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8 February 2019

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

Network licence condition 7 (land disposal): Pulborough station, West Sussex.

Decision

1. On 18 December 2018, Network Rail gave notice of its intention to dispose of land at Pulborough station, West Sussex (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders and that no objections were raised.
4. In considering the proposed disposal, we note that:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - the development will facilitate an increase in car parking provision for rail users.
5. We also note that Network Rail has yet to complete the station change procedure, 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 7, 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, December 2013*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

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

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned above the printed name.

Les Waters

Duly authorised by the Office of Rail and Road

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

Proposed Property Disposal

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

1. Site	
Site location and description	<p>See appendix 1 Site location plan Area 1&2</p> <p>This plan shows in a green background the land owned by Network Rail Area 1; Outlined in blue land directly adjacent to Pulborough stations northbound platform which is an area of unused and partially overgrown land on which it is proposed to develop a surface car park. (see appendix 2 photo 1)</p> <p>The current location of the access to the site for maintenance works is very limited and possesses a significant safety issue for rail maintenance teams, see (appendix 2 photo 3&4), the proposed scheme allows a new access to the site formed through a new adjacent housing estate road, (see appendix 1 drawing D1074-103)</p> <p>The proposed car park will be funded and operated by the developer who is developing the adjacent residential development including the means of accessing the proposed car park. The car park will become a railway asset at the end of the agreed lease period</p> <p>Area2; Freehold sale of the land to the west of the existing access and egress track linked to the highway, Stopham road. Subject to agreement with developer and planning consent, to be sold and developed as residential units.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>Please see appendix 1 Site location plan</p> <p>Drawing DR-B-2001-CO1 shows land owned by Network Rail outside the franchise leased area which will be developed as a surface car park, outlined in red.</p> <p>Drawing D1074-103 shows the proposed housing development with the estate road giving a new safe access to the new north bound car park. Also shown is the related highway alteration works required by the planning consent reference ((DC/16/0728) in the vicinity of the station site and the proposed car park, which the developer Willowmead (Pulborough) Ltd will undertake.</p>
Clearance Ref:	Business / Technical clearance CR/27952 dated 26.10.18
Project No	134543
Ordnance Survey coordinates	504273, 118632

Details of attached photographs (as required)	<p>Please see appendix 2</p> <ol style="list-style-type: none"> 1. Disused land adjacent north bound platform forming the new car park 2. Verge side parking currently a significant risk to commuter safety 3. Potential bridge bash accident risk 4. Existing access to the northbound platform junction with the highway <p>Directly adjacent the road bridge</p>
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2. Proposal

Type of disposal	Location plan Leasehold area 1 outlined in blue Freehold area 2 colored light blue
Proposed party taking disposal	Willowmead (Pulborough) Ltd
Proposed use / scheme	<p>Area 1; The scheme proposal is to construct a minimum 100 space surface car park, accessed via a new housing estate road, (please see appendix 1 drawing 0 1074 -103) The car park will be funded and operated by the developer of the adjacent housing development and handed back to the rail industry at the end of the agreed lease period.</p> <p>The car park scheme will be solely used for commuter parking and will allow a new means of vehicle access to the adjacent northbound platform. The scheme also allows a much safer means of access from the highway for Network Rail and train operating companies' maintenance teams, which is currently via an access track adjacent the highway bridge as shown in (appendix 2 photo3).</p> <p>The proposal removes existing significant safety issues of verge side parking and potential bridge bash as shown pictorially in (appendix 2 photo 2 &3) The new housing estate road means of access to the car park will be subject to a deed of easement allowing Network Rail, commuters and train operating companies staff guaranteed access and egress from the new car park</p> <p>Area2; The disused land to the south west of the station subject to agreement with developer and planning consent, to be sold and developed as residential units.</p>
Access arrangements to from the disposal land	A new housing estate access road as noted above and shown on (appendix 1 drawing 0107 -103) will be formed to allow commuters, Network Rail and the train operating companies staff access to the new car park
Replacement rail facilities (if appropriate)	N/A

<p>Anticipated rail benefits</p>	<p>The car park facility will bring the following benefits to the rail industry;</p> <ul style="list-style-type: none"> • Afford commuters including commuters with mobility issues direct access from the new car park onto the adjacent northbound platform • Allow additional commuters to use the station because of the implementation of the new parking facility, which will include the on average 60 No cars currently parking on the grass verge on the Stopham road the A283. The station location and related local regional demographics means that there is a significant suppressed demand which the new facility will cater for along with a predicted year on year increase in demand • The new car park and related access will greatly enhance safe access for all users of the station including Network Rail general and specific maintenance teams and similarly maintain access to the disused, listed signal box (highlighted on plan DR-B-2001-CO1 at the north end of the platform)
<p>Anticipated non-rail benefits</p>	<p>The following commuter and public safety issues will be resolved in the vicinity of the station by the developer, in the form of a section 278 highway improvement scheme, as required by the schemes planning consent (reference (DC/16/0728 condition 3)</p> <ul style="list-style-type: none"> • Dangerous verge side parking shown in appendix 2 photo 2 will be removed, bollards will be installed to prevent this parking • Traffic lights will be installed to control, single file traffic movement at the bridge reducing the risk of vehicle collisions and associated commuter / public safety • A footpath will be installed on the east side of the bridge highway allowing pedestrians to walk safely under the bridge • The speed limit along the A283 Stopham road in the area of the new housing estate will be reduced from 40mph to 30 mph, easing the current risk of bridge bash, where vehicles have been observed travelling at 40mph towards the blind bend adjacent the single-track bridge, (see appendix 2, photo 3) <p>Please also (see appendix 1 drawing D1074 -103) for details of the proposed highway improvement works</p>
<p>3. Timescales</p>	
<p>Comments on timescales</p>	<p>The land disposal is proposed to be completed in early 2019</p>

4. Railway Related Issues

History of railway related use	The land previously housed a siding and associated platform which feed the up -loop line used by Midhurst line trains, this line was closed in 1955 at which time the platform and sidings became redundant
When last used for railway related purposes	The site as noted above has not been used for operational railway purposes since 1955, except for use as a storage area for maintenance works during subsequent years
Any railway proposals affecting the site since that last relative use	There are no railway proposals affecting the site since its last use
Impact on current railway related proposals	There are no railway related proposals which the scheme will impact other than the current proposals.
Potential for future railway related use	The land clearance process has confirmed that there is no planned future railway uses. The RUS published in 2010 recommended additional parking at Pulborough as a potential route enhancement, which this scheme creates. The strategic route studies 2013, 2015 and 2018 do not refer to specific station facility enhancements
Any closure or station change, or network change related issues	A station change has been issued relating to the need for the franchisee to install an additional equipment on the northbound platform. As noted in the section below with reference to external consultations, the comments made by GTR in their letter 14.11.17 regarding access onto the northbound platform from the new car park are being dealt with via the regulatory station change process. The Material change relating to the proposed scheme is in the process of being registered with the ORR

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>There will be a need in the future to maintain access for general maintenance of the railway related assets within the proposed car park, these being signaling and utility services, along with access to the disused listed signal box at the north end of the car park. These access requirements will be accommodated within the car park by installing a set of vehicle width gates and pedestrian gate into the car park north end elevation, these will be incorporated into the detailed design drawings, the principle being that a set of drop down bollards will be installed to prevent parking in front of the gates and access to the bollards and gates will be incorporated into the stations management plan.</p> <p>Access to the train operating companies franchise area is greatly improved by allowing access from the new car park to the northbound platform in the form of a ramp replacing the existing stepped access. The construction of the car park including the new access road, along with the highways works around the station site which will mean that commuters, including those with mobility issues, Network Rail & train operating companies staff will be able to access the station & the northbound platform directly from the new car park. The potential loss of income from the southbound car park within the franchise lease is being dealt with through the regulatory process.</p>
<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal does not include and requirement for new fencing of the railway boundary, as sufficient fencing already exists.</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, signaling and their maintenance.</p> <p>The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network license 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</p> <p>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, continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p> <p>The scheme will be subject to an asset protection agreement</p>

5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Planning permission for the combined residential and station car park scheme has been granted (Application Number: DC/16/0728 granted 12.11.18) in determining the planning condition's, the LA in conjunction with their consultee's have been specific in describing their requirements relating to the local highway, means of access and car parking facility requirements</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>The planning consent for the combined residential and car park scheme (reference (Application Number: DC/16/0728 granted 12.11.18) sets out a process under condition 12 whereby if contamination is discovered a mitigation strategy is to be agreed with the LA. Additionally Network Rail within their agreed scope of works note that the developer constructing the car park must produce a strategy of site investigation work and testing prior to work being undertaken on the disposal land</p>

6. Local Authorities

<p>Names & Email Addresses:</p>	<p>@westsussex.gov.uk @horsham.gov.uk @pulboroughparishcouncil.gov.uk</p>
<p>Local Transport Authorities:</p>	<p>As noted above consultation with local transport authorities has been carried out via the planning process, which relates to the overall residential and carpark scheme.</p> <p>The developer has an obligation to carry out an extensive S278 works package relating to the highway, construct the car park and the estate road to allow access to the car park to an agreed specification, prior to commencement of the development</p> <p>The developer also has an obligation to seek approval from the LA traffic mitigation strategy whilst this work is being carried out. All the above planning conditions have been developed through the planning consultation process with local transport authorities</p>
<p>Other Relevant Local Authorities:</p>	<p>N/A</p>

7. Internal approval to consult

Recommendation	<p>By proceeding to consult I am:</p> <p>recommending that Network Rail consults on the terms of disposal</p> <p>confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions</p> <p>Confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.</p>
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8. Consultations

Internal consultation	The land clearance process has confirmed that there is no planned future railway uses refer to the specific station facility
Summary of position about external consultations	<p>25No consultees were informed of the scheme as noted in the accompanying land disposal consultation report dated 28.06.18, we note below issues which have been verified during the consultation process.</p> <p>GTR have concerns regarding direct access onto the northbound platform, this issue as noted in the section above reference station change is being dealt with under the regulatory process.</p> <p>BTP requested that the car park achieves Park Mark Safer Parking accreditation standard and this request has been incorporated in the agreed scope of works.</p> <p>Pulborough Parish council and Horsham District council both requested that all works directly connected with the car park and associated access are in compliance with the draft planning consent (reference (DC/16/0728), the agreement to enter into a lease and the lease between Network Rail and the developer (Willowmead Pulborough Ltd) are drafted on the basis that the developer is bound to fully comply with the planning conditions set out in the above referenced planning condition reference DC/16/0728.</p> <p>With regards to the DfT's comments Network Rail have liaised with David Sexton from the DfT and confirm in order to future-proof unplanned capacity increases, a deck could be installed on the southbound existing car park if required, the DfT have confirmed acceptance to this approach (please see the land consultation report section 25)</p>
Analysis of any unresolved objections together with recommendation by Network Rail about a way forward	There are no unresolved objections as noted in the land disposal consultation report for the scheme, dated 28.06.18

9. 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:	
Signed	Date	
Authorised by (name)	Authoriser's job title:	
	Date	

Appendix 1

Contents

Location Plan Areas 1&2

Drawing DR-B-2001-CO1 Car Park Design Options

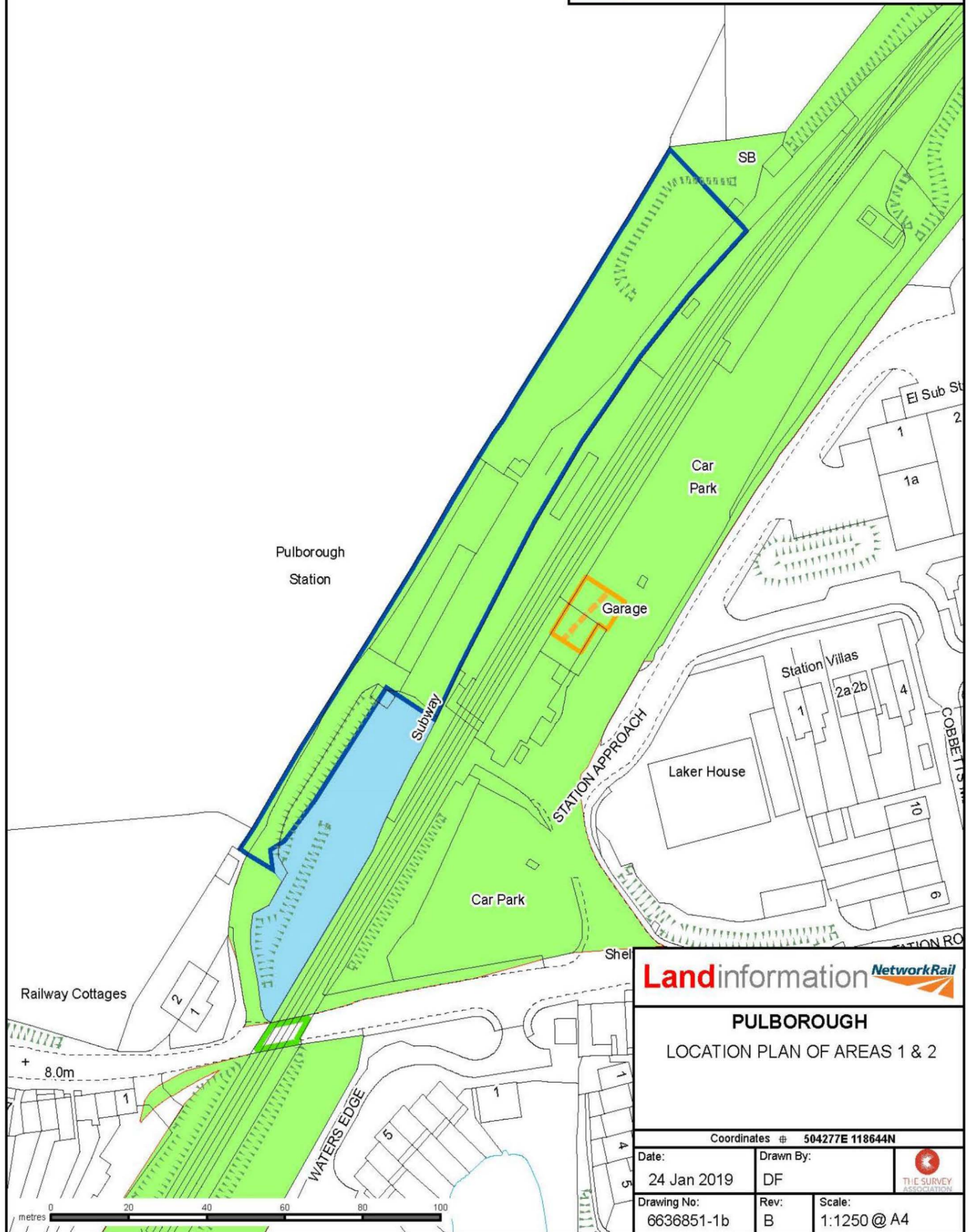
Drawing 01074 - 103 Highway Improvement Conceptual Plan



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Ordnance Survey 0100040692.

Legend

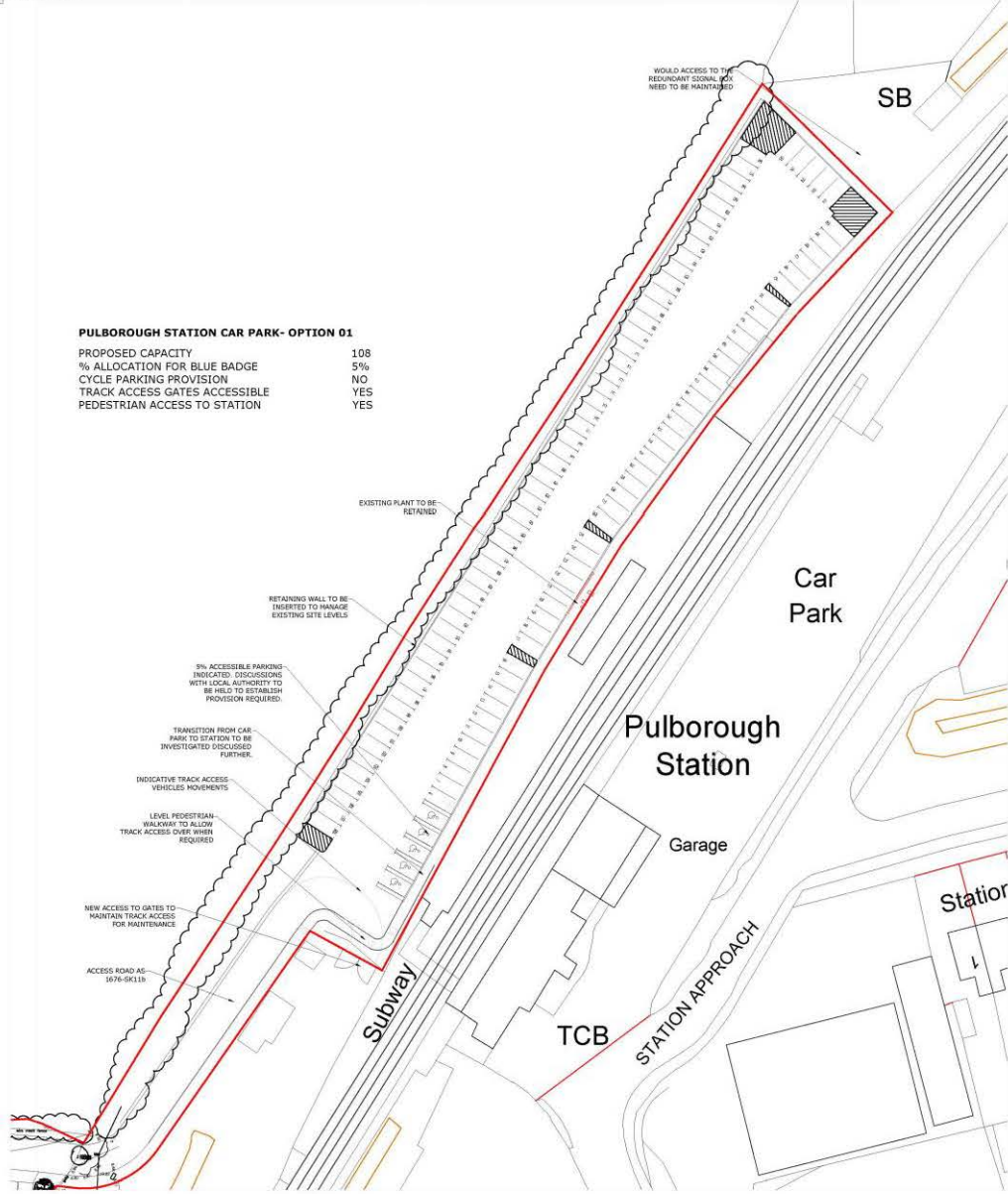
- Area of NR land to be leased to Developer
- Area of NR Land to be sold to Developer



Landinformation

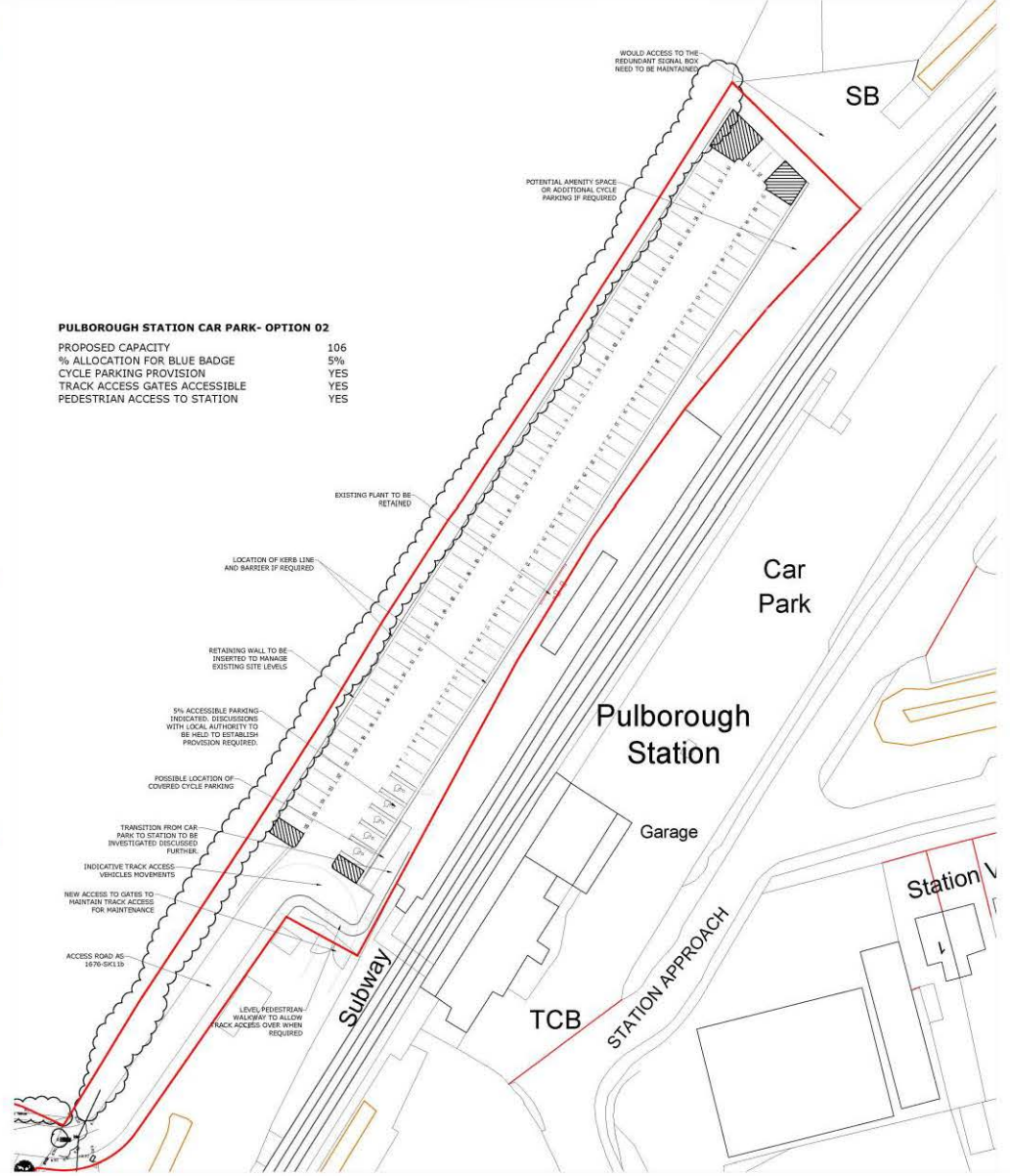
PULBOROUGH
LOCATION PLAN OF AREAS 1 & 2

Coordinates # 504277E 118644N		
Date: 24 Jan 2019	Drawn By: DF	
Drawing No: 6636851-1b	Rev: B	Scale: 1:1250 @ A4



PULBOROUGH STATION CAR PARK- OPTION 01

PROPOSED CAPACITY	108
% ALLOCATION FOR BLUE BADGE	5%
CYCLE PARKING PROVISION	NO
TRACK ACCESS GATES ACCESSIBLE	YES
PEDESTRIAN ACCESS TO STATION	YES



PULBOROUGH STATION CAR PARK- OPTION 02

PROPOSED CAPACITY	106
% ALLOCATION FOR BLUE BADGE	5%
CYCLE PARKING PROVISION	YES
TRACK ACCESS GATES ACCESSIBLE	YES
PEDESTRIAN ACCESS TO STATION	YES

NOTES

GENERAL NOTES TO RELATING TO THE GA PLAN.

No allowance has been given to the following services which will require further investigation prior to works commencing.

- surface water drainage
- lighting
- bearing capacity of the existing surface
- Incoming utility provision and capacity

Quantity of Blue Badge parking has been reduced. Current provision falls below the required standards of 6% reserved bays for car park between 61 to 200 bays.

The GA plan shown above is based on the cad files and land ownership plans issued by network rail. drawing number 1676-SK11b.

All site dimensions are to be agreed on site with all parties prior to works commencing.



ALL DIMENSIONS, LEVELS AND CLEARANCES TO BE CHECKED ON SITE PRIOR TO WORKS COMMENCING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER PROJECT RELATED DRAWINGS, SPECIFICATIONS AND DOCUMENTS AS PART OF A SINGLE PROJECT PACKAGE

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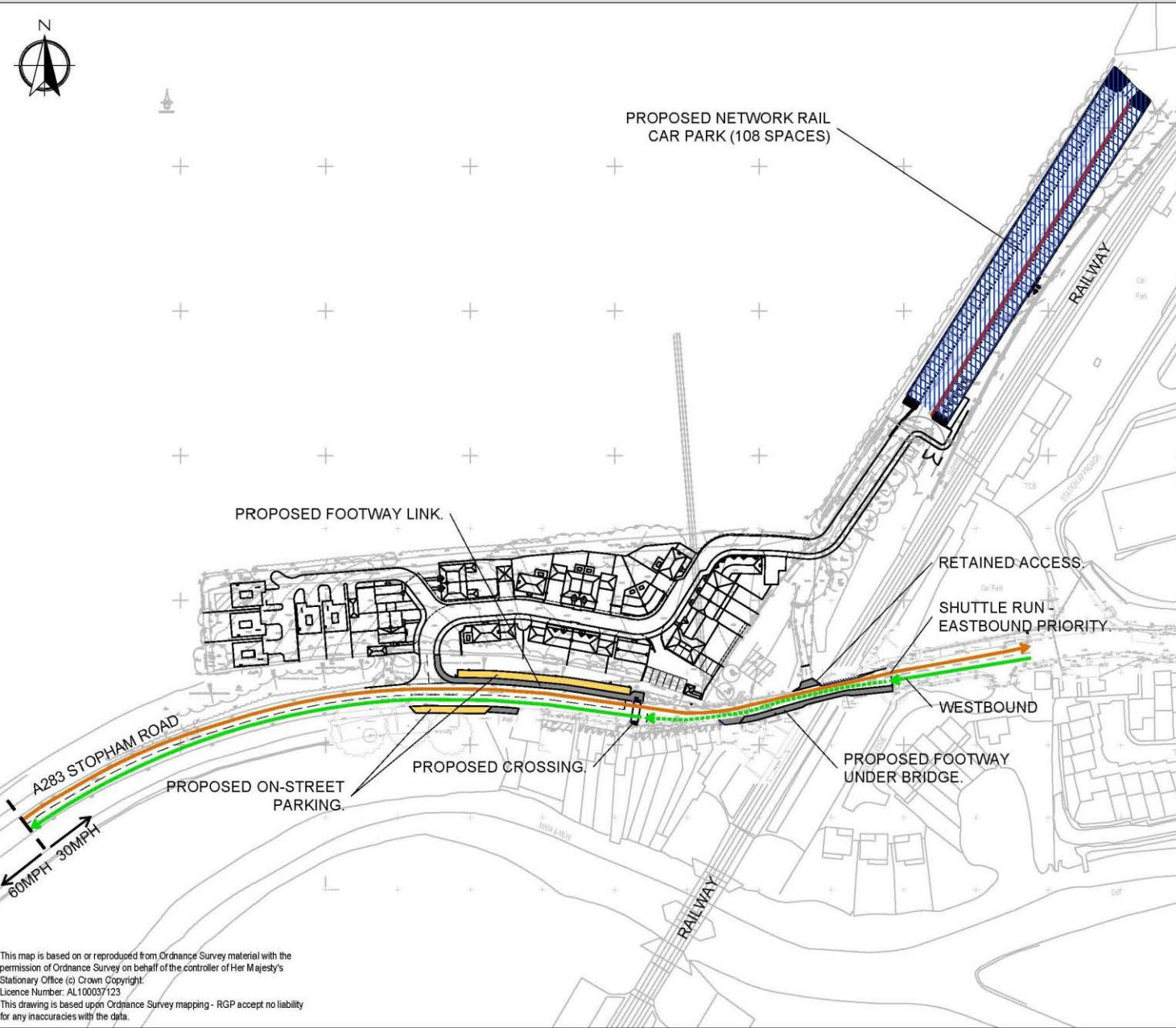


DATE	DESCRIPTION		
02/04/15	ISSUED FOR COMMENT		
Rev:	Date	By:	Comment:

<p>FRANKHAM Frankham Consultancy Group Limited</p>	Project Title:	Client:
	PULBOROUGH STATION CAR PARK SCHEME	NETWORK RAIL
Drawing Title: OPTIONS 01 & 02 GA PLANS	Drawn By: PM Designed By: PM Checked By: CI Approved By: CI	Original Issue Date: 02/04/2015 Scale @ A1: 1:400
PRELIMINARY ISSUE		
Job No: 440806 File Ref: FCG Zone: ST Level: 00	Type: DR Discipline: B Number: 2001 Revision: S2	Sheet: COL



P:\RGP\011 DESIGN\PROJECTS\2015\PROJECTS\D1074\1099\1074_A283 STOPHAM ROAD_PULBOROUGH\10 CAD\1074_SK103.DWG (103) (Feb 11, 2016 - 4:08pm) (attached)



NOTES:

1. This drawing is to be read in conjunction with all other RGP drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. RGP accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.

Rev	Date	Description
75mm		



Transport Planners and Infrastructure Design Consultants
 Metro House, Northgate, Chichester, West Sussex, PO19 1BE
 Tel: 01243 410418 www.rgpdesign.co.uk

Client: Willowmead (Pulborough) Ltd

Project: Land off Stopham Road
Pulborough

Drawing Title: Preferred Highway Conceptual Plan

Scale at A3	Drawn By	Checked By	Approved By
1:1250	RAA	MJA	MJA
Drawing No	Date	Rev.	
D1074/103	February 2016	-	

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Appendix 2

Photographs 1-4

The site and safety related relevant site surroundings

1. Area of disused land at the rear of the northbound platform to be developed as a surface car park, allowing the safety issues on the station surrounding roads as noted below to be removed. Allowing access directly from the car park onto the northbound platform for commuters including those with mobility issues. The car park will also cater for the proven displaced commuter demand currently effecting the station and the predicted future parking capacity increases



2 Commuter verge parking in Stopham road averaging 60 No cars per day. There is no street lighting in this area and no footpaths between the parked cars and the station, this means that there is a risk to commuters of their vehicles being involved in a traffic accident, commuters being hit by passing vehicles, particularly in winter time and the potential for injury to commuters whilst walking in the highway under the narrow bridge



3 Potential bridge bash the red arrow showing the existing access at right angles to the bridge. This is the only current access to the rear of the north bound platform. The potential for bridge bash is considerable, as two Lorries cannot pass each other under the bridge. The bridge is also situated adjacent a blind bend and vehicles have been recorded exceeding the 30mph speed limit as they approach this bend



4. The track which is currently the only means of access to the disposal land adjacent the northbound platform. This track meets the highway directly adjacent the bridge and at right angles to the highway which has a semi blind bend 60m to the south. The access and egress is extremely dangerous and there have been three near fatalities in the last ten years adjacent the bridge as shown above



CONSULTATION REPORT

Relating to

PROPOSED LAND DISPOSAL (dated 28.06.18)

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

Land Adjacent to Pulborough Station, unused and overgrown land used as an access route to the listed signal box and to the rear of the north bound platforms

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

25 No consultees were informed of the scheme, all have replied agreeing to the disposal The comments made by GTR regarding access onto the northbound platform from the new car park are being dealt with via the regulatory station change process, please see Annex 3 GTR letter noted in section 7. The comments on the car park design made by BTP section 18 will be taken on board during the detailed design process. With regards to Pulborough council's comments in section 19, as the planning application noted is a joint Willowmead / NWR application. We can therefore confirm that the scheme will be consistent with the Willowmead application that has been submitted. With reference to section 20 Horesham district councils comments section 20 the same mechanism will be adopted as noted in our comment to section 19. With regard to section 25 we have liaised with DfT to explain how future proofing of the car park facility can be achieved

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	c2c Rail		Y Y Y Y	08.05.16 19.12.16 20.10.17 01.06.18	<p>On behalf of National Express Group and NXET Trains Limited, I confirm that we have no objection to the proposed disposal</p> <p>I confirm our position remains unchanged and we have no objection to the proposed disposal.</p> <p>Hi No objection from c2c on the below proposal.</p> <p>Hi Still no objection from c2c on this proposal. Regards Property and Projects Manager</p>	
2	Chiltern Railway Company		y y	18.05.16 19.12.16	<p>Hi</p> <p>There are no comments from Chiltern All the best Tom</p> <p>Hi Happy Christmas to you to, I can confirm that our original comments still apply There are no comments from Chiltern.</p>	

			y	30.10.17	Hi No comments from Chiltern.	
			Y	03.06.18	Hello, Chiltern have no comment	
3	Eurostar UK		Y	18.05.16	No issue for EIL	
			Y	19.12.16	Still no issue! Thanks	
			Y	18.10.17	Reconfirmed.thanks	
			Y	01.06.18	I can reconfirm no change on our side. Thanks	
4	Great Western Railway		Y	18.05.16	Good morning We have no objection thank you.	
			Y	19.12.16	Hello Thank you for this GWR still has no	

			Y	18.10.17	objection to the proposal. We have no objections thank you	
			Y	01.06.18	Hello Still no objection thanks. Rob	
			Y		Hello Still no objection thanks you. Rob	
5	Grand Central Railway Company		Y	24.10.17	Apologies, GC has no comment on this proposal.	
			Y	20.06.18	Apologies GC has no objections to the proposed land disposal. RegardSean	
6	London & South Eastern Railway		Y	19.05.16	Good Morning Thank you for the opportunity to review the below. I can confirm that Southeastern has no comment on this proposal. Kind Regards	
			Y	20.12.16	Good Morning I can confirm that our response remains the same. Thank you for the opportunity to review the below. I can confirm that Southeastern has no comment on this proposal.	

			Y	29.10.17	Thank you for your email. I can confirm that Southeastern's response remains the same.	
			Y	04.06.18	Good Morning Please accept this email as confirmation that Southeastern has no objection to this proposal. Kind Regards	
7	GT Railway		Y	09.09.16	Good morning hope you are well. I have discussed the Pulborough car park proposal internally with our Infrastructure Director as well as our property and estates consultant. There are no objections to the scheme at all from our end however we would not expect the car park to have any direct access to our platform as part of the development I am writing to you to confirm what our position is re the above land disposal, as you are seeking our views again on this application. My colleague set out our view in his email of 9th September 2016. GTR's position remains unchanged, whilst we have no objection to the proposed land disposal at Pulborough. However, we would not expect the car park	
			Y	14.11.17		

			Y	21.06.18	<p>to have any direct access to our platform as part of any proposed development</p> <p>Hi</p> <p>Please find enclosed GTR's latest letter re Pulborough which does not deviate from previous relevant correspondence from or myself Regards</p> <p>Hi</p> <p>Please find enclosed GTR's latest letter re Pulborough which does not deviate from previous relevant correspondence from or myself Regards</p>	
8	Northern Rail		Y	19.12.16	Dear	
			Y	18.07.17	<p>I can confirm that we have no objection to the land disposal noted. Kind regards</p> <p>Dear I can confirm that, as before, we have no objection to the land disposal noted.</p>	
			Y	01.06.18	<p>Dear</p> <p>I can confirm that, as before, we have no objection to the land disposal noted. Kind regards</p> <p>Dear</p> <p>I can confirm that, as before, we have no objection to the land disposal noted. Kind regards</p>	

9	XC Trains Limited (t/a CrossCountry)		Y	20.05.16		
			Y	19.12.16	XC Trains Ltd has no comment on this proposed disposl, Kind regards	
			Y	18.10.17	Hello I can confirm that our original 'no comment' in relation to this proposed disposal still stands.	
			Y	01.06.18	I can confirm that XC Trains Ltd still has no comment on this proposed disposal. I can confirm that our original 'no comment' still stands. Station Contracts Manager CrossCountry	
10	West Coast Railway Company		Y	30.06.16		
			Y	19.12.16	Happy to reconfirm that Hutchison Ports UK (HPUK) has no comment to make in respect of this proposed disposal. No change - no comments	
			Y	03.10.17	As previously - no comment	
			y	01.06.18	As before, no comments Best As before, no comments Best	

11	COLAS Freight		Y	29.06.16	No comment on proposal	
			Y	24.01.17	Confirmed	
			Y	21.06.18	I believe I responded again recently via Colas Rail Property Management –no change to original comment	
12	Direct/Rail Services Limited		Y	29.06.16	Hello I can confirm DRS have no comments on the proposed land disposal. Apologies, this seems to have slipped the net	
			Y	19.12.16	Hello I can confirm DRS have no comments on the proposed land disposal Kind regards	
			Y	24.10.17	Hello I can confirm DRS have no comments on the proposed land disposal Kind regards, Hi There is no objection. Regards	

			Y	04.06.18	Good Morning We have no objections. Kind regards, Procurement Manager	
13	DB Schenker (Formerly EWS)		Y	20.10.17	I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.	
			Y	26.06.18	I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.	
14	Freight Transport Association		Y	19.12.16	Apologies we had no comment	
			Y	20.10.17	Sure, we still have no comment on the issue	
			Y	01.06.18	I confirm there are no objections to the proposal. Regards	
			Y	18.06.18	Thank you. That is helpful. I can support our previous no comment line. Kind regards	

15	Freightliner Limited		Y	18.05.16	Freightliner has no objection to make to this proposal	
			Y	19.12.16	I can confirm no objection	
			Y	18.10.17	No objections	
			Y	05.06.18	No issues from GB Freight	
16	GB Railfreight Limited		Y	18.05.16	Hi I can confirm that Freightliner has no comment to make on this proposal Regards Caroline	
			Y	19.12.16	No issues from GB Railfreight	
			Y	18.10.17	Once again, no issues from GB Railfreight. No issues from GB Railfreight. Regards, Head of Capacity Planning, GB Railfreight Ltd	
			Y	01.06.18	No objections from GBRf.	
17	Rail Freight Group		Y	18.05.16	no issues from GB Railfreight.	
			Y	18.10.17	no issues from GB Railfreight	
			Y	18.05.16	Ok with RFG	
			Y	01.06.18	Yes fine, no comment Ok with RFG	
		Y	18.10.17	That's fine, no change.		
		Y	01.06.18	That's all fine, no change, Many thanks		

18	British Transport Police		Y Y Y	19.05.16 19.12.16 19.10.17 18.06.18	<p>However, as with the existing car parks there at Pulborough, the new car park should be designed in order to achieve the Park Mark Safer Parking accreditation. Help and advice on car park design, standards, crime mitigation and final Park Mark assessment can be obtained from this Unit.</p> <p>No objections</p> <p>No Objections</p> <p>Good Morning Following your recent request and update I can confirm that I continue to have no objections to the planned land disposal at Pulborough. Kind Regards.</p>	Please see the full email trail for additional comments
19	Pulborough Parish Council	Y	Y	17.06.16 20.12.16	<p>Dear</p> <p>Pulborough Parish Council have instructed me to contact you with the following response to your consultation:</p> <p>Members agreed to a 'No Comment' response as more detail is needed. A guarantee needs to be made for that area to be consistent with the Willowmead application that has been submitted.</p> <p>Dear,</p> <p>Having spoken to the Chairman of the Planning & Services Committee he has confirmed that no further comment will be made.</p>	

			Y	30.10.17	<p>Regards</p> <p>Pulborough Parish Council have instructed me to contact you with the following response to your consultation:</p> <p>Members agreed to a 'No Comment' response as more detail is needed. A guarantee needs to be made for that area to be consistent with the Willowmead application that has been submitted.</p> <p>Dear</p> <p>As per the email sent on 17.03.17, Pulborough Parish Council have 'No Objection, subject to the land disposal facilitating the delivery of the scheme as per planning application DC/16/0728'. Regards</p> <p>Hi (email to the developer of the adjacent site as noted in the email above)</p> <p>Pulborough Parish Council spoke about the consultation at their meeting last night and has confirmed a 'No Objection, subject to the land disposal facilitating the delivery of the scheme as per planning application DC/16/0728'.</p> <p>Hope that's all you need. Dear</p> <p>As per the email sent on 30.10.17, Pulborough Parish Council have 'No Objection, subject to the land disposal facilitating the delivery of the scheme as per</p>	
			Y	01.06.18		

					planning application DC/16/0728'. Regards	
20			Y	04.07.16	I responded to on Thursday 30th June 2016 and confirmed that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority. is dealing with the Planning Application and taking on board any comments arising thereon.	
	Horsham District Council		Y	22.16.16	I can confirm that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority	
			Y	26.10.17	Hi I don't have any comments on this proposal from an estates perspective. Presumably you require nothing further from my planning colleagues, but would you please confirm	
			Y	06.06.18	I can confirm that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority. I have copied in to this e mail. Yours Sincerely	

21	West Sussex County Council		Y	08.06.16	Dear Thank you for the opportunity to comment on the proposal to dispose land at Pulborough Station in West Sussex. Having considered the proposal, the County Council has no objection to the disposal of the land. Please note that this response relates solely to the proposal to dispose the land. Chris, I still have no objection to the proposal. No objection We have no objection. Kind regards,
			Y	20.12.16	
			Y	27.10.17	
			Y	13.06.18	
22	WH Malcolm		Y	20.10.17	No objections. Regards.
			Y	04.06.18	Chris, I confirm there are no objections to the proposal. Regards
23	Transport Focus		γ	19.12.16	Once again, this is to confirm that Transport Focus's opinion regarding the land sale at Pulborough has not changed – no objection. Regards, To confirm, Transport Focus's reply, ref. 1805f17, sent on 24/5/16, still applies – no objection to the proposed disposal at Pulborough Regards, and season's greetings Thank you for sending Transport Focus details of the proposed land disposal at Pulborough.

					<p>They note that two areas of land on the up side of the station are to be disposed of; subject to planning, due 30/6/16: one will be disposed of leasehold and become a car park with c.100 spaces,</p> <p>the other will be sold freehold; a new access to the railway, and the car park, will be created which will replace the current very poor access just west of the railway bridge over the Stopham Road</p> <p>Transport Focus also notes that there will be considerable highway improvements as a result of the scheme, and that there are "Access for All" works and a possible platform extension that will be allowed for in the scheme.</p> <p>The proposal should bring considerable benefits to passengers who park at the station, as well as to locals and road users; Transport Focus has no objection to the proposed disposal.</p> <p>To confirm, Transport Focus's reply, ref. 1805f17, sent on 24/5/16, still applies – no objection to the proposed disposal at Pulborough</p> <p>Regards and season's greetings</p> <p>This conforms that Transport Focus has not changed its opinion – no objection to this proposal</p> <p>Third time lucky, I hope!</p>	
			Y	18.10.17		
			Y	01.06.18		

24	Merseyrail Electrics 2002 LTD		Y	19.12.16	I can confirm Merseyrail have no objections	
			Y	18.10.17	I can confirm we have no objections. Can all future land disposals be sent to my colleague who is copied in.	
			Y	04.06.18	I can confirm we have no objections to the below. Thanks	
25	DfT		Y	20.06.16	– the Department has no comment on this proposal.	
			Y	22.12.16	Hi The department has no comments on the proposed land disposal in West Sussex.	
			Y	27.10.17	Dear Thanks for this helpful additional detail, which answers my concerns about the degree of ‘future-proofing’ at Pulborough. I’m sorry I’ve been hard to get hold of. We’re approaching the Autumn Budget and a lot of meetings and work linked to this means I’m not much at my desk.	

			Y	06.06.18	<p>In summary:</p> <p>The changes should provide adequate car park capacity at least until 2043 based on generalised demographic growth</p> <p>There is scope for further car park capacity on the south side, should it be required</p> <p>And some background from me to explain my concerns. A faster rate of house-building is expected in South East England in the next two decades. Some areas are likely to see concentrate growth but the locations have yet to be determined. Our sister Government department DCLG has a £2.3bn Housing Infrastructure Fund to be awarded in the coming years to stimulate this growth. West Sussex is one of the local authorities bidding for this funding.</p> <p>I'm comfortable that sensible provision has been made to handle foreseen demand growth at Pulborough and I agree the land sale should happen. Copying in Firdosh in my team so she knows this can be concluded.</p> <p>Kind regards,</p> <p>Hello, I'm happy to re-confirm clearance – no objections from me. Kind regards,</p>	

Copies of responses are given in the annexe (1) to this report, included below;

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

Annex 1

1. c2c Rail

From: @c2crail.net

Sent: 01 June 2018 08:49

To:

Subject: Re: FW: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

Still no objection from c2c on this proposal regards

MBIFM Property and Projects Manager

From: @c2crail.net

Sent: 20 October 2017 15:38

To:

Subject: Re: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

No objection from c2c on the below proposal.

Rgds

Sent: 19 December 2016 11:55

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Chris, I confirm our position remains unchanged and we have no objection to the proposed disposal.

Rgds

From: EXTL:

Sent: 18 May 2016 09:30

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

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

Rgds EXTL: Thompson Scott

2. Chiltern Railway

From: @chilternrailways.co.uk

Sent: 03 June 2018 14:25

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello, Chiltern have no comment

Regulatory Contracts Manager Chiltern Railways

From: @chilternrailways.co.uk

Sent: 27 October 2017 11:59

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

No comments from Chiltern.

Regulatory Contracts Manager

From: @chilternrailways.co.uk

Sent: 19 December 2016 10:42

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

Happy Christmas to you too.

I can confirm that our original comments still apply.

All the best,

From: EXTL:

Sent: 18 May 2016 08:50

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

There are no comments from Chiltern.

All the best,

3. Eurostar UK

From: @eurostar.com

Sent: 01 June 2018 09:26

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can reconfirm no change on our side.

Thanks

PA to Chairman and to Company Secretary

From: @eurostar.com

Sent: 18 October 2017 08:46

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Re-confirmed.

Thanks

Sent from my iPhone

From: @eurostar.com

Sent: 19 December 2016 10:48

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Still no issue! Thanks Christopher.

PA to Strategy Director & General Counsel

From: @eurostar.com

Sent: 18 May 2016 11:31

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No issue for EIL,

Thanks!

PA to Strategy Director & General Counsel

Eurostar International Limited

4. Great Western Railway

From: @gwr.com

Sent: 01 June 2018 09:43

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello, Still no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

From: @gwr.com

Sent: 18 October 2017 09:16

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello

Still no objection thanks,

From: @gwr.com

Sent: 19 December 2016 11:39

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello

Thank you for this.

GWR still has no objection to the proposal.

Many thanks.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

From: @gwr.com]

Sent: 18 May 2016 14:13

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Good morning

We have no objection thank you.

Network Access Manager | Great Western Railway 1 Milford Street | Swindon | SN1 1HL

@GWR.com

5. Grand Central Railway Company

From: @grandcentralrail.com

Sent: 20 June 2018 05:54

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Apologies GC has no objections to the proposed land disposal.

Regards

Chief Operating Officer

Grand Central Railway

From: @grandcentralrail.com

Sent: 24 October 2017 17:46

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Apologies GC has no comment on this proposal.

Regards,

Chief Operating Officer | Grand Central Rail

6. London and South Eastern Railway

From: @southeasternrailway.co.uk

Sent: 04 June 2018 10:30

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Good Morning please accept this email as confirmation that Southeastern has no objection to this proposal.

Kind Regards southeasternrailway.co.uk

From: @southeasternrailway.co.uk

Sent: 18 October 2017 14:58

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

Thank you for your email.

I can confirm that Southeastern's response remains the same. Kind Regards

Access Contracts Business Partner

From: @southeasternrailway.co.uk

Sent: 20 December 2016 11:32

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Good Morning

I can confirm that our response remains the same.

Kind Regards

Access Contracts Manager

From: @southeasternrailway.co.uk

Sent: 19 May 2016 10:04

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Good Morning

Thank you for the opportunity to review the below. I can confirm that Southeastern has no comment on this proposal.

Kind Regards

Access Contracts Manager

7. G.T Railway

From: @GTRailway.com

Sent: 22 June 2018 13:19

To:

Cc:

Subject: Re: Pulborough - Land Disposal

Hi

Please find enclosed GTR's latest letter re Pulborough which does not deviate from previous relevant correspondence from or myself.

Regards

Access Contracts Manager (Stations)

Govia Thameslink Railway (GTR)

From: @GTRailway.com

Sent: 14 November 2017 16:03

To:

Cc:

Subject: Pulborough - Land Disposal

Hi

Enclosed is a response from GTR.

Regards

Access Contracts Manager (Stations)

Govia Thameslink Railway (GTR)

Sent: 09 September 2016 11:36

To:

Subject: Pulborough

Good morning hope you are well.

I have discussed the Pulborough car park proposal internally with our Infrastructure Director as well as our property and estates consultant. There are no objections to the scheme at all from our end however we would not expect the car park to have any direct access to our platform as part of the development.

If this were to be a consideration we would expect to discuss and receive a share of the revenue generated by the scheme as this would have a direct impact on the existing car park on the east side and our subsequent revenue stream.

If there are any questions please give me a shout. I am in a meeting all day Monday and will be back in the office Tuesday

Regards

Business Development Manager

8. Northern Railway

From: @northernrailway.co.uk

Sent: 04 June 2018 15:55

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

I can confirm that, as before, we have no objection to the land disposal noted.

Kind regards

From: @northernrailway.co.uk

Sent: 18 October 2017 09:18

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear Chris, I can confirm that, as before, we have no objection to the land disposal noted.

Kind regards

From: @northernrailway.co.uk

Sent: 19 December 2016 14:42

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear Chris, I can confirm that we have no objection to the land disposal noted.

Kind regards

9. XC Trains Limited (t/a CrossCountry)

Sent: 01 June 2018 10:52

To: Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm that our original 'no comment' still stands. Station Contracts Manager CrossCountry

From: @crosscountrytrains.co.uk

Sent: 18 October 2017 10:26

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

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

Kind regards

Station Contracts Manager CrossCountry

From: @crosscountrytrains.co.uk

Sent: 19 December 2016 12:52

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello

I can confirm that our original 'no comment' in relation to this proposed disposal still stands.

Kind regards

Station Contracts Manager (Seconded) CrossCountry

@crosscountrytrains.co.uk

Sent: 20 May 2016 10:16

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager (Seconded) CrossCountry

10. West Coast Railway Company

From: @aol.com

Sent: 01 June 2018 10:55

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

As before, no comments

Best

@aol.com

Sent: 18 October 2017 09:14

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

As previously - no comments

Best

WCR

From: @aol.com

Sent: 19 December 2016 12:57

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

No change - no comments

Best

From: @aol.com

Sent: 30 June 2016 09:45

To:

Subject: Re: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

no comments

11. COLAS Freight

From: @colastrail.co.uk

Sent: 21 June 2018 20:54

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I believe I responded again recently via Colas Rail Property Management – no change to original comment

Property & Estate Manager

@colastrail.co.uk

COLAS RAIL LTD

From: @colastrail.co.uk]

Sent: 24 October 2017 11:34

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Confirmed

Property & Estate Manager

From: @colastrail.co.uk

Sent: 29 June 2016 18:00

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No comment to disposals

Property & Estate Manager

@colasrail.co.uk

12. Direct Rail Services Limited

From: @drsl.co.uk

Sent: 04 June 2018 07:36

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Good Morning We have no objections. Kind regards,

Procurement Manager

A From: @drsl.co.uk

Sent: 24 October 2017 08:31

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

There is no objection. Regards,

From: @drsl.co.uk

Sent: 19 December 2016 12:48

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello

I can confirm DRS have no comments on the proposed land disposal.

Kind regards,

Procurement Manager

From: @drsl.co.uk]

Sent: 29 June 2016 19:50

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Apologies, this seems to have slipped the net. It has been reviewed internally at DRS and we have no comments.

Kind regards, Procurement Manager

13. DB Schenker (Formerly EWS)

From: @deutschebahn.com

Sent: 26 June 2018 10:30

To:

Subject: Re: FW: Fw: Consultation on proposed land disposal: Pulborough Station West Sussex

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

Yours

Rail Network Manager

DB Cargo (UK) Limited

310 Goswell Road

From: @deutschebahn.com

Sent: 20 October 2017 15:41

To:

Subject: Re: Fw: Consultation on proposed land disposal: Pulborough Station West Sussex

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

The correct address for contact with me in these consultations is the second one below. The reason for the use of the "impersonal" one is connected with individual limits on data storage in e-mail, which I avoid by using a "shared drive" for consultations. They still reach me straight away and I check it every day for new cases and responses.

14. Freight Transport Association

From: @fta.co.uk

Sent: 18 June 2018 07:50

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Thank you. That is helpful. I can support our previous no comment line.

Kind regards

From: @fta.co.uk]

Sent: 18 October 2017 12:31

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Yes thanks.

From: @fta.co.uk]

Sent: 19 December 2016 16:10

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Sure, we still have no comment on the issue.

Head of Policy – Rail Freight and Scotland

From: @fta.co.uk]

Sent: 29 June 2016 21:03

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Apologies we had no comment.

15. Freight Liner Ltd

From: @Freightliner.co.uk]

Sent: 05 June 2018 13:43

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

I can confirm that Freightliner has no comment to make on this proposal

Regards

From: @Freightliner.co.uk

Sent: 18 October 2017 08:49

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No objections

From: @Freightliner.co.uk

Sent: 19 December 2016 13:11

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm no objection

Regards,

From: @Freightliner.co.uk

Sent: 18 May 2016 09:43

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Freightliner has no comment to make on this proposal Regards,

16. GB Railfreight Limited

From: @gbrailfreight.com

Sent: 01 June 2018 10:57

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No issues from GB Railfreight.

Regards,

Head of Capacity Planning, GB Railfreight Ltd.,

From: @gbrailfreight.com

Sent: 18 October 2017 09:05

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

No objections from GBRf.

Regards,

National Access Manager,

From: EXTL:

Sent: 19 December 2016 14:33

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Once again, no issues from GB Railfreight.

Regards,

National Access Manager,

From: EXTL:

Sent: 18 May 2016 08:57

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

No issues from GB Railfreight.

Regards,

National Access Manager, GB Railfreight Ltd.,

17. Rail Freight Group

From: @rfg.org.uk

Sent: 01 June 2018 08:40

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

That's all fine, no change,

Many thanks

From: @rfg.org.uk

Sent: 18 October 2017 08:49

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Thats fine, no change.

Executive Director

Rail Freight Group

From: @rfg.org.uk

Sent: 19 December 2016 14:21

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Yes fine, no comment

Thanks,

Executive Director, Rail Freight Group

From: @rfg.org.uk

Sent: 18 May 2016 08:29

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Ok with RFG

Executive Director

RFG

18. British Transport Police

From: @btp.pnn.police.uk

Sent: 18 June 2018 10:03

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 0412

Good Morning

Following your recent request and update I can confirm that I continue to have no objections to the planned land disposal at Pulborough.

Designing out Crime Officer (DOCO)

From: @btp.pnn.police.uk

Sent: 18 October 2017 10:21

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 0412

No objections

Business Support Manager

From: @btp.pnn.police.uk

Sent: 19 December 2016 14:56

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 0412

No objections

Business Support Manager

From: @btp.pnn.police.uk

Sent: 19 May 2016 14:09

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 0412

Good afternoon,

Please note the comments below in relation to the above. If you would further consultation in regards to the Car Par as stated below, please contact

Thank you

From:

Sent: 19 May 2016 13:26

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 041

Hi

Having read the consultation paper and understood that appropriate perimeter physical security measures are to be put in place iaw NWR standards I have no concerns as the safety and security of the rail infrastructure should be assured.

However, as with the existing car parks there at Pulborough, the new car park should be designed in order to achieve the Park Mark Safer Parking accreditation. Help and advice on car park design, standards, crime mitigation and final Park Mark assessment can be obtained from this Unit.

Kind Regards.

Crime Reduction Advisor (CRA)

Crime Prevention Design Advisor (CPDA)

Wessex/Sussex/SW London

From:

Sent: 18 May 2016 16:50

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex - CRU 0412

Hi

Please see attached; CRR no is CRU-2016-0412

Thank you,

Crime Reduction Coordinator, Crime Reduction Unit

From:

Sent: 18 May 2016 11:32

To:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

Good morning,

As response is required by the 28th June for the above request.

Thank you, Business Support Manager

19. Pulborough Parish Council

From: @pulboroughparishcouncil.gov.uk

Sent: 01 June 2018 09:18

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

As per the email sent on 30.10.17, Pulborough Parish Council have 'No Objection, subject to the land disposal facilitating the delivery of the scheme as per planning application DC/16/0728'.

Regards

From: @pulboroughparishcouncil.gov.uk

Sent: 30 October 2017 10:10

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

As per the email sent on 17.03.17, Pulborough Parish Council have 'No Objection, subject to the land disposal facilitating the delivery of the scheme as per planning application DC/16/0728'.

Regards,

From: @gmail.com

Sent: 20 December 2016 09:57

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

Thank you for your email. I have copied the original response from Pulborough Parish Council, but I wouldn't necessarily take that as an agreement:

Dear,

Pulborough Parish Council have instructed me to contact you with the following response to your consultation:

Members agreed to a 'No Comment' response as more detail is needed. A guarantee needs to be made for that area to be consistent with the Willowmead application that has been submitted.

Kind regards

Acting Clerk

From: @gmail.com

Sent: 17 June 2016 14:12

To:

Subject: Re: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

Pulborough Parish Council have instructed me to contact you with the following response to your consultation:

Members agreed to a 'No Comment' response as more detail is needed. A guarantee needs to be made for that area to be consistent with the Willowmead application that has been submitted.

Kind regards

20. Horsham District Council

From: @horsham.gov.uk

Sent: 06 June 2018 10:49

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

Consultation on proposed land disposal: Pulborough Station West Sussex I can confirm that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority.

I have copied in to this e mail.

Yours Sincerely

From: @horsham.gov.uk

Sent: 26 October 2017 19:52

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

I don't have any comments on this proposal from an estates perspective. Presumably you require nothing further from my planning colleagues, but would you please confirm, Head of Property and Facilities

From: @horsham.gov.uk

Sent: 22 December 2016 12:04

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Importance: High

HI

Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority.

Yours Sincerely

Senior Asset Manager

From: @horsham.gov.uk

Sent: 04 July 2016 12:13

To:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

Thank you for your e-mail of 29th June regarding Pulborough Station

I contacted who dealt with the original e-mail. Please see below for his response.

Regards

Sent: 04 July 2016 09:46

To: Planning

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

Consultation on proposed land disposal: Pulborough Station West Sussex

I responded to Chris Byrne on Thursday 30th June 2016 and confirmed that the Council has no comment as Local Authority to the consultation other than those comments arising in its capacity as Planning Authority. Rosie Foreman is dealing with the Planning Application and taking on board any comments arising thereon.

Regards, Senior Asset Manager

21. West Sussex County Council

From: @westsussex.gov.uk]

Sent: 13 June 2018 13:29

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

We have no objection.

Kind regards,

From: @westsussex.gov.uk

Sent: 27 October 2017 11:54

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No objection

Thanks

From: @westsussex.gov.uk

Sent: 20 December 2016 16:03

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I still have no objection to the proposal.

Kind regards

From: @westsussex.gov.uk

Sent: 08 June 2016 16:19

To:

Cc:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear Thank you for the opportunity to comment on the proposal to dispose land at Pulborough Station in West Sussex. Having considered the proposal, the County Council has no objection to the disposal of the land. Please note that this response relates solely to the proposal to dispose the land.

Kind regards,

22. WH Malcolm

From: @whm.co.uk

Sent: 01 June 2018 07:32

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I confirm there are no objections to the proposal.

Sent: 20 October 2017 07:31

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

No objections.

Regards

Contracts, Rail & Estate Management | W H Malcolm Ltd

23. Transport Focus

From: @transportfocus.org.uk

Sent: 01 June 2018 08:31

To:

Subject: FW: Consultation on proposed land disposal: Pulborough Station West Sussex 1805f17

Once again, this is to confirm that Transport Focus's opinion regarding the land sale at Pulborough has not changed – no objection.

Regards,

From: @transportfocus.org.uk]

Sent: 18 October 2017 08:59

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex 1805f17

This confirms that Transport Focus has not changed its opinion – no objection to this proposal

Regards

From: @transportfocus.org.uk

Sent: 19 December 2016 13:19

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex 1805f17

To confirm, Transport Focus's reply, ref. 1805f17, sent on 24/5/16, still applies – no objection to the proposed disposal at Pulborough.

Regards, and season's greetings

@transportfocus.org.uk

Re: Consultation on proposed land disposal: Pulborough Station West Sussex 1805f17

Tue 24/05/2016 10:22

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

two areas of land on the up side of the station are to be disposed of;

subject to planning, due 30/6/16:

one will be disposed of leasehold and become a car park with c.100 spaces,

the other will be sold freehold;

a new access to the railway, and the car park, will be created which will replace the current very poor access just west of the railway bridge over the Stopham Road. Transport Focus also notes that there will be considerable highway improvements as a result of the scheme, and that there are "Access for All" works and a possible platform extension that will be allowed for in the scheme. The proposal should bring considerable benefits to passengers who park at the station, as well as to locals and road users; Transport Focus has no objection to the proposed disposal.Regards,

24. Merseyrail Electrics 2002 LTD

From: @merseyrail.org

Sent: 04 June 2018 09:06

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Good Morning,

I can confirm we have no objections to the below.

Thanks

Legal & Contract Assistant

Merseyrail

From: @merseyrail.org]

Sent: 18 October 2017 07:07

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm we have no objections. Can all future land disposal be sent to my colleague who is copied in.

Many Thanks,

Regards,

From: @merseyrail.org]

Sent: 19 December 2016 13:51

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm Merseyrail have no objections.

Regards,

From: @merseyrail.org

Sent: 18 May 2016 08:36

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

I can confirm Merseyrail have no comments to the above proposal.

Regards, Hodgkinson Legal & Compliance Manager Merseyrail

25. DfT Deartment for Transport

From: @dft.gov.uk

Sent: 06 June 2018 08:13

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hello

I'm happy to re-confirm clearance – no objections from me.

Kind regards,

Rail Investment Strategy Manager, Rail Network Systems - L&SE, Department for Transport

3/23 GMH

From: @dft.gsi.gov.uk

Sent: 27 October 2017 06:39

To:

Cc:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Dear

Thanks for this helpful additional detail, which answers my concerns about the degree of 'future-proofing' at Pulborough. I'm sorry I've been hard to get hold of. We're approaching the Autumn Budget and a lot of meetings and work linked to this means I'm not much at my desk

In summary:

-
- The changes should provide adequate car park capacity at least until 2043 based on generalised demographic growth
 - There is scope for further car park capacity on the south side, should it be required

And some background from me to explain my concerns. A faster rate of house-building is expected in South East England in the next two decades. Some areas are likely to see concentrate growth but the locations have yet to be determined. Our sister Government department DCLG has a £2.3bn Housing Infrastructure Fund to be awarded in the coming years to stimulate this growth. West Sussex is one of the local authorities bidding for this funding.

I'm comfortable that sensible provision has been made to handle foreseen demand growth at Pulborough and I agree the land sale should happen. Copying in Firdosh in my team so she knows this can be concluded.

Kind regards,

Please pass this on to other within NR colleagues who may not be included in the above list. Regards,

From: @dft.gsi.gov.uk

Sent: 23 December 2016 10:21

To:

Subject: RE: Consultation on proposed land disposal: Pulborough Station West Sussex

Hi

The department has no comments on the proposed land disposal in West Sussex. Kind Regards,

Project Support assistant, Intercity, Department for Transport

From: @dft.gsi.gov.uk

Sent: 29 September 2016 09:35

To: Cc: Network Services Briefing

Subject: Land Disposal consultations - DfT

All – please note that I am leaving the Department on 30th September.

In future, please submit all Land Disposal consultations to the Network Services Briefing address, to which I have copied this e-mail.

Annex 2 (Consultee email)

From:**Sent:** 18 May 2016 05:56**To:** Scott.Thompson@nationalexpress.com; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @grandcentralrail.com); @grandcentralrail.com>; @southeasternrailway.co.uk; @northernrailway.co.uk; @northernrail.org; @crosscountrytrains.co.uk; aol.com; @colasrail.co.uk; @drsl.co.uk; @dbschenker.com; @fta.co.uk; @Freightliner.co.uk; @gbrailfreight.com; @btp.pnn.police.uk; @rfg.org.uk; @pulboroughparishcouncil.gov.uk; @horsham.gov.uk; @westsussex.gov.uk; @whm.co.uk; @transportfocus.org.uk; @merseyrail.org; @dft.gsi.gov.uk**Subject:** Consultation on proposed land disposal: Pulborough Station West Sussex

Dear consultee,

Property: [Land Adjacent to Pulborough Station, unused and overgrown land used as an access route to the listed signal box and to the rear of platforms

We seek to consult you as regards your views, please, on our proposed disposal by way of [Leasehold; New car park location plan Area 1; Freehold sale of the land to the west of the existing access and egress track linked to the highway, Stopham road location plan Area 2)

We attach a draft application form to the Office of Rail Regulation which, with its related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses.

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

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

We request your comments, please, by 28th June 2016 (including any "no comment" response). It would be helpful if your response is provided by email.

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

Yours faithfully,

Property



Investment Surveyor, Property
One Eversholt Street
London NW1 2DN

Annex 3 (GTR letter referenced in section 7 above)



Property Surveyor
Network Rail - Property
One Eversholt Street
London NW12DN

14th November 2017

Pulborough - Land disposal consultation

I am writing to you to confirm what our position is re the above land disposal, as you are seeking our views again on this application.

My colleague set out our view in his email of 9th September 2016. GTR's position remains unchanged, whilst we have no objection to the proposed land disposal at Pulborough. However we would not expect the car park to have any direct access to our platform as part of any proposed development.

Yours sincerely,
