Limited		No			Follow up emails sent 21/02/2020, 11/03/2020, 26/02/2021.
9	London & South Eastern Railway Limited (Southeastern)		Yes	26/03/2021 ----- 31/01/2020	'no comments from Southeastern.' ----- 'No comments'	
10	Merseyrail Electrics 2002 Limited		Yes	31/01/2020	'We have no objections'	
11	Northern Rail Limited		Yes	31/01/2020	'Northern have no objections'	
12	Avanti Trains		No			Follow up emails sent 21/02/2020, 11/03/2020, 26/02/2021.
13	Colas Rail Limited		Yes	13/03/2020	No Comments	
14	Nuclear Transport Solutions (formerly Direct Rail Services Limited)		Yes	17/03/2021 ----- 13/02/2020	'DRS have no comments.' ----- 'DRS have no comments'	

Land disposal consultation report

V 1.1

15	DB Cargo UK Ltd.		No			Follow up emails sent 21/02/2020, 11/03/2020, 26/02/2021, 16/03/2021.
16	Freight Transport Association		Yes	11/03/2020	The FTA does not have a comment on this particular proposal	
17	Freightliner Limited		Yes	03/02/2020	'No comment from Freightliner'	
18	GB Railfreight Limited		Yes	11/03/2021 ----- 31/01/2020	'No issues from GBRf' ----- 'No issues from GBRF'	
19	Rail Freight Group		Yes	26/02/2021 ----- 02/02/2020	'No change from RFG' ----- 'Ok with RFG'	
20	West Coast Railway Company		No			Follow up emails sent 21/02/2020, 11/03/2020, 26/02/2021.
21	W. H. Malcolm		Yes	26/02/2021 ----- 31/01/2020	'No objections' ----- 'No objections'	
22	Association of Community Rail Partnerships		Yes	31/01/2020	'No comment'	

Land disposal consultation report

V 1.1

23	British Transport Police	XXXX	Yes	04/02/2020	<p>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 / bridge, 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.</p> <p>I trust - Threat and Vulnerability Risk Assessments (TVRA) for significant rail</p>	
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Land disposal consultation report

V 1.1

					projects and Local Risk & Vulnerability Reviews (LRVR) as mandated within the NRSP – will be decided at some stage.	
24	Transport Focus		Yes	18/02/2020	'Transport Focus has no objection to the proposed disposal'	
25	Network Rail Media Relations		N/A – for info only.	N/A	N/A	
26	Crawley Borough Council		Yes	11/03/2020	I have no comment to make as I do not think CBC has any land holdings affected.	
27	West Sussex County Council		Yes	17/09/2020	We have no concerns with the proposed land disposal from a local highway perspective.	
28	Metrobus Ltd		No			Follow up emails sent 21/02/2020, 11/03/2020, 26/02/2021

Copies of responses are given in the Annexe 1 to this report, as indicated above.

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

Land disposal consultation report

V 1.1

Annex 1

1. Department for Transport

From:

Sent: 26 February 2021 12:26

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hello

No comments from DfT.

Regards

Portfolio Controls Coordinator, Rail Network Enhancement Pipeline, Southeast, Anglia and Enhancements Portfolio, Rail Infrastructure - South, Department for Transport

2. Arriva Trains Cross Country

From:

Sent: 03 February 2020 12:02

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

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

Land disposal consultation report

V 1.1

Buy train tickets online at [crosscountrytrains.co.uk](https://www.crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



3. C2C Rail Limited

From:

Sent: 26 February 2021 09:56

To:

Subject: Re: FW: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Good morning

Still no objection from c2c for this proposal

Regards

Reactive Works Manager

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

W: www.c2c-online.co.uk



Land disposal consultation report

V 1.1

From:**Sent:** 31 January 2020 16:06**To:****Subject:** Re: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Good afternoon

No objection from c2c for this proposal.

Regards**Reactive Works Manager**

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

c2cW: www.c2c-online.co.uk

4. Chiltern Railway Company Limited**From:****Sent:** 03 February 2020 11:12**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

No comment.

Kind Regards,

Land disposal consultation report

V 1.1

Regulatory Contracts Manager
Chiltern Railways

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

www.chilternrailways.co.uk



5. Eurostar International Limited

From:

Sent: 31 January 2020 17:02

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No comment from EIL

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



Land disposal consultation report

V 1.1

6. Great Western Railway**From:****Sent:** 26 February 2021 16:01**To:****Subject:** Re: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

We have no objection thank you ,

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

7. Govia Thameslink Railway**From:****Sent:** 01 July 2021 09:03**To:****Cc:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

Correct, no objections from GTR.

Hope this helps.

Regards,

Land disposal consultation report

V 1.1

Access Contracts Assistant Manager (Stations)

Govia Thameslink Railway (GTR) Ltd | 2nd 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 working week is Monday to Thursday. Should you require urgent assistance on a Friday please contact xxx at

From:

Sent: 30 June 2021 18:00

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

OFFICIAL

Hi

Many thanks for your email below. Can I take it that the previous objection is now formally withdrawn?

Regards



Development Manager
Group Property - Development
A: 1 Eversholt Street, London NW1 2DN

W: www.networkrail.co.uk/property

From:

Sent: 30 June 2021 12:49

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Land disposal consultation report

V 1.1

Hi

Hope you are keeping well.

No further comments/queries from us on this proposed land disposal.

Please accept this email as our formal response.

Hope this helps, have a good day.

Regards,

Access Contracts Assistant Manager (Stations)

Govia Thameslink Railway (GTR) Ltd | 2nd 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 working week is Monday to Thursday. Should you require urgent assistance on a Friday please contact xxxxx**W:www.networkrail.co.uk/property**From:****Sent:** 29 April 2021 16:05**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

Thanks, no not yet. There has been an unexpected development on the station change which means going to have to delay any decision for a bit longer I am afraid.

Regards

Land disposal consultation report**V 1.1**

w

From: >**Sent:** 29 April 2021 15:07**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

OFFICIAL

Hi,

I hope you are well, this is just a follow up to your last email to ascertain if GTR's position has changed now on the LC17 for Crawley?

Many thanks,



Development Manager
Group Property - Development
A: 1 Eversholt Street, London NW1 2DN

From>**Sent:** 01 April 2021 16:12**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

This is a little premature. Expect to decide in just over two weeks from Monday.

Regards

Land disposal consultation report**V 1.1****From:** >**Sent:** 01 April 2021 15:56**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

I spoke with xxx and xxx earlier this week and understand that the station change for Crawley was due to go into circulation this week. I would be grateful to know whether GTR are now in position to remove their objection to the proposed land disposal?

Many thanks,



Development Manager
Group Property - Development
A: 1 Eversholt Street, London NW1 2DN

From: >**Sent:** 22 February 2021 15:20**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi XXXX,

Thanks, the position has not changed, we will come back to you when it has which as process with Station Change for Crawley has taken longer than expected, think it will be another two-three weeks yet.

Regards

Land disposal consultation report**V 1.1****From:** >**Sent:** 22 February 2021 15:01**To:** >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

Further to our email exchange at the beginning of January, I gather that there have been several meetings on Crawley and that the draft station change is expected to go into circulation shortly. Are GTR now able to remove their objection to the LC17 so that we may prepare the submission to go to ORR?

Many thanks,



Development Manager
Group Property - Development
A: 1 Eversholt Street, London NW1 2DN

From: >**Sent:** 08 January 2021 12:51**To: Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

Thanks, yes I am well. Hope you are well and may I wish you a happy new year.

There are some more meetings upcoming, at this stage I would not be comfortable removing the objection. However that may change in a few weeks time depending on how much matters have progressed.

Regards

Land disposal consultation report

V 1.1

From: >**Sent:** 08 January 2021 12:43**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

Happy new year and hope you are well.

I understand that there have been some further meetings since we last corresponded on Crawley in respect of the station element of the work. I just wanted to check-in and establish whether this has yet reached a stage where GTR are able to remove their objection to the LC17 so that NR might proceed to submit the application to the ORR for specific consent?

Many thanks,



Development Manager

Group Property - Development

A: 1 Eversholt Street, London NW1 2DN

From: >**Sent:** 08 September 2020 18:07**To: Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi,

Whilst I agree there has been much activity, we still have not got anything in writing from the Developer and that is after NR's best efforts to move this on. We await publication of a draft Station Change from the developer, to date have not seen one. As it currently stands there is no basis to change our view. As I said to xxx a few weeks ago, we need something concrete from the developer, then we can look to change our position.

Regards

Land disposal consultation report

V 1.1

From: >**Sent:** 08 September 2020 17:56**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

OFFICIAL

Dear

I refer to Network Rail's consultation on the proposed land disposal at Crawley Overline House for the Crawley Gateway project and xxx response letter dated 24 March 2020. Since March, the project has made significant progress and I understand that xxx (who has been involved with this project throughout) had a recent meeting with Network Rail and Grove Developments to discuss the progression of the scheme and station change. I was wondering whether GTR are now in a position to withdraw their objection to the proposed disposal on the basis that station change is being progressed and the scheme is conditional upon it also being agreed before any station works can take place. Once the objection is withdrawn, Network Rail will be able to make an application to the ORR for determination of the LC17.

Please let me know if you need any further information at this stage.

Many thanks,



Development Manager

A: 1 Eversholt Street, London NW1 2DN

Land disposal consultation report

V 1.1

From: >**Sent:** 02 March 2020 11:26**To:** < >**Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Good morning,

Hope this email finds you well.

Please see attached GTR's response letter on the below Land Disposal Consultation (Crawley Station).

Regards,

Access Contracts Assistant Manager (Stations)

Govia Thameslink Railway (GTR) Ltd | 2nd 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

Land disposal consultation report

V 1.1

Development Manager
Network Rail
One Eversholt Street
London NW1 2DN

2nd March 2020

Dear Rob,

Part LC7 Application for Land disposal at Crawley station including Overline House and surrounding area.

GTR has looked at this land disposal application very carefully, as we do ultimately support and would welcome a re-development of Crawley station. We think this application has been put “in our view” at the “wrong” time as there is no scheme we have any visibility of for re-developing Crawley station. We are aware that Network Rail has been working hard with the developer to try and get a proposal that we can see and comment on, but despite Network Rail’s best efforts nothing has been forthcoming.

We are being asked to approve a land disposal which seeks to alter the area we lease in three ways:

- 1) Remove a walkway by the edge of the car park.
- 2) Allow reduction in size of the brown hatched area on the lease plan.
- 3) The introduction of a new emergency exit from Overline House into the existing station car park.

GTR is not in favor of approving or supporting a Land Disposal which impacts on the existing Station Lease Area as this one does without sight of a Station Change Proposal or a proposal that has been worked up and agreed by GTR to re-develop the station. We are concerned once we agree to a disposal without a supporting station change or agreed scheme, that we are vulnerable to losing this area without any comeback for GTR which will be to the detriment of our customers. For example, the current emergency exit from Overline House is not within our station lease area, under this proposal it would be which could potentially interfere with some of our customers using the car park. The second point is there is a walkway which is not connected to the road entrance to the station will also be potentially lost if we approve the land disposal.

Govia Thameslink Railway
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



At this stage we are keen to protect the users of railway services at Crawley, by not supporting this application. We very much hope this will give the “spur” to all parties to come up with a comprehensive development scheme for Crawley station which meets our customers’ needs and those of the industry. GTR is happy to engage proactively in those discussions and hope we will be able to withdraw our objection to the land disposal at a later date.

Yours sincerely,

8. Grand Central Railway Company Limited

No response

9. London & Southeastern Railway Limited (Southeastern)

From:

Sent: 26 March 2021 15:36

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

Thanks for sending through – to confirm, no comments from Southeastern.

Kind regards,

Commercial and Compliance Manager

southeasternrailway.co.uk

southeastern

4 More London Riverside

London

SE1 2AU

From:

Sent: 31 January 2020 16:05

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Good afternoon

Thank you for the opportunity to review the below.

Land disposal consultation report

V 1.1

Southeastern has no comments on this proposal.

Kind regards,

Commercial Manager

southeasternrailway.co.uk

southeastern

Floor 2

Four More London Riverside

London, SE1 2AU



10. Merseyrail Electrics 2002 Limited

From:

Sent: 31 January 2020 15:37

To: >

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

We have no objections thanks

Legal & Contract Assistant
Merseyrail

Land disposal consultation report

V 1.1



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.

11. Northern Rail Limited

From:

Sent: 03 February 2020 09:13

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Northern have no objection to the below proposal.

Thanks,

12. Avanti Trains

No Response.

13. Colas Rail Limited

Land disposal consultation report

V 1.1

From:**Sent:** 13 March 2020 10:45**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

– no comments.

KR,

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

14. Nuclear Transport Solutions (formerly Direct Rail Services Limited)**From:****Sent:** 17 March 2021 12:18**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

DRS have no comments.

Best Regards,

Land disposal consultation report

V 1.1

Procurement Assistant
Nuclear Transport Solutions



www.nucleartransportsolutions.com

Protect our environment - Print only when you need to.

Please note that from February 1 our email addresses will end @ntsglobal.uk

We're bringing together Direct Rail Services and International Nuclear Services into a single organisation called Nuclear Transport Solutions (NTS). NTS will start operating as a single organisation in February 2021, ahead of our full launch at the start of the 2021/22 financial year. From February 1 my email address will be

From:

Sent: 13 February 2020 16:22

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Hi

DRS have no comments.

Best Regards,

Procurement Assistant



Direct Rail Services, Regents Court,

Land disposal consultation report

V 1.1

Baron Way, Carlisle CA6 4SJ

15. DB Cargo UK LimitedNo response

16. Freight Transport Association**From:****Sent:** 11 March 2020 15:44**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Dear

The FTA does not have a comment on this particular proposal.

Best wishes,

**Policy Manager - Multimodal
Freight Transport Association**

Mobile :

www.fta.co.uk

17. Freightliner Limited**From:****Sent:** 03 February 2020 11:00**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Land disposal consultation report

V 1.1

Hi

No comment from Freightliner.

Kind regards

18. GB Railfreight Limited**From:****Sent:** 11 March 2021 16:55**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

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

GB Railfreight

Land disposal consultation report

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**From:****Sent:** 31 January 2020 15:56**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No issues from GBRf.

Regards,

Head of Strategic Access Planning,
GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.

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

GB Railfreight

19. Rail Freight Group

Land disposal consultation report

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From:**Sent:** 26 February 2021 09:55**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No change from RFG

Thanks

Director General

Please note I do not work on Fridays.



This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please do not disclose, copy or use any part of this email/attachment - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.

Rail Freight Group

7 Bury Place

London

WC1A 2LA

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

From:**Sent:** 02 February 2020 20:35**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Land disposal consultation report

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Ok with RFG

Director General



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Rail Freight Group
7 Bury Place
London
WC1A 2LA
www.rfg.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

20. West Coast Railway Company

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No Response

21. W.H. Malcolm**From:****Sent:** 26 February 2021 09:58**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

Web: www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)**From:****Sent:** 31 January 2020 15:43**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

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

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22. Association of Community Rail Partnerships**From:****Sent:** 31 January 2020 15:54**To:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

No Comment

Senior Operations Manager

**Web:** acorp.uk.com

The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1JF

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23. British Transport Police**From:****Sent:** 04 March 2020 12:38**To:****Cc:****Subject:** RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Dear

Our ref: DOCU-2020-0150

Land disposal consultation report**V 1.1**

I have reviewed the attached plans and forms attached to your original email below and at this point BTP has no objections to the disposal of the land for the proposed development. However, as the project moves forward with the development design and introduction of new residential dwellings / bridge, 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

"Unless otherwise stated above, this e-mail is considered OFFICIAL"

24. Transport Focus**From:****Sent:** 18 February 2020 15:46**To:****Subject:** Re: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex 0402a20

Thank you for sending Transport Focus details of the proposed land disposal in Crawley. They note that:

the Crawley Gateway scheme includes the plans to redevelop Overline House, the ground floor of which houses the main station offices;
the scheme is proposed by Arora Group and Crawley Borough Council;
Overline House is currently let to the Arora Group, with 73 years remaining;
that lease will be surrendered, replaced by a new 250-year lease to the Arora Group;
that is expected to happen in the first half of 2020;

Land disposal consultation report

an area to the west of Overline House will be added to the new lease;
the station lease area is to be revised;
works to be done include:
converting Overline House from office accommodation to residential use,
refurbishing the station offices,
resurfacing the station car park,
removing the fire escape from Overline House to the up platform,
refurbishing the footbridge that carries a public right-of-way across the western end of the station.

Transport Focus also notes that:

GTR has been involved in the plans;
access to the railway for passengers will be maintained during the works;
the change proposal for the new footbridge (o/r 2511e20) stated that a temporary station building will be required during the redevelopment of Overline House.

The proposals will be accompanied by public realm and highways improvements in the area. Residents and visitors will expect the proposals to provide the promised improvements, and to have the maximum of information about the works, and the minimum of disruption from them. It is clear that the present station and its surroundings are far from attractive. The proposals appear to be beneficial; Transport Focus has no objection to the proposed disposal.

Regards,

25. Network Rail Media Relations

For info only

26. Crawley Borough Council

From:

Sent: 11 March 2020 17:20

To:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

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I refer to the above. I have no comment to make as I do not think CBC has any land holdings affected.

Regards

Asset Manager
Crawley Borough Council

<http://www.crawley.gov.uk>

27. West Sussex County Council

From: >

Sent: 17 September 2020 10:00

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

We have no concerns with the proposed land disposal from a local highway perspective.

Kind regards,

Transport Planning & Policy Manager, Planning Services, West Sussex County Council Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

28. Metrobus Limited

No Response

ANNEX 2

From:

Sent: 26 February 2021 09:34

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Dear Consultee,

You were originally contacted in January 2020 regarding the proposed land disposal at Crawley (see attached). Given the nature of the case, Network Rail is minded to submit a formal application to ORR for consent to dispose under the terms of our network licence. Due to the passage of time since your previous comments were received, please could you submit any revised or further comments you may have within 14 days of this email. Otherwise we will assume that previous comments made in 2020 remain unchanged.

When 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.

Please do not hesitate to contact me if you require any further information.

Many thanks,



Development Manager

Group Property - Development

A: 1 Eversholt Street, London NW1 2DN

 **W:** www.networkrail.co.uk/property

From:

Sent: 31 January 2020 15:34

To:

Cc:

Subject: Consultation on proposed land disposal: Overline House, Station Way, Crawley, West Sussex

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Overline House, Station Way, Crawley, West Sussex as part of the Crawley Gateway Scheme by way of a leasehold interest together with ancillary access rights.

We attach a draft application form which together with the related plans and supporting documents explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **17.00 on Monday 2 March 2020**.

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

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 Manager

One Eversholt Street
London, NW1 2DN
