

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 P 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 P. 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 Transpot 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

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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

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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:

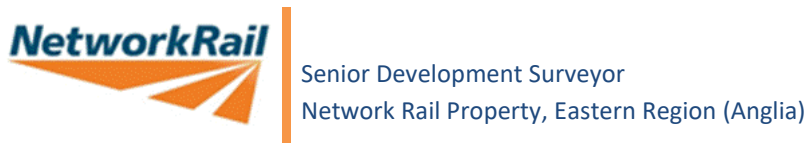
Subject: Re: LC17 Specific Consent with Consultation on proposed land disposal: Chadwell Heath, former goods and engineering yard

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,



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

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 Transpot 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.

Matt

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.



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

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

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

[X](#) | [LinkedIn](#) | [YouTube](#)

[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

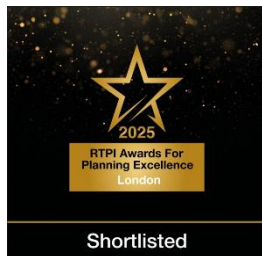
Dear

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