

Company Secretary
Network Rail Infrastructure Limited
Waterloo General Office
London
SE1 8SW

24 September 2025

Network licence Condition 17 (land disposal): Former goods yard off Station Road, Chadwell Heath, Greater London

Decision

1. On 6 August 2025, Network Rail gave notice of its intention to dispose of land at a former goods yard off Station Road, Chadwell Heath, Greater London (“the land”), in accordance with Condition 17 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail’s network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information, and no objections were left unresolved.
4. In considering the proposed disposal, we note that:
 - access to Network Rail’s assets will be maintained;
 - there is no evidence that railway operations would be affected adversely; and
 - no other reasonably foreseeable railway use for the land was identified.
5. We note that, following initial objections in the consultation report from Crossrail, MTR Crossrail, Transport for London and Transport for London Engineering, land required for the Goodmayes Stabling Project was removed from the proposed disposal area.
6. We also note that there is an option to provide a facility on the proposed disposal site for Network Rail’s Works Delivery - Electrical and Plant team. If this option proceeds, Network Rail will retain the land shown as Site B on plan no. 0476080-2.

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 17, 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, October 2019](#), 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 concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

24/09/2025

X 

Samuel Fox

Licensing Manager

Signed by: S-1-12-1-405678757-1091720026-1317419189-4257756544/1afd9365-db19-45df-961b-acd9bf715171

Samuel Fox

Duly authorised by the Office of Rail and Road

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Freehold sale with rights of way protected for Network Rail (NR) operations (as stated in this report).		
Rationale for disposal	<p>The Chadwell Heath site which is mostly vacant is positioned as an important strategic 'entrance' to a wider 79-acre regeneration zone. This scheme is being overseen by BeFirst (regeneration arm of Barking and Dagenham Council). BeFirst state that it is one of the largest remaining regeneration opportunities at a Crossrail station and is identified within the London borough of Barking & Dagenham (LBBD) new local plan as a Transformation area. The masterplan is currently going through the stages of adoption as the draft Chadwell Heath Transformation Area Masterplan Supplementary Planning Document (SPD). Because of the site's location (opposite Chadwell Heath railway station) it is considered an important 'entrance' site which will not only be for the immediate areas of regeneration (aesthetics) but also enable pedestrian corridors to the wider area. NR were advised that it could be Compulsorily Purchased (CPO'd) if the site was not made available for the regeneration project. The context of the site location is shown on the attached BeFirst Regeneration Zone plan.</p> <p>We have agreed with BeFirst that NR is open to the disposal/ redevelopment of the site subject to the safe and operational use of the railway and its assets. The site is an old engineering and goods yard which is now mostly vacant apart from a couple of business units (who are relocating). There are assets outside of the sale area that will still require access – this has been communicated to BeFirst and accepted and will be safeguarded.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business Clearance	CR/62808	Approved and issued: 28/11/2024 Expires: 27/11/2026
	Technical Clearance	CR/62808	Approved and issued: 17/02/2025 Expires: 16/02/2027

3. Site

Description of property for disposal

Chadwell Heath: yard off Station Road, Greater London, RM6 4BU. The former goods and engineering yard measures about 5.2 acres and is accessed off Station Road. It has a palisade perimeter fence with the ground consisting of a mix of concrete, compacted stone, and old buildings, portacabins, wild vegetation and debris. A lot of the site is in disrepair and is mostly vacant.

The disposal site is shown by blue colour on attached Plan No. 0476080-2 Rev R. It is close to the entrance to Chadwell Heath railway station which is shown by blue outline colour on Plan No 0476080-2 Rev R.

In terms of description the attached plan no. 7855149-O shows different areas of the site as follows:

- Connecting from 'Valence Avenue/ Station Road' (public highway) a gated access road runs along most of the northern edge of the site coloured grey on the plan.
- The first compound coloured blue is used by Works Delivery – Electrical & Plant (E&P). This area consists of portacabins, material storage and small outbuildings. This team, subject to consultation, are due to relocate and a scheme is currently being developed for this in conjunction with the Anglia Route team – see comments in Replacement Rail Facilities. Opposite this compound (other side of the road) are gated and fenced Principal Supply Points (PSP)/ Relocatable Equipment Buildings (REBs). These units will remain, and access will be guaranteed 24/7 365 to E&P team.
- The second compound coloured red is part used by Overhead Conditions Renewals (OCR) and is named GE/SSV OLE Renewal Project. The area consists of a large brick flat roofed structure with ample parking. Most of the OCR team have been displaced following a restructure and no longer use the building. The remainder of the team, subject to consultation, will be relocated. The rest of the area is used by the Electrical Test Team of Route Services. This use will cease in December 2025 when they will relocate to a new depot at New Cross Gate, London.
- On the north side of the PSPs on Network Rail retained land is an access road that allows for inspection of the bridge that carries Station Road across the railway north-west of the site boundary. This access will be guaranteed 24/7 365 for the Network Rail Structures team.
- The next compound coloured yellow is vacant and is a large area of old dilapidated portacabins and some vegetation. This used to be occupied by commercial tenants, including a skip hire company, car sales garage and cash for clothes company.

	<ul style="list-style-type: none"> • The next area coloured red was previously used by OCR for storage but is now vacant. • The last area coloured purple used to be occupied by Keltbray (Crossrail contractor) who vacated several years ago. The site is now mostly unoccupied other than an area near the Rail Road Access Point (RRAP) that the Track Maintenance Team (TMT) use. In consultation with TMT, we have designed a new compound for them to utilize on Network Rail retained land verged red on Plan 0476080-2. The remainder of the purple area consists of old brick buildings one of which has a redundant electricity transformer. • There is a Network Rail GSMR telecoms mast on the site which will be retained by Network Rail together with access rights to get to this.
<p>Attached plans and photographs:</p> <p>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>Attached plans and photographs:</p> <ul style="list-style-type: none"> • Plan No 0476080-2 Rev R showing the proposed disposal site by blue colour and Network Rail retained land by green colour. It also shows the Station Lease area for Chadwell Heath station by blue outline colour, NR retained TMT compound by red verge (Site A) and rights of access for Network Rail hatched brown. It also shows the RRAP by orange verge. • The plan also includes an area verged pink that was in the initial consultation but has been removed from the disposal area as a result of the consultation. • The plan also shows an area verged in black outline (Site B) that is part of the disposal site. However, depending on how other proposals go forward Network Rail may decide not to sell this land and use for a site for Network Rail's E&P engineers – see comments in Replacement Rail Facilities. • Plan titled BeFirst regeneration zone plan showing the context of the site to adjoining development planning for the area. • Plan no: 7855149-O: showing existing areas/ compounds. • Photos of site
<p>Ordnance survey coordinates</p>	<p>Eastings: 547725; Northings: 187617</p> <p>ELR: LTN1 10 Miles & 0215 Yards</p>

4. Proposal	
Proposed party taking disposal	The site will be marketed for industrial redevelopment once consent to the proposed disposal has been obtained. A restriction will be placed on the title limiting the use of the site to industrial only.
Proposed use / scheme	<p>The disposal land as shown on plan 0476080-2 Rev R has been requested by BeFirst to be made available for development as per the local plan and SPD. Releasing this site will form an important gateway and arrival destination for the wider 79-acre regeneration zone.</p> <p>The proposed use will be industrial to give a better integration and fit to adjoining rail uses on Network Rail retained land. Any new development will maintain access to existing NR assets (PSPs/ REBs, RRAP, TMT compound, bridge, GSM mast).</p> <p>When the scheme is completed there will also be a green spine (landscaped walkthrough) running through the south perimeter of the site from Station Road to the Freshwater Road to enable pedestrians to access the wider regeneration area.</p>
Access arrangements to / from the disposal land	Access to the disposal site is direct from the adjoining highway.
Replacement rail facilities (if appropriate)	<p>All existing accesses to Network Rail assets will be unaffected.</p> <p>Track Maintenance activities are being provided with their own dedicated space on the site in the area verged red (Site A). The two other Network Rail occupations on the proposed sale site are being dealt with as follows:</p> <ol style="list-style-type: none"> 1. Electrical Test Team – temporary occupation until they relocate to a new facility being provided in Southern Region. 2. E&P team. Proposal is to relocate to Chelmsford, and this is being worked up as a project. However, there is an option for the development of the site – once a developer has been chosen – to provide a purpose-built facility on the proposed disposal site as part of the terms of the disposal. If so, the land verged in black outline (Site B) will be retained by Network Rail.
Anticipated rail benefits	Redevelopment of an under-used site will reduce the threat of fly tipping and trespass risk. The redevelopment will create a safe and secure Track Maintenance compound improving conditions for Network Rail staff.

Anticipated non-rail benefits	<p>By releasing the site for redevelopment and working with BeFirst this will help regenerate the wider 79-acre zone, which BeFirst state is one of the largest remaining regeneration opportunities at a Crossrail/ Elizabeth Line station. NR's site will act as an important and strategic entrance/ arrival destination to the wider area and help realise this opportunity for the local area. The new wider regeneration area will have 3,500 residential units, 146,499m² of employment land, 2 primary and 1 secondary school, community spaces, retail/ leisure, an energy centre and open spaces (public and private).</p> <p>The site is quite isolated and dysfunctional in layout and with security issues. There are known safety issues with Chadwell Heath, including previous assault and thefts from the site with some colleagues feeling vulnerable. Redevelopment helps the site and the wider area.</p>
5. Timescales	
Comments on timescales	The site will be marketed in 2025 with a view to completing sale to a developer in 2026.
6. Railway Related Issues	
History of railway related use	From limited available records the site appears to have been used for importing coal (rail fed), but this reduced and ceased in the 1960s/ 1970s and no sidings remain. In more recent years (1990s and 2000s onwards) the site was designated into different areas and occupied by E&P Works Delivery, OCR, Keltbray (Crossrail contractor) and various commercial tenants including LRA Estates, which comprised of skip hire company, and car sales and cash for clothes. The operational occupations are either subject to planned moves away from the site or will be ceasing.
When last used for railway related purposes	Parts of the site including the RRAP access, Track Maintenance Team compound, REBs/PSP, GSMR Mast, bridge access are all used currently for railway related purposes and these uses will be maintained following the proposed disposal on retained Network Rail land.
Any railway proposals affecting the site since that last relative use	None.

Impact on current railway related proposals	None. (Senior Strategic Planner, Network Services) has confirmed there is no current impact, and none projected.
Potential for future railway related use	<p>There are no proposals affecting this site in the West Anglia Main Line Study of 2021 which as superseded the Anglia Route Study March 2016. I have consulted with Senior Strategic Planner (Strategic Planning) for Anglia Route and on Friday 21st February 2025 via email stated: "Thanks for your email. I can confirm strategic planning has no issue with the proposed disposal."</p> <p>The site is to the East of Chadwell Heath railway station, and there is a site proposed to the West of Chadwell Heath station which has been identified for Transport for London stabling. We originally consulted with appropriate sponsors who confirmed the subject site (i.e. this site) is not affected. However, the consultation process revealed that the stabling project does affect the site and hence the disposal site boundaries have been adjusted so that the section of land verged pink on Plan No 0476080-2 Rev R is retained by Network Rail for use by this project.</p>
Any closure or station change or network change related issues	None affect the site as no rail infrastructure, and it is not in a Station Lease.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	<p>The disposal has been designed to allow all access to NR assets to remain and access 24/7 365 days to be maintained.</p> <p>Access to the RRAP, compound for Track Maintenance Team, REB/ PSP's, GSM/ Mast, bridge will all be maintained, during and post construction.</p>

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the prospective developer will where this is insufficient or in disrepair install new boundary fencing along the railway boundary. The prospective developer will also supply and construct a new compound / mini depot for the Track Maintenance Team, this will also house the entrance to the Rail Road Access Point. Access will be via Right of Way. Additional Rights of way will also be legally protected to ensure teams can access and maintain assets at the Principal Supply Points (PSPs)/ Relocatable Equipment Buildings (REBs), Station Road Bridge and GSMR Telecom mast.</p> <p>The prospective developer will be required to engage and enter into an Asset Protection Agreement and property agreements to ensure the new compound is built to NR specification and all rights of way are protected and conditions stipulated in the Land Clearance are complied with.</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>
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Safety issues identified	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal. The disposal includes a requirement to enter into an Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use. The Technical clearance referenced in Part 2 above additionally stipulates certain bespoke site-specific conditions related to safety as outlined below.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal are as follows:</p> <ul style="list-style-type: none"> • NR reserves the right for unrestricted vehicular or pedestrian access to NR maintenance (TMT) compound, for maintenance of boundary fences, and inspections of NR assets. The developer will provide a vehicle incursion system to prevent any vehicle crashing into boundary fence. • The developer of this land will be required to seek professional assessment on signal sighting to ensure that the development will not affect railway operations. • A section of the road runs in parallel to the railway where there are signal L420 on up electric line and signal L936 on turnback line. In terms of drivers' visual blindness and distraction, any street lighting to the road connecting to the new development adjacent to the railway infrastructure shall require signal assessment. • In addition to the signals named above, the L391 and L416 banner repeater and the line pass this site is likely to also sit within the required reading distance for other signals slightly further afield shall be considered in the signal sighting assessment. • There are Signal power cables that originate from the PSP's that then run trackside in all directions. Detailed buried survey of the cables shall be carried out. The OP shall check and confirm no buried cables on the sale land. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
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7. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The site is within the London Borough of Barking & Dagenham (LBBD) new local plan as a Transformation area. The masterplan is currently going through the stages of adoption as the draft Chadwell Heath Transformation Area Masterplan Supplementary Planning Document (SPD). The SPD is allocating it as industrial land.
Contamination / Environmental Issues (if applicable)	Not so far as we are aware at this stage. Presence of contamination will be picked up as part of the planning application process (conditions requiring surveys and remediation etc. as appropriate). We are aware of bunds on the site in addition debris, old, dilapidated structures and rubbish and appropriate surveys will be carried out.

8. Internal Consultation

Internal consultation	<p>The proposed land sale and new Track Maintenance compound proposal (and protected Rights of Way for access) has been through Network Rail's Land Clearance Consultation and approved. The relocation proposals for the Route's E&P team have been worked up by collaboration with Anglia Route so that there is certainty re a location for this team.</p> <p>After consulting the West Anglia Main Line Study of 2021 which has superseded the Anglia Route Study March 2016 and also with Senior Strategic Planner (Strategic Planning) for Anglia Route and Business Development. stated via email on Friday 21st February 2025: "I can confirm there is nothing currently planned or planned for the future."</p>
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9. Local Authorities

Names & Email Addresses:	See other Relevant Local Authorities.
Local Transport Authorities:	Transport for London (TFL)

Other Relevant Local Authorities:	Principal Planning Manager (Policy), Place and Design. BeFirst, part of Barking & Dagenham local authority. 5 th Floor, 15 Linton Road, Barking, London, IG11 8HE
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.

11. External Consultation

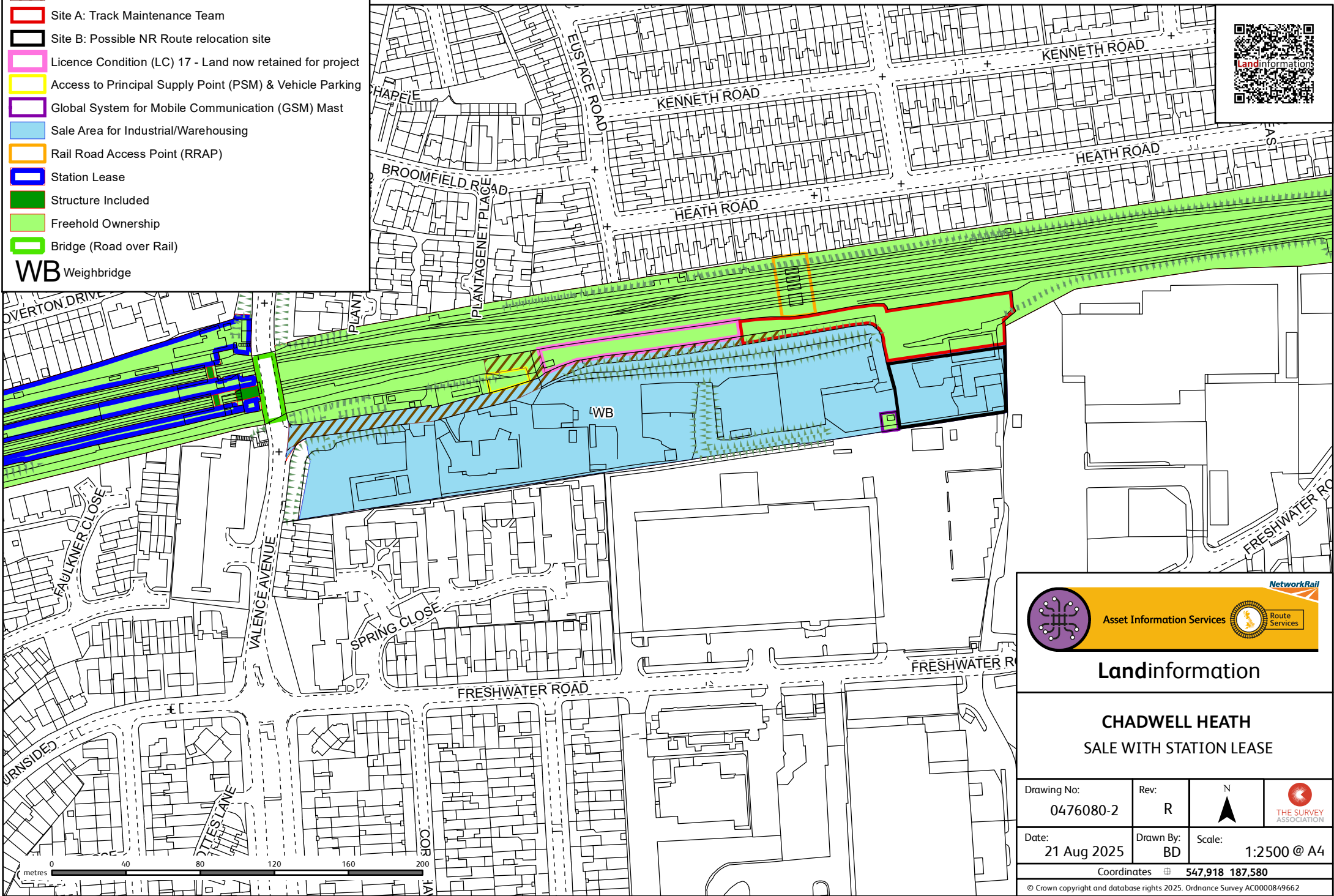
<p>Summary of position as regards external consultations</p>	<p>A total of 30 consultees were identified and consulted with 25 not raising any objections. Consultee No 26: British Transport Police also did not raise any objections but did comment about there having been cable thefts in the area and need to secure the site. The site is currently secure. The following Consultees: No 2: of Transport for London Engineering, No: 13 of MTR Crossrail, No 27: of Crossrail and No 29: and of Transport for London all raised initial objections. These were centered around the Goodmayes Stabling Project which is being led by Network Rail and TFL/MTR.</p> <p>Network Rail owns, and is maintaining, the Elizabeth (Crossrail) line and we had consulted with sponsor colleagues earlier in the year which confirmed that the sale site at Chadwell Heath did not affect an Elizabeth Line project known as Goodmayes Stabling Project. However, objections from TFL/MTR showed that the proposed disposal did affect this project. Therefore, as a result of these objections we re-consulted with colleagues including Programme Engineering Manager for the project.</p> <p>The requirements of the project have recently changed and additional land for the turnouts leading into the stabling sidings is now required. This land was in the original consultation plan. Therefore, we agreed to remove the land required from the disposal site and hence the land verged pink on Plan No. 0476080-2 Rev R is retained by Network Rail consulted with the affected parties, who are also now in agreement and have now removed their objections and stated no objection to the sale provided it is just the land coloured blue on Plan No 0476080-2 Rev R. As a result, all 30 consultees have no objections/ comments to the sale at Chadwell Heath.</p>
<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>All consultees have now responded with no objection/ comment.</p> <p>There were some initial objections raised by TFL/MTR about Goodmayes Stabling project and potential additional land requirements that may be needed at the Chadwell Heath sale site.</p> <p>As stated above these were resolved following additional consultation with Programme Engineering manager. We agreed that land adjacent to the railway tracks would not be sold and retained for future use with the project. All affected parties removed their objections.</p>

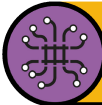
12. Internal approval to dispose


Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:	Proposer's job title: Senior Development Surveyor	
Signed.....	Date 18 07 2025	
Authorised by:	Authoriser's job title: Principal Development Manager, Eastern	
Signed.....	Date.....21/07/2025.....	
Endorsed by due to proximity to a railway station :	Job title: Property Director Eastern	
Signed.....	Date.....21/07/2025.....	

- Shared Access Route
- Site A: Track Maintenance Team
- Site B: Possible NR Route relocation site
- Licence Condition (LC) 17 - Land now retained for project
- Access to Principal Supply Point (PSM) & Vehicle Parking
- Global System for Mobile Communication (GSM) Mast
- Sale Area for Industrial/Warehousing
- Rail Road Access Point (RRAP)
- Station Lease
- Structure Included
- Freehold Ownership
- Bridge (Road over Rail)

WB Weighbridge





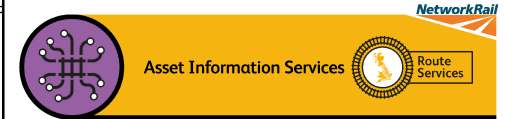


Asset Information Services
 

Landinformation

CHADWELL HEATH
SALE WITH STATION LEASE

Drawing No: 0476080-2	Rev: R	N 	
Date: 21 Aug 2025	Drawn By: BD	Scale: 1:2500 @ A4	
Coordinates 547,918 187,580			
© Crown copyright and database rights 2025, Ordnance Survey AC0000849662			

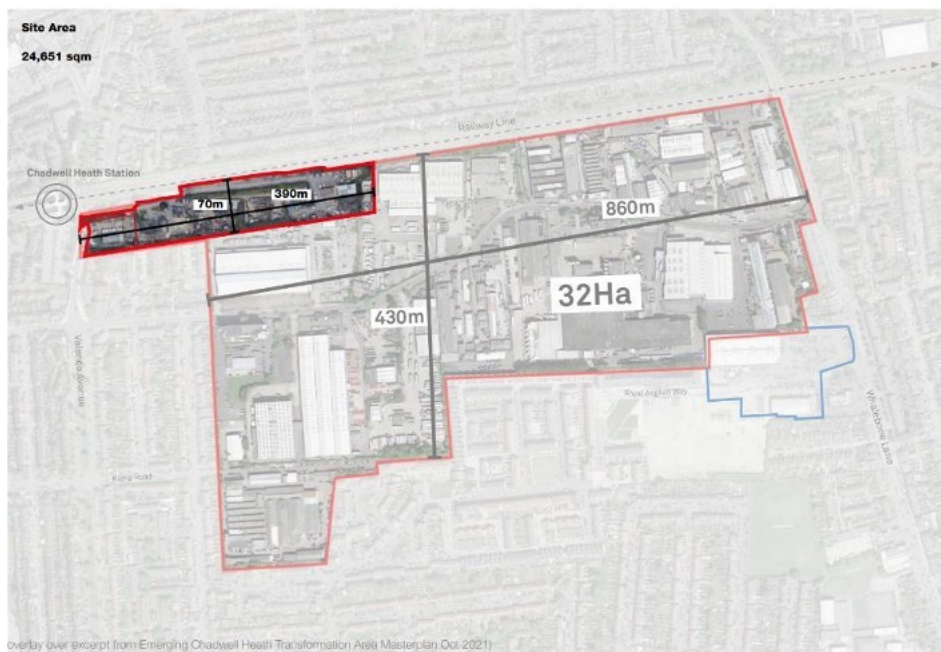


Landinformation

CHADWELL HEATH
STATION ROAD, RM6 4BU
LANDSCAPE PLAN

Drawing No: 7855149-O	Rev: G	N ▲	
Date: 21 Aug 2025	Drawn By: AG	Scale: 1:1,250 @ A3	
Coordinates 547909E 187596N			

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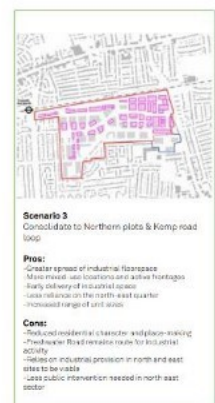


Site Location

Masterplan Context - Proposed (Preferred Option October 2021)

The site will provide a key route into the proposed masterplan from Chadwell Heath Station.

BeFirst's preferred option, as consulted on in October 2021, proposes that industrial uses are focused across the north of the area, including the NR site, to reduce public sector intervention in the North-East.



Photos of Chadwell Heath depot



Photo A, shows main entrance and access road through site.



Photo B, shows E&P Works Delivery compound.



Photo C, shows OCR compound (mostly vacant).



Photo D, shows the area that was formerly used for commercial tenancies.



Photo E, shows the Rail Road Access Point (RRAP) which is used by the Track Maintenance Team (TMT).



Photo F shows the access road leading down from RRAP – area also used by TMT.



Photo G, shows the area formerly occupied by Keltbray, now partially occupied by TMT for parking.



Photo H shows also shows former occupation of Keltbray site. There are also old buildings and redundant electricity substation.

CONSULTATION REPORT

Relating to

PROPOSED LAND DISPOSAL

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

Chadwell Heath, Former Goods Yard off Station Road, Greater London, RM6 4BU.

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

A total of 30 consultees were identified and consulted with 25 not raising any objections. Consultee No 26: British Transport Police also did not raise any objections but did comment about there having been cable thefts in the area and need to secure the site. The site is currently secure. The following Consultees: No 2: of Transport for London Engineering, No: 13 of MTR Crossrail, No 27: of Crossrail and No 29: of Transport for London all raised initial objections. These were centered around the Goodmayes Stabling Project which is being led by Network Rail and TFL/MTR.

Network Rail owns, and is maintaining, the Elizabeth (Crossrail) line and we had consulted with sponsor colleagues earlier in the year which confirmed that the sale site at Chadwell Heath did not affect an Elizabeth Line project known as Goodmayes Stabling Project. However, objections from TFL/MTR showed that the proposed disposal did affect this project. Therefore, as a result of these objections we re-consulted with colleagues including Programme Engineering Manager for the project.

The requirements of the project have recently changed and additional land for the turnouts leading into the stabling sidings is now required. This land was in the original consultation plan. Therefore, we agreed to remove the land required from the disposal site and hence the land verged pink on Plan No. 0476080-2 Rev R is retained by Network Rail consulted with the affected parties, who are also now in agreement and have now removed their objections and stated no objection to the sale provided it is just the land coloured blue on Plan No 0476080-2 Rev R. As a result, all 30 consultees have no objections/ comments to the sale at Chadwell Heath.

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The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Department for Transport		Y	19/05/2025	I can confirm that the relevant team has returned a No objection/no comment return for this land disposal.	
2	Transport for London Engineering		Y	03/06/2025	After receiving further confirmation from NR, I can confirm that TfL has no	

					objection on the proposed land disposal at Chadwell Heath, former goods and engineering Yard by way of Freehold sale with rights of way protected for Network Rail (NR) operations.	
3	Arriva Trains Cross Country		Y	05/05/2025	XC Trains Ltd has no comment on this proposed disposal.	
4	c2c Rail Limited		Y	02/05/2025	No comments on this	
5	Chiltern Railway Company Limited		Y	27/05/2025	We have no comment.	
6	Eurostar International Limited		Y	08/05/2025	No comment from Eurostar,	
7	Great Western Railway		Y	02/06/2025	We have no objection thank you.	

8	Grand Central Railway Company Limited		Y	19/05/2025	No comments from Grand Central.	
9	Greater Anglia (Abellio)		Y	28/05/2025	Following internal consultation, I can confirm GA has no objections to the attached LC17 Specific Consent Consultation, relating to the proposed land disposal: Chadwell Heath, former goods and engineering yard.	
10	London Overground Rail Operations Limited		Y	07/05/2025	I can confirm on behalf of ARL that we have no comments.	
11	London & South Eastern Railway Limited (Southeastern)		Y	08/05/2025	No comments on the proposed land disposal.	

12	Mersey Rail Electrics 2002 Limited		Y	06/05/2025	We have no objection to this.	
13	MTR Crossrail		Y	04/06/2025	TfL has now confirmed that we can withdraw our objection.	
14	Northern Rail Limited		Y	07/05/2025	As this land disposal is in London and not on or near Northern's network, we would not like to raise any comments and can support this land disposal.	
15	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	11/06/2025	As this is off route. AWC have no comments.	
16	COLAS Rail Limited		Y	06/05/2025	no comment.	

17	Nuclear Transport Solutions (Formally Direct Rail Services Limited)		Y	06/05/2025	NTS have no comments	
18	DB Cargo UK Ltd. (Formerly DB Schenker)		Y	09/05/2025	DB Cargo has no objection to this proposed land disposal as described.	
19	Logistics UK (Formally Freight Transport Association)		Y	06/05/2025	Logistics UK has no comment on the proposed land disposal.	
20	Freightliner Limited		Y	07/05/2025	No comment from FL.	
21	GB Railfreight Limited		Y	03/05/2025	No issues from GBRf	
22	Rail Freight Group		Y	06/05/2025	Ok with RFG	

23	West Coast Railway Company		Y	19/05/2025	no comments	
24	W. H. Malcolm		Y	06/05/2025	No comments.	
25	Association of Community Rail Partnerships		Y	23/08/2025	We have no objections to this disposal from Community Rail Network	
26	British Transport Police		Y	04/06/2025	Apologies for the delay in reply, there no concerns with regards to this disposal, however, please note that there have been incidents of cable theft between Chadwell Heath and Romford, please take this into consideration when secure the site.	

27	Crossrail		Y	08/05/2025	Thank your for the notification regarding the proposed land disposal at Chadwell Heath. Your enquiry was also sent to who will respond on behalf of the TfL/LUL Infrastructure Protection team and which, on this occasion, will include any observations in respect of CRL_Safeguarding (Crossrail/Elizabeth line).	
28	London Travelwatch		Y	22/05/2025	London TravelWatch has reviewed this consultation and I	

					can confirm that we have no comments.	
29	Transport for London		Y	04/06/2025	No objections to this land disposal.	
30	BeFirst		Y	16/05/2025	I don't think we have any comments to make on this consultation.	

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

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

1. Department for Transport (DfT)**From:****Sent:** Monday, May 19, 2025 16:02**To:****Cc:****Subject:** FYI: : LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL-FOR PUBLIC RELEASE

Hi

I can confirm that the relevant team has returned a No objection/no comment return for this land disposal.

Many thanks.

Cheers

Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Services Group,
Department for Transport, Department for Transport
Second Floor
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

OFFICIAL-FOR PUBLIC RELEASE

From:**Sent:** 19 May 2025 12:25**To:****Subject:** LC17 Specific Consent with Consultation on proposed land disposal:
Chadwell Heath, former goods and engineering yard

This email has originated from external sources and has been scanned by DfT's email scanning service.

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

2. Transport for London engineering (TfL)

From:

Sent: Tuesday, June 03, 2025 08:51

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good morning

Thank you for your consultation.

After receiving further confirmation from NR, I can confirm that TfL has no objection on the proposed land disposal at Chadwell Heath, former goods and engineering Yard by way of Freehold sale with rights of way protected for Network Rail (NR) operations

Kind regards

Senior Engineer - Land and Vesting - Infrastructure Protection
TfL Engineering | 7th Floor, Zone 7B5, 5 Endeavour Square, Stratford, London E20 1JN

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From:

Sent: Monday, June 2, 2025 11:19 AM

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Thank you stating that the issues have been addressed - please can state 'no objections'.

Also as per my email - this disposal has no impact on the station lease - it is an entirely separate area. As shown on the attached plan, the station lease is on the other side of the main highway and does not connect with the disposal area. There doesn't need to be any station or network change.

Happy to have a teams call to clarify this further if required?

Kind regards,



From:

Sent: Wednesday, May 28, 2025 14:01

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good afternoon

Thank you for your response.

Your email dated 21st May 2025 addresses the issues in relation to Specific consent with consultation on the proposed land disposal.

Track protection between stations on the present Greater Anglia route is the responsibility of Network Rail ASPRO. However, TfL, on behalf of Rail for London have responsibility for the Infrastructure Protection of Chadwell Heath Station.

As mentioned in my earlier email, we will be providing additional comments on Station Change, Network Change or Planning processes at their respective stages.

Kind regards

Senior Engineer - Land and Vesting - Infrastructure Protection
TfL Engineering | 7th Floor, Zone 7B5, 5 Endeavour Square, Stratford, London E20 1JN

Mitigating risk - while helping London develop

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTB0Eg>

From:

Sent: Wednesday, May 21, 2025 3:47 PM

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi


Thank you for responding to the consultation.

Noting what you have suggested below regarding the disposal and also consulting with the Network Rail technical lead (, Programme Engineering Manager) on the Goodmayes stabling project we have made some amendments to the disposal plan. The attached plan now shows a section adjacent to the track now being retained and coloured green as opposed to blue as shown below, this will facilitate new track stabling (we also have minimum measurement data to be incorporated into our plans). Because Network Rail also maintain the infrastructure and line these amendments can be sufficiently implemented.

Regarding the Station lease this is shown outlined in blue and is over the other side of the road and does not connect to the disposal site - they are separate sites.

Does this answer your queries?

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

From:

Sent: Friday, May 16, 2025 09:18

To:

Cc:

Subject: FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good morning

Thank you for your consultation.

We have the following comments to make on the proposed land disposal at Chadwell Heath.

The Disposal Consent Form states that ALL NR access points/assets will be safeguarded and protected and that the boundary fencing where in disrepair will be renewed.

Also, NR reserves the right for unrestricted vehicular or pedestrian access to NR maintenance (TMT) compound, for maintenance of boundary fences, and inspections of NR assets. The developer will provide a vehicle incursion system to prevent any vehicle crashing into boundary fence.

The Elizabeth Line has running rights within the NR operational corridor. From a CRL_Safeguarding viewpoint, the land highlighted for disposal is captured by Crossrail safeguarded limits (dashed purple lines).

The aerial view shows the land in context to the safeguarded limits and to the land being disposed of, coloured blue in on the Consent Form plan below:





In view of the above and if feasible, we would recommend that NR reduce the disposal land area to south of the 'Shared Access Road' (hatched brown) which would greatly reduce the risk to railway infrastructure and operations.

We aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations. Crossrail Safeguarding implications will be provided at various stages of respective consultations.

Chadwell Heath Station is on 125 years lease from 31 May 2015 between NR and Rail for London. Looking at the Disposal Plan it appears that NR is disposing the land with Station Lease.

Kind regards

Senior Engineer - Land and Vesting - Infrastructure Protection
TfL Engineering | 7th Floor, Zone 7B5, 5 Endeavour Square, Stratford, London E20 1JN

Mitigating risk - while helping London develop

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

3. Arriva Trains Cross Country

From:

Sent: Monday, May 05, 2025 09:51

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

XC Trains Ltd has no comment on this proposed disposal.

Regards

Stations Contract Manager, CrossCountry

Address: 5th Floor | Multistory | 18 The Priory Queensway | Birmingham | B4 6BS



4. c2c Rail Limited

From:

Sent: Friday, May 02, 2025 16:46

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi,

No comments on this.

Please remove xxxx from all emails as he is no longer with the company.

Regards,

Facilities Manager

**Trenitalia c2c Limited**

7th Floor Centennium House,
100 Lower Thames Street,
London EC3R 6DL
W: www.c2c-online.co.uk

5. Chiltern Railway Company Ltd**From:****Sent:** Tuesday, May 27, 2025 08:55**To:****Subject:** Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

We have no comment

Regards

Business Plan Delivery Lead

Chiltern Railways
Station Road,
Banbury, Oxfordshire,
OX15 5AB

From:**Sent:** 19 May 2025 12:28**To:****Subject:** LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

This email is from outside of the organisation and should be read carefully before replying. You should not open attachments if you are unsure of the source.

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

6. Eurostar Limited

From:

Sent: Thursday, May 08, 2025 08:06

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

No comment from Eurostar,
Thanks

PA to Chairman, General Secretary & Chief Communications Officer

Eurostar, Floor 6, Kings Place, 90 York Way, London N19AG, UK



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

7. Great Western Railway

From:

Sent: Saturday, June 7, 2025 12:27 PM

To:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hello

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

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

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

From:

Sent: 27 May 2025 15:06

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL


SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it, the deadline is **Friday 30th May 2025**. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

From:

Sent: Monday, May 19, 2025 12:31

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

8. Grand Central Railway Company Limited

From:

Sent: Monday, May 19, 2025 11:45

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

No comments from Grand Central.

Regards

9. Greater Anglia (Abellio)

From:

Sent: Wednesday, May 28, 2025 19:07

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Following internal consultation, I can confirm GA has no objections to the attached LC17 Specific Consent Consultation, relating to the proposed land disposal: Chadwell Heath, former goods and engineering yard.

Kind Regards

Contract Manager

Greater Anglia
11th Floor, One Stratford Place
Montfitchet Road
London E20 1EJ

www.greateranglia.co.uk

greateranglia



From:

Sent: 27 May 2025 16:10

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

I write further to our conversation earlier. As discussed, this consultation has not yet been issued internally for stakeholder consultation. Given the nature of the disposal we do need to seek confirmation that the disposal will not affect GA's ability to operate its service. I will ask to issue the consultation asap.

Going forward please can you update the NR database for LC17 consultations to remove my email address and add and

Thanks

From:

Sent: 27 May 2025 15:00

To:

Subject: Fw: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it, the deadline is **Friday 30th May 2025**. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



From:

Sent: Monday, May 19, 2025 12:37

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

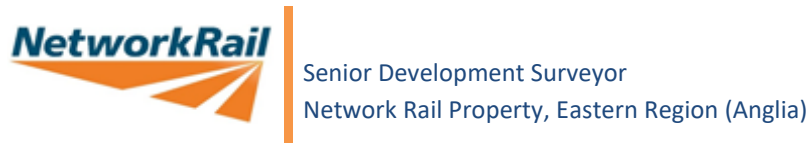
SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



10. London Overground Rail Operations Limited

From:

Sent: Wednesday, May 07, 2025 10:03

To:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good morning

Thank you for the notice and documentation.

I can confirm on behalf of ARL that we have no comments.

Kind regards,



Industry Partnerships Manager

www.arrivarailondon.co.uk

Arriva Rail London, 4th Floor Palestra House, 197 Blackfriars Road, Southwark, SE1 8NJ

11. London & South Eastern Railway Limited (Southeastern)

From:

Sent: Thursday, May 08, 2025 15:10

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

Southeasternrailway.co.uk

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

12. Mersey Rail Electrics 2002 Limited

From:

Sent: Tuesday, May 06, 2025 09:01

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good Morning,

Thank you for your email.

We have no objection to this.

Many Thanks

Legal & Compliance Support Officer





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



Please consider the environment before printing this e-mail.

13. MTR Crossrail

From:

Sent: Wednesday, June 04, 2025 15:56

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hi

TfL has now confirmed that we can withdraw our objection.

Thanks

[Head of Industry Coordination](#)



Holborn Gate, 330 High Holborn, WC1V 7QH

From:

Sent: Tuesday, June 3, 2025 9:50 AM

To:

Cc:

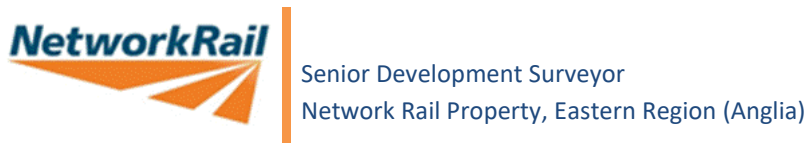
Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Please see attached email your colleagues at TFL have stated 'no objection'. They are happy with the amended plan.

Kind regards,



From:

Sent: Monday, June 2, 2025 19:29

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hi

I am waiting for an update from my colleagues at TfL.

Thanks

Head of Industry Coordination



Holborn Gate, 330 High Holborn, WC1V 7QH

From:

Sent: Monday, June 2, 2025 5:31 PM

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Just emailing to see if you've had chance to review my email and whether you would be happy to remove your objection?

Kind regards,



From:

Sent: Thursday, May 22, 2025 17:27

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hi

Thank you for responding to the consultation.

Network Rail is the freeholder and the land is registered to us.

Firstly, before any disposal we are required to undertake Land Clearance Consultation which involves Business and Technical stages (lasts several months), this is a Network Rail internal process which allows for a plethora of different departments and teams to comment on the

application and if necessary object or feed in any conditions. In addition to we also voluntarily undertook several pre land clearance consultations with affected teams and held discussions with the directors of the route and their executive team. An agreement was reached including funding and building a new mini depot from the proceeds, and Land Clearance was approved.

We were made aware of the Goodmayes stabling project in January 2024 and more recently received a Briefing Note identifying which land was required – this was the other side of Chadwell Heath station and did not affect this disposal site. Upon confirmation with project sponsors we progressed to the following stage;

In terms of consulting with the wider railway industry this is done by the Licence Condition 17 (LC17) as per Office Rail and Road regulations and in this instance we are applying for Specific Consent with Consultation. The LC17 pack is sent to various consultees for review and comment.

Earlier this week we were contacted by (Programme Engineering Manager, Route Services, Network Rail) for the Goodmayes stabling project, as I understand Network Rail owns and maintains the infrastructure. I believe works with yourselves. We explained to about the Briefing Note but were advised that requirements have since changed.

advised the land requirements including minimum distances for the Goodmayes project and we have amended the plan so that the land north of the access road is now being retained (and is coloured green rather than pale blue, which is coloured for disposal).
is happy with these changes and there is room for the track stabling to go ahead. I have asked to update yourselves.
In light of the above changes are you happy to withdraw your objection?

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

From:

Sent: Monday, May 19, 2025 1:19 PM

To:

Cc:

Subject: FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Apologies for the delay in responding.

MTR Elizabeth line **do not** support the sale of this land as there are several potential rail infrastructure projects linked to this area, including new stabling sidings.

I have been attending the Anglia RIRG meetings for the past few years, and I don't recall this being discussed, although I may have missed the appropriate meeting or my predecessor may have been briefed.

Please can you confirm how this scheme (and similar schemes) are consulted with the wider industry, as this has come as a bit of a surprise.

Please can you confirm if MTREL has been made aware of this proposal previously, and if so, share the relevant communications please ?

Thanks very much

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH



From 25 May 2025 I will be moving to GTS.

- **My new email is:**
- **My new phone number is:**



From:

Sent: 19 May 2025 12:41

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

14. Northern Rail Limited

From:

Sent: Wednesday, May 07, 2025 12:05

To:

Cc:

Subject: FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Dear

As this land disposal is in London and not on or near Northern's network, we would not like to raise any comments and can support this land disposal.

Thanks

Year In Industry

northernrailway.co.uk



15. Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development

From:

Sent: Wednesday, June 11, 2025 09:00

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

As this is off route. AWC have no comments.

Many thanks



Network Planner & Track Access
Victoria Square House, Victoria Square, Birmingham, B2 4DN

From:

Sent: 02 June 2025 14:43

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard



OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

I was hoping to receive comments for the LC17 Consultation by the deadline of 30th May 2025.

I don't believe I have had a response. If I don't hear anything in the next few days I will presume you have no objections.

Kind regards,



From:

Sent: Tuesday, May 27, 2025 15:11

To:

Subject: Fw: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard


SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it, the deadline is **Friday 30th May 2025**. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

From:

Sent: Monday, May 19, 2025 12:42

To:

Subject: FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

16. COLAS Rail Limited

From:

Sent: Tuesday, May 06, 2025 09:08

To:

Subject: FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

no comment.

KR,



Head of Property

COLAS RAIL LTD

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

www.colasrail.co.uk

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

17. Nuclear Transport Solutions (Formally Direct Rail Services Limited)

From:

Sent: Tuesday, May 06, 2025 08:43

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager
Nuclear Transport Solutions



www.nucleartransportsolutions.com

www.directrailservices.com

At NTS we work flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours.

18. DB Cargo UK Ltd (Formerly DB Schenker)

From:

Sent: Friday, May 09, 2025 15:14

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

DB Cargo has no objection to this proposed land disposal as described.

Kind Regards,

Access and Rail Network Advisor



Cargo

DB Cargo (UK) Limited, Lakeside Business Park, Carolina Way, Doncaster, DN4 5PN

Email:

Web: www.uk.dbcargo.com

Network Change and other consultations, e.g. land disposals, should be e-mailed to:

19. Logistics UK (Formally Freight Transport Association)

From:

Sent: Tuesday, May 06, 2025 09:08

To:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Logistics UK has no comment on the proposed land disposal.

Best,

**Senior Policy Advisor
Logistics UK**

www.logistics.org.uk

LOGISTICS UK



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Logistics UK is a trading name of Freight Transport Association. Registered Office: Hermes House, St John's Road, Tunbridge Wells, Kent TN4 9UZ. Registered in England Number 391957.

20. Freightliner Limited

From:

Sent: Wednesday, May 07, 2025 11:10

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

No comment from FL.

Thanks.

XXXX

21. GB Railfreight Limited

From:

Sent: Saturday, May 03, 2025 08:26

To:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

No issues from GBRf.

Regards,

Head of Strategic Access Planning

5th Floor, 62-64 Cornhill, | London | EC3V 3NH

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 5th Floor, 62-64 Cornhill, London, EC3V 3NH

22. Rail Freight Group

From:

Sent: Tuesday, May 06, 2025 12:10

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.



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

23. West Coast Railway Company**From:****Sent:** Monday, May 19, 2025 13:45**To:****Subject:** Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

no comments

WCR

On Monday 19 May 2025 at 12:44:55 BST, wrote:

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

24. W. H. Malcolm

From:

Sent: Tuesday, May 06, 2025 10:44

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

Email: [Malcolm Group on LinkedIn](#)

25. Association of Community Rail Partnerships

From:

Sent: Friday, May 23, 2025 18:12

To:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Apologies for the delay, it has been a very busy week. We have no objections to this disposal from Community Rail Network

Kind regards

Regions support manager | Community Rail Network



Follow us on: [Facebook](#), [Instagram](#), [LinkedIn](#), [Bluesky](#), [X](#) and [TikTok](#).

Address: The Old Water Tower, St Georges Square, Huddersfield, HD1 1JF



I'm sending this at a time that suits me; I don't expect a response outside your normal working hours.



This E-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail. The sender does not accept liability for any errors or omissions.

On 19/05/2025 13:07, wrote:

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

26. British Transport Police**From:****Sent:** Wednesday, June 04, 2025 11:33**To:****Cc:****Subject:** RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Good afternoon

Apologies for the delay in reply, there no concerns with regards to this disposal, however, please note that there have been incidents of cable theft between Chadwell Heath and Romford, please take this into consideration when secure the site.

Regards

Design Out Crime Officer
Designing Out Crime Unit
British Transport Police
9th Floor
Palestra
197 Blackfriars Road
London
SE1 8NJ
e-mail:
www.btp.police.uk

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

From:**Sent:** 08 May 2025 15:06**To:****Subject:** FW: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Ref is [Redacted]

Saved here: [Redacted]

Kind Regards,

Designing Out Crime Coordinator
Designing Out Crime Unit (DOCU)
British Transport Police, 6th Floor, Baskerville House,
Centenary Square, Birmingham, B1 2ND
DX 702862, BIRMINGHAM 11
DOCU general email:
www.btp.police.uk



Unless otherwise stated above this email is considered 'OFFICIAL'

27. Crossrail**From:****Sent:** Thursday, May 08, 2025 15:01**To:****Subject:** Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Dear

Thank your for the notification regarding the proposed land disposal at Chadwell Heath.

Your enquiry was also sent to who will respond on behalf of the TfL/LUL Infrastructure Protection team and which, on this occasion, will include any observations in respect of CRL_Safeguarding (Crossrail/Elizabeth line).

Best regards,

Safeguarding Officer (Crossrail)

Infrastructure Protection Team

Floor 7 B5 : 5 Endeavour Square : London : E20 1JN

28. London Travelwatch**From:****Sent:** Thursday, May 22, 2025 09:34**To:**

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Dear

Thank you for your e-mails.

London TravelWatch has reviewed this consultation and I can confirm that we have no comments.

Kind regards

Policy and Advocacy Officer

London TravelWatch, Europoint, 5-11 Lavington Street, London, SE1 ONZ

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[Visit our website](#) | [Sign up to our mailing list](#)

LONDON
TRAVELWATCH



London TravelWatch is the operating name for the London Transport Users Committee

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From:**Sent:** 19 May 2025 13:12**To:****Subject:** LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

29. Transport for London**From:**

Sent: Wednesday, June 04, 2025 15:51

To:

Cc:

Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hi

No objections to this land disposal.

Kind regards

From:

Sent: 04 June 2025 15:43

To:

Cc:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Given has withdrawn his objection are you able to also state 'no objection'?

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

TfL CONFIDENTIAL

From:

Sent: Wednesday, June 4, 2025 13:10

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Further to a discussion with, I am content with the revision of the plan as provided and am thus able to withdraw the objection.

Kind regards

Network Performance and Strategy Manager, Elizabeth Line

XXXX

Transport for London | 5 Endeavour Square | Stratford | London E20 1JN

www.tfl.gov.uk

TfL CONFIDENTIAL

From:

Sent: Tuesday, May 27, 2025 2:07 PM

To:

Cc:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Thank you for responding to the consultation.

My colleagues and I have recently had a meeting with (cc'd in) who is the Programme Engineering manager is working with yourselves on the Goodmayes project. In light of where the stabling will be positioned as shown in your diagram below, we have reached a solution with as shown in the attached plan. The blue section north of the access road will be retained and not sold and this will allow the stabling to be run through it and then a fence with crash barriers will be erected along the access road.

There will be engineering solutions available to accommodate the OLE and the stabling project that can be explored. The access road is important for our own track maintenance operations and ensuring they can access the RRAP.

Given Network Rail who own and will be maintaining the infrastructure and are happy with the proposed solution I am hoping this is sufficient for you to withdraw your rejection?

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

TfL CONFIDENTIAL

From:**Sent:** Tuesday, May 27, 2025 1:12 PM**To:****Cc:****Subject:** RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

Hi

Many thanks for inviting TfL to comment on the above Land Disposal. We consulted relevant TfL departments and here are the comments we received:

Our colleague Network Performance and Strategy Manager, Elizabeth Line, provided following comments:

'Looking at the documentation, part of the site encroaches on the alignment of the access line proposed for a stabling facility we are considering for the Goodmayes-Chadwell Heath area currently identified as Crossrail/Keltbray.

I have been working closely with the Network Rail Anglia Route sponsor team and with the Network Rail design services team on this scheme over the last 6 months which is required to support the 10 new trains for the Elizabeth line as part of its 2030 strategic service plan due to arrive during mid-2026 to mid-2027. The site will potentially hold up to 7 of those new units.

The tie-in to the UP Great Eastern mainline (the southernmost of the 4 main running lines for the access line sits to the east of the proposed sale site. This extended access approach is necessary due to the criticality of the alignment of the track under the road over-bridge at Chadwell Heath and the provision of a deceleration zone for units arriving at the depot. The need is to maximise the entry speed (c-40-50mph) to minimise potential impact in the timetable to fast trains heading to London.

I've tried to illustrate this in the red annotations below:



In addition, the location of the overhead wire stanchions is a factor to avoid excessive redesign of the catenary system on the main lines which will incur additional costs and increase disruption to services during the anticipated construction period. You can see the structure in photo F copied below (and G) - an extended OLE portal structure under which the access line would pass just after the points for the deviation would be located before proceeding along the approximate alignment of the road towards Chadwell Heath station (behind the photographer) where it will pass under the currently vacant bridge portal and then behind platform 1 (ie to the south of) to the facility proper west of the station itself.



The feasibility study is an ongoing work in progress and due to report around July 2025 from which a decision will be made by Rail for London whether to proceed further.

Further, there was previously a proposal developed by Crossrail for an Up freight loop using this exact same location to deviate from the mainline to rejoin west of Goodmayes station again at the same location that is in the design for the stabling facility.

Whilst the loop plan has been dormant for a while, pressures on capacity of the North London is seeing this being re-evaluated. It may be that a hybrid goods loop/ stabling facility becomes the ultimate solution.

Either way, the land sale needs to be rejected in its current form at least until this scheme (and indeed the likelihood of a future freight loop) has been fully considered.'

Please note, I am on annual leave from tomorrow. Should you wish to discuss this further, could you please engage with directly, copying in (cc'ed).

Kind regards

TfL CONFIDENTIAL

From:

Sent: Monday, May 19, 2025 2:55 PM

To:

Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Hi

Many thanks for your email. I can confirm that we have received this Land disposal consultation, and we are in the process of consulting TfL colleagues on it.

All being well, we will provide the comments by Tuesday 27th May.

Kind regards

From:

Sent: Monday, May 19, 2025 1:16 PM

To:

Subject: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL


SUBJECT: Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

Further to my email below I just wondered if you've received this or perhaps had chance to review it. The reason for my email is that previously, some of these consultation emails have inadvertently been placed in the consultee's email junk folders by accident.

If you have any queries, please contact me.

Kind regards,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)

30 – BeFirst

From:

Sent: Friday, May 16, 2025 20:32

To: Subject: RE: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

OFFICIAL

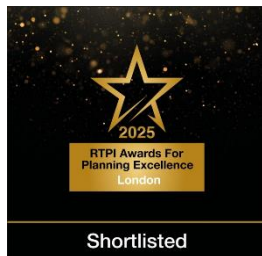
Dear

I hope you are well. Just to say, I don't think we have any comments to make on this consultation.

Best wishes,

Principal Planning Manager (Policy)**Place & Design | Be First**5th Floor | [MAKE IT Barking](#) | 15 Linton Road | Barking | London | IG11 8HEwww.befirst.london | @befirstLondon

working on behalf of Barking and Dagenham Council



Annex 2**From:****Sent:** Friday, May 2, 2025 5:01 PM**To:****Subject:** LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard**SUBJECT:** Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

Dear

We are currently seeking views of relevant parties on our proposed land disposal at Chadwell Heath, former goods and engineering Yard by way of Freehold sale with rights of way protected for Network Rail (NR) operations (as stated in this report).

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

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

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **Friday 30th May 2025**.

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

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours sincerely,



Senior Development Surveyor
Network Rail Property, Eastern Region (Anglia)
A: 1 Stratford Place, Montfichet Road, London, E20 1EJ
W: www.networkrail.co.uk/property