

Company Secretary  
Network Rail Infrastructure Limited  
40 Melton Street  
London  
NW1 2EE

19 December 2003

**NETWORK LICENCE CONDITION 26: DISPOSAL OF LAND - CONSENT TO DISPOSAL OF LAND AT ST LEONARDS WARRIOR SQUARE STATION, HASTINGS, EAST SUSSEX.**

1. Network Rail Infrastructure Limited (Network Rail), has given notice of its intention to dispose of land at St Leonards Warrior Square station, Hastings, East Sussex (the land), in accordance with paragraph 2 of Condition 26 of its network licence. The land is more particularly described in its submission of 26 September 2003, a copy of which is attached (the submission). The Regulator has considered the submission and further information supplied by Network Rail.
2. For the purposes of Condition 26 of Network Rail's network licence the Regulator consents to the disposal of the land in accordance with the particulars set out in section 2 of the submission subject to the following condition:

Network Rail takes all reasonable steps to ensure that access to the station is not adversely affected by the associated works of the proposed development whilst they are in progress. In doing so, Network Rail will not dispose otherwise than on a basis that the associated works shall not commence without an agreed method statement that meets any reasonable requirements of the facility owner of the station in relation to access to it, and Network Rail will take all reasonable steps to enforce such a statement.

**TIM MARTIN**  
Duly Authorised by the Rail Regulator

**TIM MARTIN**

Doc # 163631.01

## PROPOSED PROPERTY DISPOSAL

### APPLICATION BY RAILTRACK PLC FOR REGULATORY CONSENT UNDER CONDITION 26 OF NETWORK LICENCE

<b>1. PROPERTY</b>	
Description	<p>The site comprises some 1,216 sq m of land adjoining St Leonards Warrior Square Station, Hastings, East Sussex.</p> <p>The land is on two levels and currently built upon and subject to three separate tenancy agreements.</p> <p>Building 1 - Former BRSA Club. This is a contracted out lease, to a gentleman running a local youth leisure facility.</p> <p>Building 2 - Building historically used as warehouse storage, currently let to the owner of Alpha Cars. Now trading as a cafeteria under a temporary planning permission.</p> <p>Building 3 - Let to Alpha cars and used as an office for the Taxi business.</p>
Plan No.	The site is coloured blue on the attached plan 18303.
Ordnance survey co-ordinates	E580 245, N109 354
Photographs (if attached)	
<b>2. PROPOSAL</b>	
Type of disposal	Freehold sale.
Person taking disposal	Site to be openly marketed following consent under Condition 26 of Network Licence
Proposed use/scheme	Residential flats

Access arrangements	The site does not benefit from direct vehicular access from an adopted highway. Access to the site will be across part of the Station Forecourt and an application will be made pursuant to Condition G6 once a route has been agreed with Connex.
Replacement rail facilities (if appropriate)	N/A
Rail benefits	There are no specific benefits since the Station has already undergone improvement. The scheme will not cause a loss of car park spaces. The incomes from the various tenancies have matured and a change of use will enhance the land value. The sale proceeds will be reinvested in to the rail industry.
Non-rail benefits	Removal of a Trespass and Vandalism problem for the local area. It is hoped that the development will improve the general tone of the area in the vicinity of the station.
Timescales	The sale to be completed by February 2004
<b>3. RAILWAY SITE ISSUES</b>	
History of railway use	I am advised that the site (excluding the BRSA Club) was originally let to a firm of Printers. In 1961, Courts the furniture retailers took a ground lease of the warehouse plot, leaving the taxi office as a separate letting. The warehouse has now been redecorated and has a temporary planning permission as a cafeteria.
When last used for railway purposes	The use as a BRSA club ceased in the 1980s.
Any railway proposals affecting the site since that last use	There are none.

Impact on current railway proposals	None
Potential for future railway use	Consultation within Network Rail has taken place and there are no plans for further or future Railway use.
Any closure or network change issues	None. Only a G6 consultation with regard to access.
Whether land required to meet any TOC access needs	N/A
Position as regards safety/operational issues on severance of land from railway	<ol style="list-style-type: none"> <li>1. The purchaser will install new fencing along the boundary of the site and the adjoining sidings.</li> <li>2. 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.</li> <li>3. The sale will be subject to the Southern Zone Engineer's conditions.</li> </ol>
<b>4. PLANNING &amp; CONTAMINATION</b>	
Planning permissions/Local Plan allocation	No planning application has been submitted. The emerging Local Plan (shortly to go to Cabinet following the DoE's Inspector's recommendations) seeks to allocate the land for 30 residential units.
Contamination/ Environmental Issues	A contamination, services, levels and acoustic study will be carried out shortly. Given its previous non-operational use it is unlikely that there will be major contamination identified in the soil.

## **5. CONSULTATIONS**

	Regulatory	The site is not a station facility therefore no Station Change, Network Change or Closures are required. Access to the site will be across part of the Station Forecourt and an application will be made pursuant to Station Access Condition G6 once a route has been agreed with Connex.	
	Railway	The following have been consulted and have no objection to the proposal: TOC – Connex, South Central	
	Other		
6.	<b>INTERESTED PARTIES</b>	<b>NAME &amp; E-MAIL ADDRESSES -WITH NAME AND TELEPHONE NUMBERS FOR ANY PERSONAL CONTACT AT MAIN CONSULTEE(S)</b>	
	TOCs/FOCs	Commercial manager, Kent mainlines, Connex  South Central Trains  Commercial Director  EWS	
	LOCAL TRANSPORT AUTHORITIES	East Sussex County Council  Rail Passengers Committee	
	OTHER RELEVANT LOCAL AUTHORITIES	Hastings Borough Council  SEEDA	
	ORR	Manager, Railtrack Regulation Policy	

