

**Les Waters**  
**Manager, Licensing**  
Telephone 020 7282 2106  
E-mail [les.waters@orr.gsi.gov.uk](mailto:les.waters@orr.gsi.gov.uk)

24 November 2014

Company Secretary  
Network Rail Infrastructure Limited  
Kings Place  
90 York Way  
London  
N1 9AG

**Network licence condition 7 (land disposal): Chadwell Heath, Romford, Essex.**

**Decision**

1. On 26 September 2014, Network Rail gave notice of its intention to dispose of land at Chadwell Heath, Romford, Essex (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 you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information. No alternative reasonably foreseeable railway use for the land was identified and no objections were received that were left unresolved. We note that:
  - there is no evidence that the proposed disposal would affect adversely existing or future railway operations;
  - the land is planned to facilitate a rail-served concrete batching plant subject to the construction of the Crossrail Goodmayes freight passing loop. This would potentially lead to new rail traffic; and
  - Network Rail will retain full access rights through the site.
4. We note that Network Rail will take steps to ensure that the land will remain in rail use in the event that it becomes rail connected in the future. Currently there are no rail operations on the land.

5. The proposal is for a two-phase option for a 40 year lease that is dependent on planning permission. Planning permission has not yet been granted, but matters relating to town planning are outside our locus and instead are for the local authorities to consider and address.
6. We also note that if the Crossrail Goodmayes freight passing loop is constructed as planned, Network Rail will need to complete the network change procedure, as required by part G of the network code.
7. 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.
8. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> 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”.
9. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

A handwritten signature in blue ink, reading 'Les Waters', is positioned above the printed name.

**Les Waters**

**Duly authorised by the Office of Rail Regulation**

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<sup>1</sup>

Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

**Annex A: Notice given by Network Rail to ORR on  
26 September 2014**

**Proposed Property Disposal**

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

<b>1. Site</b>	
Site location and description	Land in Chadwell Heath Upside Goods Yard, Valence Avenue/Station Road, Chadwell Heath RM6 6JS as shown coloured blue on the attached plans.
Plans attached:	Phase 1 - Plan No. 61839 Phase 2 – Plan No. 61836
Clearance Ref:	CR/15903
Project No.	N/A
Ordnance survey coordinates	E: 547910 N: 187642
Photographs (as required)	Chadwell Heath East of Site Chadwell Heath West of Site
<b>2. Proposal</b>	
Type of disposal (i.e. lease / freehold sale)	The grant of two options to lease two areas of land shown coloured blue on the attached plans.
Proposed party taking disposal	xxxx
Proposed use / scheme	xxxx proposes to establish a rail-served concrete batching plant, subject to it obtaining planning permission and to the proposed Crossrail Goodmayes freight passing loop to which, subject to the GRIP process, the siding on the plan would be connected. The proposal is for a 2 phase option for a 40 year lease with no breaks for Network Rail so that xxxx's investment of up to an estimated £3.35 million is protected. The intention is for a road-borne operation to first be established, then becoming rail-served circa 2018/19 with the construction of the passing freight loop and connecting siding. Full access rights through the site would be reserved to Network Rail.
Access arrangements to / from the disposal land	xxxx will have a right to pass over Network Rail land shown coloured brown on the attached plans and Network Rail will retain a right to pass over the land shown hatched brown. Maintenance will be based on fair contribution related to use.
Replacement rail facilities (if appropriate)	This utilises existing rail facilities previously used for freight and will involve the creation of new rail facilities. There is suitable alternative railway storage space nearby.

Anticipated Rail benefits	The increased transport of aggregates would result in an estimated annual 80,000 tones of new rail traffic such as marine aggregates and sand from Ipswich Docks.
Anticipated Non-rail benefits	The transport of aggregates by rail will increase the efficiency of supply chains, reducing the cost of building materials and also their environmental impact. The site is under utilised and in a poor condition. Bringing this new use to the site will regenerate the area.
<b>3. Timescales</b>	
Comments on timescales	xxxx has already begun to work towards a planning application. Network Rail hopes to grant the options as soon as reasonably practicable subject to obtaining regulatory consent. Time is critical to this scheme as planning permission needs to be obtained prior to the adjacent Crossrail works completing in April 2015.
<b>4. Railway Related Issues</b>	
History of railway related use	The site has historically been used for rail freight use but has not been used for such purpose for over twenty years. Since then it has been used for ad-hoc storage for rail maintenance. The site has adjacent operational uses including a rail access point and two rail project compounds.
When last used for railway related purposes	Site photos indicate the site has not been used for rail freight purposes since 1995. Currently the site is used for ad-hoc storage of railway maintenance equipment.
Any railway proposals affecting the site since that last relative use	The site is within the Crossrail safeguarding area but this does not conflict with the proposed lease. The Crossrail design of the Chadwell Heath area and the Goodmayes Loop has made passive provision of the connection retaining all signalling capability of the former connection and its functionality, ensuring the new installation is not made more difficult. The proposal by xxxx is to utilise these future Crossrail works nearby to install the points necessary to bring the sidings back into use. Without the Crossrail works being carried out at the same time it is likely to cost significantly more.
Impact on current railway related	The proposal will be complimentary to the Crossrail project and will not adversely affect it.
Potential for future railway related use	The site has the potential for rail freight but will require significant investment (estimated at £3.35 million). This investment can only be secured if Network Rail can grant a sufficient lease term without break clauses to give the necessary security to xxxx. The proposed grant will promote future rail use.
Any closure or station change or network change related issues	Network change will be required to re-connect the site via the proposed Crossrail loop and a connection agreement entered into.

Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	Network Rail and any train operator will retain access rights over the site to access the operational railway over the land shown hatched brown on the plan 61839 between points A and B.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which Network Rail will (at xxxx's cost) install and maintain new fencing along parts of the railway boundary suitable for a rail freight terminal.</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>

## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	xxxx is in the process of applying for the necessary planning permissions to develop the site. Its proposals include measures to address the fact that part of the site is designated as a site of importance for nature conservation. The lease option is dependant on planning permission being obtained.
Contamination / Environmental Issues (if applicable)	<p>The site is railway land and likely to be contaminated due to its historic railway use.</p> <p>Part of the site is designated in the Local Development Framework Proposals map as a site of importance for nature conservation. This is shown in the attached plan.</p>

## 6. Consultations

Railway (internal – Network Rail)	<p>Network Rail's freight department support this proposal as it is bringing a previously under utilised site into rail freight use.</p> <p>The Anglia Route strategic planners support the proposed freight connection and the Crossrail programme's passive provision for it. Both business and technical clearance have been granted.</p>
Summary of position as regards external consultations	There have been no objections on the understanding that there will be a positive obligation in the lease for xxxx to use the property as a rail-served depot as and when mainline connectivity to the site is restored.

Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There are no unresolved objections.	
<b>7. Local Authorities</b>		
Names & Email Addresses:	(with name and telephone numbers for any personal contact at authorities)	
Local Transport Authorities:	Transport for London @tfl.gov.uk] Tel: Mobile:	
Other Relevant Local Authorities:	London Borough of Barking and Dagenham @lbdd.gov.uk] Tel	
<b>8. Internal Approval</b>		
Surveyor Name:		
Approved by Property Development Manager		Date Approved by PDM: 29 <sup>th</sup> March 2014













Photo of East Site



Photo of West Site



Search map:

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☒ Main Proposals Map

Section: On | Off

	<input checked="" type="checkbox"/> Barking Town Centre Area Action Plan <input checked="" type="checkbox"/> Boundary/Barking Town Centre Key Regeneration Area
	<input checked="" type="checkbox"/> Barking Town Centre
	<input checked="" type="checkbox"/> Joint Waste Plan
	<input checked="" type="checkbox"/> Neighbourhood Centres
	<input checked="" type="checkbox"/> Green Belt
	<input checked="" type="checkbox"/> Site of Importance for Nature Conservation
	<input checked="" type="checkbox"/> Locally Significant Industrial Sites
	<input checked="" type="checkbox"/> Public Open Space
	<input checked="" type="checkbox"/> Metropolitan Open Land

--- choose a place ---

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

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

Site location and description: Land in Upside Yard, Valence Avenue / Station Road, Chadwell Heath.

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

Summary of position regarding responses: No objection on the understanding that there will be a positive obligation in the lease for Brett to use the property as a rail-served depot as and when mainline connectivity to the site is restored.

The full list of external consultees is set out below:

No.	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Freightliner	Y	24/06/2014	I can confirm that Freightliner will agree to Lease of the site on the understanding that there will be a positive obligation in the lease for xxxx to use the property as a rail-served depot as and when mainline connectivity to the site is restored.	
2	GB Railfreight	Y	2/06/2014	Fully support	
3	Rail Freight Group	Y	19/06/2014	Content	
4	British Transport Police	Y	23/06/2014	No objections	
5	Association of Community Rail Partnerships	Y	6/08/2014	No comment	
6	Department for Transport	Y	02/06/14	No objection or comment	
7	Colas Rail	Y	22/07/2014	No comment on behalf of Colas Rail Limited	
8	London & South Eastern Railway Limited	Y	30/05/2014	No comment	
9	Direct Rail Services Limited	Y	19/06/2014	No objections	
10	DB Schenker	Y	22/07/2014	No objection	
11	Freight Transport	N			Emailed; 25 <sup>th</sup> May, 21 <sup>st</sup>



No.	External party (name)	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
	Authority				July and 5 <sup>th</sup> August 2014.
12	Arriva Trains Cross Country	Y	30/06/2014	No objection	
13	C2C Rail Limited	Y	30/05/2014	On behalf of National Express Group, I confirm that we have no objection	
14	Chiltern Railway Company Limited	Y	02/06/2014	No comment	
15	Eurostar International Limited	Y	22/07/2014	No issue	
16	First Great Western Limited	Y	09/06/2014	No comments	
17	Grand Central Railway Company Limited	N			Emailed; 25 <sup>th</sup> May, 21 <sup>st</sup> July and 5 <sup>th</sup> August 2014.
18	Merseyrail Electrics 2002 Limited	Y	03/06/2014	No comments or objections	
19	Northern Rail Limited	Y	7/08/2014	No objection	
20	Abelio Greater Anglia	Y	22/07/2014	AGA have noted the risks of increased HGV traffic causing problems to an already congested area/pedestrian issues and increased dust due to the proposed operation however these issues will be dealt with via the planning process. We have no other comments.	
21	Crossrail	Y	20/08/2014	No objections	
22	West Coast Railway Company	N			Emailed; 25 <sup>th</sup> May, 21 <sup>st</sup> July and 5 <sup>th</sup> August 2014.
23	W H Malcolm	Y	4/07/2014	Provided Network Rail also grant long term leases of land within rail freight sites to businesses for rail freight use with a minimum of £1m capital investment WH Malcolm has no objections to the proposal.	

<b>No.</b>	<b>External party (name)</b>	<b>Whether response received (y/n)</b>	<b>Date of response</b>	<b>Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report</b>	<b>Comments (e.g. as regards endeavours to obtain response where none given)</b>
<b>24</b>	<b>London Borough of Barking and Dagenham</b>	Y	11/09/14	No objections	
<b>25</b>	<b>Transport for London</b>	Y	05/08/2014	No objection	

A copy of the consultation request (before customisation for any individuals) is given in Annex 1.

Copies of responses are given in Annexe 2 to this report, as indicated above.

## Annex 1 – Network Rail's Consultation request

**From:** @networkrail.co.uk

**Sent:** 21 July 2014 18:46

**To:**

**Cc:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

**Importance:** High

**Attachments:** 61839Chadwell Heath lease + access.pdf; CHADWELL HEATH LICENCE COND 7 FORM.pdf; 61836Chadwell Heath lease.pdf; image001.jpg

Dear all,

I write further to xxxx's previous email (he has since retired) requesting your comments in relation to the proposed grant to xxxx at Chadwell Heath of 'two options to lease for 40 years with no landlords break clause' as detailed in the attached application and plans.

As you are aware under our licence conditions we are required to consult in these instances. Your comments are therefore very much appreciated; even if it is an email stating 'no comment' it allows us to show the regulator we have indeed consulted with you as stakeholders.

Should you have any queries relating to the proposal please feel free to contact me.

I look forward to your responses.

Best regards

General Offices, Waterloo Station, London, SE1 8SW

T +44 (0)

M +44 (0)

E @networkrail.co.uk

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @networkrail.co.uk]

**Sent:** 29 May 2014 15:55

**To**

**Cc:**

**Subject:** CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

**Importance:** High

Hi Everyone,

I attach a consultation for Licence Condition 7 consent. Your reply is required within 28 days from today.

There are two Options to Lease proposed. The first is an option for a lease of 40 years with the option for 3 years, of the area shown verged blue on Plan No. 61839 (which is the area not including the siding). This option is for a non-rail served development.

The second is an option for a lease of 40 years with the option for 10 years, of the area shown verged blue on Plan No. 61836 (which is the area with the siding included in the area verged blue). This option is for a rail served development. If the first option is not taken up by xxxx in the three years option period, then the second option will also cease after three years.

Network Rail has already signed an Exclusivity Agreement with xxxx for this site. Internal Clearance has been granted. If the Licence Condition 7 approval is agreed then Network Rail will grant the two options to lease to xxxx, allowing Brett to submit a Planning Application to the L.B. of Barking and Dagenham for a concrete and aggregates depot.

If you have any questions, please contact me a.s.a.p.

Network Rail Property

@networkrail.co.uk

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



## Annex 2 – Consultation Responses

### 1. Freightliner

**From:** @Freightliner.co.uk]

**Sent:** 24 June 2014 13:48

**To:**

**Cc:**

**Subject:** RE: Chadwell Heath Freightliner

Hi

I see your point and am happy with your proposed wording

I can confirm that Freightliner will agree to Lease of the site on the understanding that there will be a positive obligation in the lease for Brett to use the property as a rail-served depot as and when mainline connectivity to the site is restored.

Thanks

**From:** @networkrail.co.uk]

**Sent:** 24 June 2014 10:42

**To:**

**Cc:**

**Subject:** Chadwell Heath

Good morning

xxxx made contact late last week with regard to Chadwell Heath and my scheme there to establish a rail served concrete plant there with xxxx.

I understand FL have conditionally approved the clearance for xxxx's lease thus:

"....there also needs to be a positive obligation in the lease for xxxx to use the property as a rail-served depot –please confirm this will be the case."

I understand your position and indeed we discussed xxxx's ambitions here recently; I am heartened to have them at this freight worthy site rather than its tenure being squandered on the undesirable truck mending outfit in situ today.

However, I / NR cannot work with the FL condition as phrased as it doesn't recognise that is not entirely within xxxx's gift to ensure rail use of the site.

They are indeed committed to funding both the refurbishment of the siding tracks and installation of the railhead but the critical connectivity of same to the mainline (and so facilitation of rail) lies entirely with Crossrail (with whom they are engaged) and NR.

Instead then, could you please tweak the wording of your conditionality to reflect this, perhaps:

".....there also needs to be a positive obligation in the lease for xxxx to use the property as a rail-served depot as and when mainline connectivity to the site is restored."

From my 5 years of dealing with this, I'm absolutely satisfied that if there's a connection then xxxx's will be running trains forthwith.

Hope that is acceptable / makes sense.

Regards,

[@networkrail.co.uk](mailto:@networkrail.co.uk)

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### 2. GB Railfreight

**From:** @gbrailfreight.com]

**Sent:** 02 June 2014 08:39

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

I can confirm that GB Railfreight Ltd fully support the proposed lease options for xxxx at Chadwell Heath as detailed in your email and attachments of 29/05/14.

Regards

GBRf

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### 3. Rail Freight Group

**From:** @rfg.org.uk]

**Sent:** 19 June 2014 14:08

**To:**

**Cc:****Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Thanks , helpful. I am content to release on the grounds that xxxx will be pursuing a development using the rail siding through the planning system.

Thanks

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Tel 020

Fax 020

Mobile

[@rfg.org.uk](mailto:@rfg.org.uk)

Rail Freight (Users and Suppliers) Group

Registered No. 332 443

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**4. British Transport Police****From:** @btp.pnn.police.uk]**On Behalf Of****Sent:** 23 June 2014 08:28**To:****Subject:** FW: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

BTP have no objections to the proposals, although there is the following question – the area is currently in a poor state of repair and the proposed investment may in fact assist us if it includes lighting and CCTV upgrades?

Kind regards

British Transport Police,

25 Camden Road,

London NW1 9LN

Tel: 0207

Email: [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)

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**5. Association of Community Rail Partnerships****From:** @btconnect.com]**Sent:** 06 August 2014 15:46**To:****Subject:** RE: CHADWELL HEATH - ACORP

Hello

ACoRP have no comment.

Regards

ACoRP

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**6. Department for Transport****From:** @dft.gsi.gov.uk]**Sent:** 02 June 2014 07:36**To:****Subject:** CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Dear

Please accept this email to confirm that DfT has no objection or comment to make concerning the above proposal.

Thanks and regards

---

**7. COLAS Rail****From:** @colasrail.co.uk]**Sent:** 22 July 2014 10:22

**To:**

**Subject:** RE: CHADWELL HEATH - Colas

No comment on behalf of Colas Rail Limited

- Wimbledon - Building One, West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ
  - T • M • [@colasrail.co.uk](mailto:@colasrail.co.uk) • [www.colasrail.co.uk](http://www.colasrail.co.uk)
- 

## 8. London & South Eastern Railway

**From:** @southeasternrailway.co.uk]

**Sent:** 30 May 2014 11:24

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Good Morning

Many thanks for sending us this consultation.

Southeastern has no comment to make regarding this proposal.

Regards

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**9. Direct Rail Services****From:** @drsl.co.uk]

**Sent:** 19 June 2014 12:43

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Direct Rail Services have no objections to the proposal to lease Chadwell Heath to xxxx.

Regards

Tel:

Mobile:

E-mail: [@drsl.co.uk](mailto:@drsl.co.uk)

Direct Rail Services Limited

Kingmoor TMD

Etterby Road

Carlisle

CA3 9NZ

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## 10. DB Schenker

**From:** EXTL:

**Sent:** 22 July 2014 16:27

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

I can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

DB Schenker Rail (UK) Ltd.

310 Goswell Road London EC1V 7LW

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## 11. Freight Transport Authority

Apologies xxxx, I can't think we'd have any objection. Regards

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## 12. Cross Country Trains

**From:** @crosscountrytrains.co.uk]

**Sent:** 30 May 2014 12:35

**To:**

**Subject:** FW: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

**Importance:** High

XC Trains has no objection to this proposal.

Regards

CrossCountry

Phone: Mobile: Fax:

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

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



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**13. c2c Rail**

**From:** @nationalexpress.com]

**Sent:** 30 May 2014 09:56

**To:**

**Cc:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

On behalf of National Express Group, I confirm that we have no objection to the proposed disposal  
Rgds

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**14. Chiltern Railway Company**

**From:** EXTL:

**Sent:** 02 June 2014 09:32

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Hi

There are no comments from Chiltern Railways.

Regards

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**15. Eurostar International**

**From:** @eurostar.com]

**Sent:** 22 July 2014 10:04

**To:**

**Subject:** RE: CHADWELL HEATH - EIL

No issue for EIL,

Thanks

**Eurostar International Limited**

Times House | Bravingtons Walk | London N1 9AW

T +44 (0)

M +44 (0)

**eurostar.com**

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**16. First Great Western**

**From:** @firstgroup.com]

**Sent:** 09 June 2014 15:12

**To:**

**Subject:** Re: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Hello

We have no comments thank you.

First Great Western

3rd Floor | Milford House | 1 Milford St | Swindon SN1 1HL

e: @firstgroup.com | m:

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

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

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**17. Grand Central Railway**

**No response**

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**18. Merseyrail**

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

Sent: 03 June 2014 09:30

To:

Subject: Re: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Merseyrail have no comments or objections to the above proposal.

Regards

Merseyrail

Tel  
Mob  
Email [@merseyrail.org](mailto:@merseyrail.org)  
Web [www.merseyrail.org](http://www.merseyrail.org)

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## 19. Northern Rail

**From:** @northernrail.org]

**Sent:** 07 August 2014 16:46

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

Hello

Northern Rail has no objection to this proposal

Kind regards

Northern Rail Ltd

Northern House

York

YO1 6HZ

T: M:

E: [@northernrail.org](mailto:@northernrail.org) W: <http://www.northernrail.org>

---

## 20. Abelio Greater Anglia

**From:** @abelliogreateranglia.co.uk]

**Sent:** 22 July 2014 13:08

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE AGA have noted the risks of increased HGV traffic causing problems to an already congested area/pedestrian issues and increased dust due to the proposed operation however these issues will be dealt with via the planning process. We have no other comments.

Regards

M: +44

Abelio Greater Anglia

11th Floor

One Stratford Place,

Montfitchet Road,

London

E20 1EJ

[abelliogreateranglia.co.uk](http://abelliogreateranglia.co.uk)

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## 21. Crossrail

**From:** @crossrail.co.uk]

**Sent:** 20 August 2014 12:28

**To:**

**Cc:**

**Subject:** FW: LC7 - Chadwell Heath -

Sorry I didn't get back to you sooner. Please see the below message from xxxx. On this basis I am happy to confirm that there are no objections from Crossrail, subject to the site access being kept open and noting xxxx's comments about possessions.

Kind regards,

Crossrail | 25 Canada Square, Canary Wharf, London E14 5LQ

T 020 | CS28/Y2/05 | [@crossrail.co.uk](mailto:@crossrail.co.uk)

[www.crossrail.co.uk](http://www.crossrail.co.uk)

MOVING LONDON FORWARD

**From:**

**Sent:** 15 August 2014 16:00

**To:**

**Subject:** FW: LC7 - Chadwell Heath

Could such qualifications be included from CRL

**From:** [[@networkrail.co.uk](mailto:@networkrail.co.uk)]

**Sent:** 15 August 2014 15:52

**To:**

**Subject:** RE: LC7 - Chadwell Heath -

Some correspondence has already occurred between our freight surveyor and the applicant (xxxx). We've confirmed that there should be no direct conflict between the site of interest and our compound and worksite. However, the applicant needs to make sure that the access to our site is kept open and unconstrained. Some information is attached for your reference.

I personally have some concern about phase two, which would involve an existing 'ghost connection', i.e. a plain lined piece of S&C, being reinstated to allow access from the electric lines to the new aggregate yard. Since we are going to be moving the unused signal for this connection, as well as the connection in the data, as part of our Chadwell Heath station platform extension works the applicant has made some comments about piggy-backing our possessions to install the ironwork. I will need to know within the next 2-3 months whether this is genuinely a plan because if they would want to fund us to carry out this work we need to design it at GRIP 5. I am concerned that xxxx could be making business decisions without fully appreciating the time constraints we have.

Any assistance you can give in supporting this point would be appreciated.

Regards,

**From:** [[mailto:\\_\\_\\_\\_@crossrail.co.uk](mailto:____@crossrail.co.uk)]

**Sent:** 15 August 2014 15:19

**To:**

**Subject:** FW: LC7 - Chadwell Heath -

**Importance:** High

Does this present a problem to any of your GE works?

Please check and revert and I will let our property team know. If no response we'll assume by Monday COB that this does not cause a problem.

**From:**

**Sent:** 15 August 2014 12:01

**To:**

**Subject:** FW: LC7 - Chadwell Heath -

**Importance:** High

Please could you check that from a Crossrail point of view we don't have any problems with NR entering into two options to lease the land.

Thanks,

**From:** @networkrail.co.uk]

**Sent:** 15 August 2014 11:14

**To:**

**Cc:**

**Subject:** FW: LC7 - Chadwell Heath -

**Importance:** High

Hi

I have recently taken over a case from a colleague and it appears that when doing his licence condition seven he failed to contact Crossrail even though the proposed freight terminal is connected to the work you are doing at Chadwell Heath and the Good Mayes Loop. I am therefore contacting you to get your views.

I would be most appreciative if you could have a look at the proposal attached and let me know if you have any objections or comments about the granting of two options to lease land for forty years.

The aspiration is that by granting these long lease options we can bring aggregate traffic back to the site after thirty or so years of no use.

Happy to discuss.

Best regards

General Offices, Waterloo Station, London, SE1 8SW

T +44 (0)

M +44 (0)

E @networkrail.co.uk

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)



## 22. West Coast Railway

No response

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## 23. WH Malcolm

**From:** @whm.co.uk]

**Sent:** 04 July 2014 15:21

**To:**

**Cc:**

**Subject:** RE: CHADWELL HEATH - WHM

Provided Network Rail also grant long term leases of land within rail freight sites to businesses for rail freight use with a minimum of £1m capital investment WH Malcolm has no objections to the proposal.

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## 24. London Borough of Barking and Dagenham

**From:** @lbbd.gov.uk]

**Sent:** 11 September 2014 17:42

**To:**

**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE

xxxx as discussed I have no objections.

Best wishes

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## 25. Transport for London

**From:** @tfl.gov.uk]

**Sent:** 05 August 2014 16:31

**To:**

**Cc:**

**Subject:** RE: CHADWELL HEATH - TFL

**Attachments:** image001.jpg

Thank you for your response. On this basis I can confirm that TfL has no objection to the proposed property disposal.Regards,

**From:** @networkrail.co.uk]

**Sent:** 05 August 2014 14:00

**To:** @tfl.gov.uk

**Subject:** FW: CHADWELL HEATH - TFL

Hi

Regarding the Chadwell Heath LC7 the NR Project team for Crossrail have confirmed there is no conflict for its construction. Please see below.

Best regards

General Offices, Waterloo Station, London, SE1 8SW

**T** +44 (0)

**M** +44 (0)

**E** @networkrail.co.uk

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @networkrail.co.uk

**Sent:** 22 July 2014 13:13

**To:** @networkrail.co.uk

**Cc:**

**Subject:** RE: CHADWELL HEATH - TFL

Hi

For our Crossrail works at Chadwell Heath we only require the land shown edged red on the attached plans. Based on the lease plans for Brett's occupation there should not be any conflict, provided the Crossrail Project can enjoy vehicular access to the 2 worksites, along the route approximately shown.

Feel free to forward this to your consultee at TfL, although if require us to contact them directly to confirm there are no issues do let me know.

Best regards,  
Enterprise House, 167-169 Westbourne Terrace, London, W2 6JX  
T  
M  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @networkrail.co.uk  
**Sent:** 21 July 2014 17:58  
**To:** @networkrail.co.uk  
**Cc:**  
**Subject:** FW: CHADWELL HEATH - TFL  
Hi

Who can confirm to TFL in the Crossrail team that the site at Chadwell Heath is no longer required by Network Rail for Crossrail construction purposes?  
Its an LC7 response I need to satisfy.

Best regards  
General Offices, Waterloo Station, London, SE1 8SW  
T +44 (0)  
M +44 (0)  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)  
[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [[@tfl.gov.uk](mailto:@tfl.gov.uk)]  
**Sent:** 26 June 2014 10:57  
**To:** @networkrail.co.uk  
**Cc:**  
**Subject:** RE: CHADWELL HEATH - LICENCE CONDITION 7 CONSENT, PROPOSED OPTION TO LEASE TO BRETT AGGREGATES

Most of this site is safeguarded in the 2008 Crossrail Safeguarding Direction as a work site. Provided that this site is no longer required by Network Rail for Crossrail construction purposes, TfL has no objection to the proposal.  
Regards,