

Les Waters
Head of Licensing
Email: les.waters@orr.gov.uk



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

18 July 2024

Network licence Condition 17 (land disposal): Ellen Webb Drive, London, HA3 5QH

Decision

1. On 4 June 2024, Network Rail gave notice of its intention to dispose of land at Ellen Webb Drive, London, HA3 5QH ("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:
 - 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 the station change procedure was initiated to suspend temporarily the parking at the Ellen Webb Drive car park. This facilitated the power supply upgrade to the West Coast Main Line, the work for which started in 2022. Network Rail has confirmed that the works site has been vacated and the proposed disposal can proceed.
6. The station change procedure deals with matters related to the station lease area and the layout of station facilities, and it requires the station facility operator and any train operator using the station to be consulted on any proposed changes. Network Rail must, prior to disposal, complete the procedure to remove permanently the land from the Harrow & Wealdstone station lease area.

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*,¹ and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

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.

18/07/2024

X



Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f8629/

Duly authorised by the Office of Rail and Road

¹ Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

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 disposal, subject to reserved access rights in favour of Network Rail to rail access point. | | |
| Rationale for disposal | <p>The site is to be disposed to facilitate development of residential accommodation (specifically apartments). There may also be ancillary commercial space within scheme.</p> <p>The site has been identified as being suitable to respond to the government's and local authority's wishes to see more housing built - and in particular to encourage residential development on brownfield sites in sustainable locations such as this.</p> <p>The disposal will generate a capital receipt which Network Rail can reinvest into the railway network.</p> | | |
| 2. Clearance | Type | Reference | Date |
| Clearance Details | Business | CR/56927 | 2/5/2023 |
| | Technical | CR/56927 | 18/7/2023 |

| 3. Site | |
|--|---|
| Description of property for disposal | <p>The property is located at Ellen Webb Drive, Harrow and Wealdstone, London HA3 5QH and is shown shaded blue on the attached plan. It has an area of circa 0.29 ha. It is generally flat but at its north-western end it slopes downwards towards Headstone Drive and the adjacent railway bridge.</p> <p>The northern boundary comprises a mixture of chain link fencing and a low brick wall. There is also metal 230volt DNO electrical supply cabinet approximately half-way along this boundary. The southern boundary is delineated by a brick retaining wall and chain link fence. There are double metal gates at the most southerly point of the site which lead to a track access point.</p> <p>The land is within the LUL station lease and approximately half of it was previously used for station parking (61 spaces). However, since at least November 2022 the entire site has been used by Network Rail as an accommodation site in connection the West Coast Main Line (WCML) power upgrade project.</p> <p>It is worth noting that the main station car park is at Sandridge Close and is located immediately adjacent to the station. This is some distance away from the site which is being consulted on. The Sandridge Close car park is unaffected by this proposal.</p> |
| Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway) | <p>The site is shown shaded blue on plan "Ellen Webb Drive Sale Plan drawing no. 6103352b with Network Rail retained land shaded green.</p> <p>Also attached is a copy of the LUL station lease plan with the lease area edged in blue (drawing no.5803090-1).</p> <p>An aerial photograph is attached with the extent of the two parking areas currently included in the station lease shown for identification purposes edged in red. NB This photo was taken when both car parks were in operation but as stated the car park at Ellen Webb Drive has been closed since 2022.</p> |
| Ordnance survey coordinates | Easting 5155512 Northing 189583 |
| 4. Proposal | |
| Proposed party taking disposal | The freehold transfer will be to Solum Regeneration (Walthamstow) LLP or such other party associated with Solum Regeneration. Solum Regeneration is a joint venture between Network Rail and Kier Property). |

| | |
|---|---|
| Proposed use / scheme | <p>The proposed redevelopment, subject to obtaining the necessary planning approvals, will comprise:</p> <ul style="list-style-type: none"> i. A residential led scheme upwards of 135 units; ancillary commercial space may be included in the development ii. Inclusion of necessary required rights for the existing rail access point mentioned in section 3 above (“Site Description”) iii. it is also intended that an area in front (north) of the existing track access gates will be excluded from any disposal to facilitate an addition to the area behind/south of the track access gates for use by the NR Maintenance Delivery team. Exact area to be determined through ongoing discussion with the NR Maintenance Delivery Unit |
| Access arrangements to / from the disposal land | <p>The site access is via Ellen Webb Drive.</p> <p>As previously mentioned, the southern end of the site also provides an access to a track access point and area used by NR Maintenance.</p> |
| Replacement rail facilities (if appropriate) | <p>Access rights to the track access point will be reserved out of the transfer.</p> <p>It is not proposed to include station parking as part of the development scheme, as analysis of data provided by TfL demonstrates that the capacity of other station car park, at Sandridge Close, is sufficient for existing car parking demand as well as for future growth.</p> |
| Anticipated rail benefits | <ul style="list-style-type: none"> (i) Potential increased passenger revenue from the residential units. (ii) Increased passive security for the railway due to the presence of the residential units. (iii) A capital receipt that can be reinvested into the rail network. (iv) Operational rail access to the track access point will continue to be provided; (v) Land will be made available to NR Maintenance that can be used in conjunction with their existing area beyond the track access gates. |
| Anticipated non-rail benefits | <p>Release of land for the development of new homes, providing modern residential accommodation on a brownfield site in a sustainable location</p> |

| 5. Timescales | |
|---|---|
| Comments on timescales | Subject to obtaining planning permission and satisfactory completion of rail regulatory procedures it is proposed that the site will be disposed of by 2025 This timescale may be affected by the eventual end date of the WCML power upgrade project. |
| 6. Railway Related Issues | |
| History of railway related use | <p>The site was previously part of a coal and goods yard. Ellen Webb Drive was constructed across the unused yard area in the 1990s.</p> <p>It is believed the station car park came into use on approximately half of the site after completion of the road. The remainder of the site was used on an informal and ad hoc basis by Network Rail for storage.</p> <p>Since November 2022 the entire site area has been used by the WCML power upgrade project. As already mentioned there are double gates in the boundary of the southern corner of the site which lead to a rail access point and this operational use continues today.</p> |
| When last used for railway related purposes | <p>The site is currently included within the station lease to London Underground Limited, the southern part of which was used for passenger parking. The northern part was used on an informal, ad hoc basis by Network Rail for storage.</p> <p>Since November 2022 the entire area has been occupied by Network Rail in connection with the power upgrade project. This is likely to remain the position until mid-2024 or possibly longer.</p> <p>There is a gated track access point in the southern boundary of the site and this remains, and will remain, in operational use as part of any proposed scheme.</p> |
| Any railway proposals affecting the site since that last relative use | It is possible the timeline for the WCML power upgrade project will be extended thus potentially affecting the site beyond 2024. |
| Impact on current railway related proposals | <p>TfL (of which LUL forms part) wishes to reduce car use and encourage more use of public transport, cycling and walking. A reduction in overall station parking spaces aligns with these aspirations.</p> <p>If WCML project timescales extend beyond mid 2025 Network Rail will look for opportunities to service the WCML works from an alternative location.</p> |

| | |
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| <p>Potential for future railway related use</p> | <p>The System Operator has not raised any issues or made any objections to disposal of the site.</p> <p>The project will retain the rail access point and reserve access rights to it and to land immediately in front of the line of the rail access gates which will be made available for use by the NR Maintenance Team.</p> |
| <p>Any closure or station change or network change related issues</p> | <p>The site is currently subject to an approved Station Change which temporarily suspends parking spaces at the Ellen Webb station car park.</p> <p>Station Change consent will need to be obtained for permanent changes to the station lease area before development could proceed</p> |
| <p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p> | <p>Suitable access to the rail access point - and to the areas in front and behind the gates which are/will be used by the NR Maintenance team.- will be reserved out of the transfer.</p> |
| <p>Position as regards safety / operational issues on severance of land from railway</p> | <p>The disposal includes arrangements under which the purchaser will install new boundary fencing along parts of the railway boundary and sufficient fencing already exists for the rest.</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> |
| <p>Safety issues identified</p> | <p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>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.</p> |

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| | <p>The technical clearance sets out specific minimum distances against which any new buildings should be off set from OLE, and the Network Rail Boundary fence. Road vehicle incursion risk and appropriate mitigation should be considered through the ASPRO process.</p> <p>Other specific conditions are as follows:</p> <ul style="list-style-type: none"> (i) A minimum 5m clearance between the sale boundary and the nearest running rail. (ii) All surface and foul water drainage shall be directed away from NR retained land. (iii) Any new drains are to be constructed so as not to adversely affect the stability of any NR equipment, structure or embankment. (iv) No trees or vegetation on the site shall encroach onto NR land or interfere with sighting lines. |
| 7. Planning History and Land Contamination | |
| <p>Planning permissions / Local Plan allocation (if applicable)</p> | <p>The London Borough of Harrow's 2013 Area Action Plan (AAP) which forms part of the adopted Local Plan guides development until 2028. It identifies the site within Wealdstone town centre as an opportunity infill site, suitable for various uses including housing. The Greater London Authority's (GLA) London Plan 2021 stipulates development should be enabled on brownfield sites, particularly in opportunity areas, and prioritises sites well connected by existing public transport and within 800m of a station.</p> <p>No historic planning applications for the site were identified on Harrow Council's online planning application database.</p> |
| <p>Contamination / Environmental Issues (if applicable)</p> | <p>The party acquiring the land will be responsible for any necessary environmental remediation works required to make the site suitable for redevelopment.</p> |
| 8. Internal Consultation | |
| <p>Internal consultation</p> | <p>The future use of the site has been considered internally through the formal Clearance process. The disposal is subject to a number of standard and specific conditions contained within the business and technical clearance certificates.</p> |
| 9. Local Authorities | |
| <p>Names & Email Addresses:</p> | <p>London Borough of Harrow –</p> |

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|---|--|
| Local Transport Authorities: | Transport For London - |
| Other Relevant Local Authorities: | Greater London Authority – |
| 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 | |
| Summary of position as regards external consultations | <p>37 stakeholders were consulted and 36 replies were received. The non-responder was Caledonian Sleeper/Serco. Given the nature and location of the site and the identity of the Consultee the lack of response is not considered to be material in this instance.</p> <p>All responses received were either No Objection or No Comment (or words to that effect).</p> <p>7 stakeholders included comments within their replies. These are as follows:</p> <p>DfT (Consultee 1) raised no objection as the rail access point will remain even after the disposal.</p> <p>Avanti (Consultee 13) raised a query about how the disposal might affect it if its trains terminated at the station due to engineering works on the line. Following communication and further investigation it confirmed no objection.</p> <p>Rail Freight Group (Consultee 23) did not object but said it was essential that the power upgrade was not adversely affected. Before receiving the RFG response the power upgrade had already made a decision to vacate the site and to use an alternative site if required in the future.</p> <p>British Transport Police (Consultee 27) raised no objection but commented on certain design principles and requested that the designing out crime team are made aware of designs once these were known.</p> <p>Harrow Council (Consultee 35) raised no objection but commented future proposals for the disposal site "should be mindful" of policies within the relevant planning documents.</p> <p>Greater London Authority (Consultee 36) advised for public transport and rail implications Transport for London (TfL) should be consulted. TfL (Consultee 32) had in fact already been consulted and had no objection to the proposed disposal.</p> <p>LUL (Consultee 37) had no objection subject to official procedures being followed.</p> |

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| <p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p> | <p>There are no unresolved objections.</p> |
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| 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: Development Manager (Solum JV) |
| Signed... | Date.....10/05/24..... |
| Authorised by (name): | Authoriser's job title: Director, Development Property |
| Signed... | Date.....23/5/24..... |

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 | 09/04/2024 | No Objection but See Comments in Annex 1 | |
| 2 | Chiltern Railway Company Limited | | Y | 01/03/2024 | No Comments See Annex 1 | |
| 3 | Arriva Trains Cross Country | | Y | 29/02/2024 | No Comment See Annex 1 | |
| 4 | C2c Rail Limited | | Y | 28/02/2024 | No Objection See Annex 1 | |
| 5 | Eurostar International Limited | | Y | 28/02/2024 | No Comment See Annex 1 | |
| 6 | Great Western Railway | | Y | 28/02/2024 | No Objection See Annex 1 | |

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|----|--|--|---|------------|---|--|
| 7 | Grand Central Railway Company Limited | | Y | 22/03/2024 | No Comment See Annex 1 | |
| 8 | London Overground Rail Operations Limited | | Y | 20/03/2024 | No Objections or Comments See Annex 1 | |
| 9 | London & South Eastern Railway Limited (Southeastern) | | Y | 28/02/2024 | No Comments See Annex 1 | |
| 10 | Merseyrail Electrics 2002 Limited | | Y | 13/03/2024 | No Objections See Annex 1 | |
| 11 | MTR Crossrail | | Y | 14/03/2024 | No Concerns See Annex 1 | |
| 12 | Northern Rail Limited | | Y | 29/02/2024 | This land is not within Northern's network and therefore we will not be providing a response See Annex 1 | |
| 13 | Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development | | Y | 14/03/2024 | No Objection See Comments in Annex 1 | |
| 14 | West Midlands Trains Limited (formerly London Midland Limited) London North western Railway | | Y | 28/02/2024 | No Issues See Annex 1 | |

| | | | | | | |
|----|---|--|---|------------|--|--|
| 15 | Transport UK | | Y | 13/03/2024 | No Challenge from TUK See Annex 1 | |
| 16 | Transport for East Midlands | | Y | 03/04/2024 | No Objection See Annex 1 | |
| 17 | COLAS Rail Limited | | Y | 20/03/2024 | No Comments See Annex 1 | |
| 18 | Nuclear Transport Solutions (Formerly Direct Rail Services Limited) | | Y | 01/03/2024 | No Comments See Annex 1 | |
| 19 | DB Cargo UK Limited (Formerly DB Schenker) | | Y | 22/03/2024 | No Objection See Annex 1 | |
| 20 | Logistics UK (Formerly Freight Transport Association) | | Y | 29/02/2024 | No Comments or Objections See Annex 1 | |
| 21 | Freightliner Limited | | Y | 20/03/2024 | No Comments See Annex 1 | |
| 22 | GB Railfreight Limited | | Y | 15/03/2024 | No Issues from GBRf See Annex 1 | |
| 23 | Rail Freight Group | | Y | 28/02/2024 | Ok with RFG but See Comments in Annex 1 | |
| 24 | West Coast Railway Company | | Y | 20/03/2024 | No Comments See Annex 1 | |
| 25 | W.H. Malcolm | | Y | 13/03/2024 | No Comment See Annex 1 | |

| | | | | | | |
|----|--|----------------|---|------------|---|---|
| 26 | Association of Community Rail Partnerships | | Y | 28/02/2024 | No Issues See Annex 1 | |
| 27 | British Transport Police | | Y | 01/03/2024 | No Objections but See Comments in Annex 1 | |
| 28 | East West Rail Company | | Y | 21/03/2024 | No Objections See Annex 1 | |
| 29 | High Speed Two (HS2) Ltd | | Y | 29/02/2024 | No Comments See Annex 1 | |
| 30 | London Travelwatch | | Y | 12/03/2024 | No Comments See Annex 1 | |
| 31 | Network Rail Media Relations | | Y | 02/04/2024 | No Objection See Annex 1 | |
| 32 | Transport for London | | Y | 20/03/2024 | No Objection See Comments in Annex 1 | |
| 33 | Transport for the North | | Y | 02/04/2024 | No Comment See Annex 1 | |
| 34 | Serco | | N | | | Read receipt received from Dale on 11/04/2024. Read receipt received from Graham on 03/04/2024, 10/04/2024 and 11/04/2024. Read receipt received from Rachel on 10/04/2024. |
| 35 | Harrow Council | XXXXX XXXXX | Y | 25/03/2024 | No Specific Comment but | |

| | | | | | | |
|----|------------------|-------------------------------|---|-----------------------------|---|--|
| | | | | | See Comments in Annex 1 | |
| 36 | London Authority | XXXXXX XXXX XXX XXXX | Y | 25/03/2024 10/5/2024 | No Objection See Comments in Annex 1 | |
| 37 | LUL | XXXX XXXX | Y | 26/6/2024 | No objection. See comment in Annex 1 | |

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 set out Annex A below

1 Department for Transport

From:**Sent:** Tuesday, April 9, 2024 2:09 PM**To:****Cc:****Subject:** Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON

Afternoon

I refer to your note this morning to my colleague, XXX, with a query about the above matter.

I can confirm the reference to the WCML power upgrade project relates specifically to the Bushey Power Supply Upgrade.

For information since the consultation commenced the upgrade project is now looking to vacate the site referred to in the LC17, in May of this year. This is due to a combination of factors including site specific and overall project cost issues; project rescoping; and a likely retendering of work. As a result the project team has decided that as and when it is in position to recommence works it will use an alternative site or sites.

I hope this is helpful and please do not hesitate to contact me if you need further details.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:**Sent:** Tuesday, April 9, 2024 1:50 PM**To:****Cc:****Subject:** RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

Hi

After further consideration by two relevant teams – it has been decided to lodge a “no objections” to this land disposal with the reasoning listed below.

It references the land being used as an accommodation site/ service access for the power upgrade project, which would make sense given proximity to the site of the Bushey PSU, though I note the rail access point will remain even after disposal so shouldn't be any issues in terms of delivery/ maintenance etc. if things didn't align perfectly.

Many thanks for your patience.

Have a great week.

Cheers

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

From:

Sent: Tuesday, April 9, 2024 11:57 AM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

Hi

Many thanks for coming back to me. I have forward this to my colleague who will respond to you direct.

Kind regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – None at Present

From:

Sent: Tuesday, April 9, 2024 11:54 AM

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

Hi

Apologies for the delay – I am chasing relevant officials here and they have asked:

Where it mentions the 'West Coast Mainline (WCML) power upgrade project', what specifically do they mean? Would this relate to Bushey Power Supply Upgrade?

Many thanks as always.

Cheers

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

2 Chiltern Railway Company Limited

From:**Sent:** Friday, March 1, 2024 3:46 PM**To:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

Hope you are well.

There are no comments from Chiltern Railways.

Kind regards

Contract Delivery Lead
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ



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3 Arriva Trains Cross Country

From:

Sent: Thursday, February 29, 2024 12:40 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

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



4 C2c Rail Limited

From:**Sent:** Wednesday, February 28, 2024 1:46 PM**To:****Subject:** Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good afternoon

No objection from c2c for this proposal.

Asset Admin Support Manager
Floor 7, Centennium House,
100 Lower Thames Street,
EC3R 6DL

Please note my change of role and working times.
On 3 day working week from 27/08/2023.
Normal working days - Mon/Wed/Fri only.



W: www.c2c-online.co.uk

c2c

Part of  **TRENITALIA UK**
FERROVIE DELLO STATO ITALIANE GROUP

5 Eurostar International Limited

From:**Sent:** Wednesday, February 28, 2024 1:02 PM**To:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

No comment from Eurostar,

PA to Chairman, Strategy Director & Director of People



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.

6 Great Western Railway

From:**Sent:** Wednesday, February 28, 2024 2:17 PM**To:****Subject:** Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

We have no objection thank you xxxx,

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.

7 Grand Central Railway Company Limited

From:**Sent:** Friday, March 22, 2024 12:00 PM**To:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Apologies for the delay XXXX. No comment from GC.

Regards,

Chief Operating Officer | **Grand Central Rail**

8 London Overground Rail Operations Limited

From:

Sent: Wednesday, March 20, 2024 12:06 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

No objections or comments from ARL

Many Thanks,



Industry Contracts Manager

www.arrivarailondon.co.uk

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

9 London & South Eastern Railway Limited (Southeastern)

From:

Sent: Wednesday, February 28, 2024 4:00 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

10 Merseyrail Electrics 2002 Limited

From:**Sent:** Wednesday, March 13, 2024 4:08 PM**To: Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi, we have no objections.

Thanks

Legal & Compliance Officer



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11 MTR Crossrail

From:

Sent: Thursday, March 14, 2024 1:29 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

No concerns from MTREL

Thanks

Head of Industry Coordination

MTR Elizabeth line

63 St Mary Axe, London, EC3A 8NH

mtrElizabeth line | 

12 Northern Rail Limited

From:

Sent: Thursday, February 29, 2024 1:15 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good afternoon

Thank you for your email in respect of the land at Ellen Webb Drive in Harrow & Wealdstone, London. This land is not within Northern's network and therefore we will not be providing a response.

Kind regards,

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT



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

From:

Sent: Wednesday, March 27, 2024 10:33 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Sorry all updated I have a standard reply for acceptance and forgot to change it round.

Good morning,

I am happy to confirm that Avanti West Coast have no objections to this land disposal at Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Many thanks



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

From:**Sent:** Wednesday, March 27, 2024 10:30 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Morning

Thanks for your response. Can I just check whether your response is for Harrow and Wealdstone as you also mention XXXXXX in your reply. It may be that there an ongoing consultation for XXXX but if so I am not involved in that one.

In terms of Harrow and Wealdstone can you just confirm I am correct in reading your note as a non-objection to the disposal of the land at Ellen Webb Drive. Apologies, if I am being obtuse but I do want to make sure I don't inadvertently misinterpret or misrepresent your position. Many thanks.

All the best.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:**Sent:** Wednesday, March 27, 2024 9:56 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 202

Hi Both

Good morning,

I am happy to confirm that Avanti West Coast have no objections to this land disposal at XXXXX seeming that it is off route in XXXX.

This response represents the views of both First Trenitalia West Coast Rail Limited and West Coast Partnership Development.

Delving deeper into this land disposal.

We used the other side of the station on Easter Fri and Mon in 2019 for 'contingency standby coaches', not the area in this land disposal. Might be one if terhere were ever anymore proposed land disposals in the future to consider.

Many thanks



Network Planner & Track
Access

Victoria Square House, Victoria Square, Birmingham,
B2 4DN

From:

Sent: Wednesday, March 20, 2024 11:22 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Morning

My colleague, xxxxxx, has forwarded me a copy of your reply to the above consultation.

Thanks for your response, and please could you give details of the rail replacement operation you ran previously e.g. number of buses, the precise areas they used etc so I can assess further please?

Also when replying could you advise whether there are other locations at which you could terminate trains in the event of engineering works, and how frequently Harrow and Wealdstone has been used for this purpose over the past 5 years.

Many thanks for your assistance and I look forward to hearing from you. Happy to discuss by telephone if that might assist?

All the best.

Development Surveyor (Solum JV)

From:

Sent: Thursday, March 14, 2024 2:37 PM

To:

Subject: FW: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

Please see XXXX comments below.

Regards

From:

Sent: Thursday, March 14, 2024 2:34 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

Hope you are, ok?

A quick comment that I have received from when I have distributed this land disposal internally.

We've used HRW during engineering work previously to terminate our trains. Would the sale of this land present a barrier to doing the same again in future – e.g. by providing space for replacement transport to turn or park?

Many thanks

AVANTI
WEST COAST



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

14 West Midlands Trains Limited (formerly London Midland Limited) London North Western Railway

From:

Sent: Wednesday, February 28, 2024 1:30 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

No issues from WMT.

Kind Regards,

Network Access Manager



PROUD + PASSIONATE + HONEST + PROACTIVE



15 Transport UK

From:

Sent: Wednesday, March 13, 2024 4:27 PM

To:

Subject: Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Afternoon

No challenge from TUK.

Best regards

16 Transport for East Midlands

From:

Sent: Wednesday, April 3, 2024 8:51 AM

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

Thank you for this and your previous e-mails.

From an East Midlands perspective, I cannot think of any reason why we would object to the disposal of this land, which is adjacent to Harrow & Wealdstone Station in the London Borough of Harrow.

With kind regards

Director of Policy & Infrastructure (EMC) / Strategic Policy Advisor at Midlands Connect



www.emcouncils.gov.uk





17 COLAS Rail Limited

From:

Sent: Wednesday, March 20, 2024 10:10 AM

To:

Subject: FW: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

no comments.

KR,



Head of Property

COLAS RAIL LTD

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

www.colasrail.co.uk

18 Nuclear Transport Solutions (Formerly Direct Rail Services Limited)

From:

Sent: Friday, March 1, 2024 11:32 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager
Property & Infrastructure
Nuclear Transport Solutions



www.nucleartransportsolutions.com

www.directrailservices.com

19 DB Cargo UK Limited (Formerly DB Schenker)

From:

Sent: Friday, March 22, 2024 12:36 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

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

20 Logistics UK (Formerly Freight Transport Association)

From:

Sent: Thursday, February 29, 2024 9:30 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

We have no comments or objections in relation to this.

Kind regards

**Head of Cities and Infrastructure Policy
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. Telephone: (01892) 526171. Fax: (01892) 534989.

21 Freightliner Limited

From:

Sent: Wednesday, March 20, 2024 10:13 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

No comments from FL.

22 GB Railfreight Limited

From:

Sent: Friday, March 15, 2024 7:52 AM

To:

Subject: Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

No issues from GBRf.

Regards,

Head of Strategic Access Planning

3rd Floor, 55 Old Broad Street | London | EC2M 1RX

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

23 Rail Freight Group

From:

Sent: Wednesday, March 27, 2024 12:04 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON

Thanks , sounds sensible

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

From:

Sent: Wednesday, March 27, 2024 11:28 AM

To:

Cc:

Subject: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON

Morning

You kindly responded on 28 February to my colleague, regarding the LC17 consultation about the above mentioned land and advised the Rail Freight Group was ok with the proposed disposal “although its essential that the power upgrade is not adversely affected”.

For information I wanted to let you know that power upgrade project is now looking to vacate the site in May of this year. This is due to a combination of factors including site specific and overall project cost issues; project rescoping; and a likely retendering of work. As a result the project team has decided that as and when it is in position to recommence works it will use an alternative site or sites.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:

Sent: Wednesday, February 28, 2024 1:26 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Ok with RFG although essential that the power upgrade is not adversely affected.

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

24 West Coast Railway Company**From:****Sent:** Wednesday, March 20, 2024 11:54 AM**To:****Subject:** Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

no comments

WCR

25 W.H. Malcolm**From:****Sent:** Wednesday, March 13, 2024 4:42 PM**To:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Apologies. One I missed. No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

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

Web: www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

26 Association of Community Rail Partnerships

From:**Sent:** Wednesday, February 28, 2024 8:42 PM**To:****Subject:** Re: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Dear

No issues with this from a community rail perspective.

Kind regards

Support and development manager

**Mobile:****Web:** communityrail.org.uk

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



Community Rail Network supports a growing movement of **70 community rail partnerships** and **1,000 volunteer groups** across Britain: engaging local people with their railways and stations, enabling sustainable and inclusive mobility, and bringing rail into the heart of communities.

A green button with the text "find out more" in white, positioned at the end of a horizontal green line with three blue dots.



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27 British Transport Police

From:**Sent:** Friday, March 1, 2024 1:47 PM**To:****Cc:****Subject:** FW: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good afternoon

Looking at the information given there are no objections to the land disposal, however, please note that any residential building near the railway will need to be designed to insure minimal risk to the infrastructure. Perimeter fencing will need to be robust to prevent trespass with no street furniture to add as a step up. Building facades neighbouring the tracks will be at risk of graffiti damage and any balconies facing the railway will need mitigate against any objects being thrown on to the tracks.

Please can you insure that the designing out crime team are made aware of any designs for this location when they are known.

Thank you

Regards

Design Out Crime Officer
Designing Out Crime Unit
British Transport Police
9th Floor
Palestra
197 Blackfriars Road

London
SE1 8NJ
www.btp.police.uk

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

28 East West Rail Company

From:

Sent: Thursday, March 21, 2024 10:04 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Dear

Thank you for the opportunity to respond to this consultation on behalf of East West Rail. We can confirm we have no objections or relevant feedback on this Network Rail activity.

Many thanks

EWR Co Team

29 High Speed Two (HS2) Ltd

From:

Sent: Thursday, February 29, 2024 3:41 PM

To:

Subject: RE: [EXTERNAL] Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Dear

Thanks for your consultation HS2 Ltd have no comments to make.

Kind regards,

Safeguarding Planning Manager, Railway Directorate | HS2 Ltd

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

30 London Travelwatch

From:

Sent: Tuesday, March 12, 2024 1:37 PM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Dear

Thank you for your e-mail.

Just to advise that London TravelWatch has no comments to make on this consultation.

Kind regards

Policy and Advocacy Officer

Follow us on [Twitter](#) and [You Tube](#)

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

www.londontravelwatch.org.uk

LONDON TRAVELWATCH



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

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31 Network Rail Media Relations

From:

Sent: Tuesday, April 2, 2024 3:33 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

No objections from us!

Senior Media Manager

Network Rail

Waterloo General Offices, London, SE1 8SW



32 Transport for London

From:

Sent: Wednesday, March 27, 2024 2:59 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

TfL has no objections to this Land disposal.

Kind regards

TfL RESTRICTED

From:

Sent: Thursday, March 21, 2024 8:35 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good morning

Just to support what XXX has stated, I to have no vested interest in this site and therefore no objection to this land disposal,

Kind Regards

Operational Contract Manager

Places for London
Victoria Station House, 6th Floor



Places for London
The TfL Property Company

From:

Sent: Wednesday, March 20, 2024 4:12 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Good afternoon

Apologies for the delayed response.

(cc;d) and I have been in discussion with Network Rail Property Development team regarding the car park at Ellen Webb Drive and the proposed housing scheme, which will incorporate the station car park (Ellen Webb Drive site only).

I can confirm I have no objection to the land disposal.

Kind regards and once again apologies for the late reply.

Portfolio Manager | Commercial Asset Management

**Places for London**

The TfL Property Company

Victoria Station House,
191 Victoria Street
London SW1E 5NE

placesforlondon.co.uk

At Places for London 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.

From:**Sent:** Thursday, March 14, 2024 10:50 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

We are currently consulting on this within TfL.

Principal Sponsor, TfL Investment Delivery Planning

My [pronouns](#) are he/him

33 Transport for the North

From:

Sent: Tuesday, April 2, 2024 4:19 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing Date WAS - Wednesday, 27th March 2024

Thankyou for your e-mail.

Transport for the North has no comment on this land disposal near Harrow & Wealdstone.

Regards,

Rail Strategy Manager



Level 6, Town Hall Extension, Lloyd Street, Manchester M2 5DB

www.transportfornorth.com



I work flexibly, so whilst it suits me to e-mail outside normal working hours, I do not expect a response outside your own.



34 Serco

No Response

35 Harrow Council

From:

Sent: Tuesday, April 16, 2024 4:38 PM

To:

Cc:

Subject: Network Rail consultation on the potential disposal of Site 5: Harrow & Wealdstone station car park, Ellen Webb Drive

Dear

Thank you for contacting the Council Planning Policy team in relation to Network Rail's consultation on the potential disposal of the above site.

After liaising with colleagues, I confirm that the London Borough of Harrow Council have no specific comments on the disposal of the Ellen Webb Drive site (.i.e. Site 5 within the Harrow Wealdstone Area Action Plan, 2013).

However, we would like you to note that any future proposals for the potential development or alternative uses for the Ellen Webb Drive site should be mindful of the policies included within the existing Development Plan Documents (adopted 2012/13) and the emerging Harrow New Local Plan. Further information in relation to these can be found via the web pages below:

[Current Local Plan – London Borough of Harrow](#)

[The New Harrow Local Plan - Reg 18 Consultation | MyHarrow Talk](#)

In addition, we would recommend that you seek pre-application advice from the Council's Planning and other departments, prior progressing a detailed scheme for Ellen Webb Drive site.

[Complete a pre-application service enquiry – Pre-application advice – London Borough of Harrow](#)

Please do not hesitate to contact me, if you have any further queries or require any further assistance.

Kind Regards

Principal Planning Policy Officer
Planning Policy Team
London Borough of Harrow Council

From:

Sent: Tuesday, April 16, 2024 4:18 PM

To:

Cc:

Subject: RE: LAND CONSULTATION - HARROW & WEALDSTONE - URGENT

Hi

Hope you had a good weekend. Further to our emails last week might you be able to advise on the likely timescale for a response to the LC17 please?

Sorry to hassle but I think this is the only response which is awaited from an extensive list of consultees and NR needs to bring this stage of the consultation to an end before seeking consent from the ORR for the disposal.

If I should contact some-one else rather than you on this would you mind giving me their contact details please? Many thanks in anticipation of your help on this.

All the best.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:

Sent: Friday, April 12, 2024 1:57 PM

To:

Cc:

Subject: RE: LAND CONSULTATION - HARROW & WEALDSTONE - URGENT

Hi

Many thanks for responding so quickly with the update, and for contacting your colleagues. Both of which I really appreciate.

I look forward to hopefully hearing from the Planning Policy Team soon.

All the best. Good weekend.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:
Sent: Friday, April 12, 2024 12:50 PM
To:
Cc:
Subject: RE: LAND CONSULTATION - HARROW & WEALDSTONE - URGENT

Dear

Thank you for your email in relation to the Network Rail's Consultation on the potential disposal of their Site at Ellen Webb Drive.

I am in the process of contacting colleagues within the Planning Policy Team, to determine why a response was not sent out in relation to this site, as I am aware that work did commence on this.

Please note that you will be in receipt of a formal consultation response from the Council in relation to this site and accept our apologies for the delay in sending this out to you.

I will be in touch with you in due course in regard to this matter.

RE: Call for sites consultation email below: This was a standard email that was sent to all the landowners/promoters of the existing unimplemented site allocations that were included in the Council's existing Development Plan Documents (adopted 2013), to determine whether they want their sites to be considered for allocation in the New Harrow Local Plan and confirm the types of uses and development capacity of these.

Kind Regards

Principal Planning Policy Officer

From:**Sent:** Friday, April 12, 2024 11:56 AM**To:****Cc:****Subject:** LAND CONSULTATION - HARROW & WEALDSTONE - URGENT

Morning

I should be grateful if you can assist with the following matter please.

As required by the ORR, NR has consulted with Harrow – as well as numerous other parties – regarding a proposed disposal at Ellen Webb Drive, Harrow and Wealdstone. That consultation was due to end on 27 March. I attach a copy of the consultation documents.

Having reviewed responses received there is no record of a specific response to the consultation from Harrow, although during the consultation process a “call for sites” was sent to at NR which specifically mentions the site, about which the consultation is concerned. See a copy of that at the end of this email.

On this basis I assume Harrow would have no objection to the proposed disposal but would be most grateful if one of you could confirm this to be the case please (either to me or) at the earliest opportunity such that there is sufficient certainty for the NR joint venture company to commit to materially progressing scheme design and planning.

Please do not hesitate to contact me should you wish to discuss anything by phone or email. Thanks in anticipation of your assistance and early attention to this.

Development Surveyor (Solum JV)

From:**Sent:** Monday, March 25, 2024 12:42 PM**To:****Subject:** Harrow Local Plan Call for Sites Consultation:

Dear

The London Borough of Harrow is currently conducting a call for sites consultation and a public consultation on the New Local Plan (Regulation 18). We are contacting you as the owner of **Site 5: Harrow & Wealdstone station car park, Ellen Webb Drive** which is allocated for development in the Harrow Wealdstone Area Action Plan (adopted 2013) or the Harrow Site Allocations Plan (adopted 2013), which form part of the current Local Plan for the area.

The 'Call for Sites' process is an opportunity for landowners, developers, agents and site promoters to submit sites to the Council, which are considered to have the potential for future development, either the short-term (1-5 years), medium-term (5-10 years) or long-term (10-15 years). An objective assessment of the submitted sites will be carried out, to assess their suitability, availability and development potential (. i.e., level of floorspace/units and timescales) against the guidelines within the National Planning Policy Framework (2023), Planning Practice Guidance and the London Plan (2021). This will help determine which sites should be considered for potential inclusion as allocations in the Local Plan. More information in relation to the call for sites process can be found via the website below:

<https://www.harrow.gov.uk/planning-developments/informal-call-sites-1>

We have noticed that **Site 5: H&W station car park, Ellen Webb Drive** was allocated for potential development under the current Harrow Local Plan, but development has not yet occurred. We would be grateful if you could please confirm whether the site is still available for potential development and if you would like us to consider this for potential allocation in the new Local Plan; as well as specify the types, scale of development that could be delivered and the delivery timescales. To confirm the availability of any existing site allocations and any new sites for potential development, we would be grateful if you could please complete and submit a form via the Council's online call for sites platform, which can be accessed via the website below:

<https://www.harrow.gov.uk/planning-developments/informal-call-sites-1>

More information on the New Harrow Local Plan (Regulation18) can be found via the Councils website (<https://talk.harrow.gov.uk/harrowlocalplan>), where a copy of the Draft Local Plan document, evidence based documents can be viewed and instructions on how to make a representation are also available.

Note that we are contacting a range of landowners, developers and applicants for planning permission as part of this exercise, and this email does not constitute endorsement of any particular prospective development site. For any sites identified as suitable via the Local Plan evidence base, this does not

mean that planning permission will automatically be granted. Proposals for development will still be subject to detailed planning consideration, taking into account the development plan and other material considerations.

Please contact us if you have any queries in regard to this matter or require further assistance through the email address: Local.plan@harrow.gov.uk

Yours sincerely,

**Principal Planning Policy Officer
Planning and Building Control | Place Directorate**

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36 London Authority

From:

Sent: Friday, May 10, 2024 12:07 PM

To:

Subject: RE: LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON

Thanks, and for advising the the GLA have no objection in principle to the disposal. I am very appreciative of you dealing with this so quickly.

For information, as with other disposal sites, Network Rail will seek to obtain market value for the land as and when the land is sold, taking account of all relevant circumstances including planning matters. I can also confirm that London Transport were consulted as part of the LC17 process and likewise had no objection to the proposed disposal.

Thanks again for your help.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:

Sent: Friday, May 10, 2024 8:54 AM

To:

Subject: RE: LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON

Thanks, your reply is helpful.

GLA have no objection in principle to the disposal, based on the information that has been provided to date. However, as detailed proposals haven't been provided, I am unable to comment on a proposed scheme. The disposal price to Solum should reflect the London Plan requirements for the site, including 50% affordable housing provision. Transport for London will need to be consulted in regards to any potential public transport implications.

Best,

From:**Sent:** 09 May 2024 21:15**To:****Subject:** RE: LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON

Hi

No worries and thanks for getting back to me - and please find answers to your questions below:

1. The LC17 consultation is only concerned with the principle of a disposal. Until there is certainty that there are no objections to that, it will be appreciated scheme designs, housing mix etc etc can't really be progressed in detail without incurring considerable expenditure and time - which would all be at risk, in the event of a LC17 objection. Accordingly there is no agreement with Solum, or any other potential purchaser, about the percentage of affordable housing, or indeed any other planning matter. Any scheme will of course need planning consent before it can be implemented, which will entail full engagement with the planning authority about this and other planning matters, after LC17 approval has hopefully been obtained.
2. It is not anticipated any other land will be needed to facilitate a scheme.

If it assists you when deciding upon your consultation response I can advise a LC17 stakeholder consultation has recently completed on another site and there the relevant authority responded on the basis there was no objection in principle, but added a sentence to the effect that as detailed proposals hadn't been agreed they were unable to comment as to whether the proposed disposal site would be likely to obtain planning permission.

I hope all the above information is of assistance and I am happy to discuss any of the above and related matters by phone or email if you wish.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:**Sent:** Thursday, May 9, 2024 5:04 PM**To:****Subject:** RE: LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON

Hi

Apologies for delay coming back on this.

My queries are:

- . The document doesn't set out a minimum level of affordable housing. Please can you confirm the proposed % and if this is a condition to the disposal to Solum?
- . Please can you confirm if the proposed development can be built out within the land that is being disposed of, or if it is reliant on any further land holdings?

Thanks very much,

Senior Manager, Public Land

Land and Development

GREATERLONDONAUTHORITY

City Hall, Kamal Chunchie Way, London, E16 1ZE

www.london.gov.uk

From:**Sent:** 09 May 2024 15:01**To:****Subject:** FW: LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON

Afternoon

Further to my note of 7 May I have tried to contact you by phone but the GLA switchboard advise they have no number listed for you, and the only contact they have is your email address, hence why I am mailing again.

I am now instructed that Network Rail wishes to be in a position to apply to the ORR at the start of next week for consent to dispose of the above mentioned site and so if you do have any comment on the proposed disposal please could I ask that you revert to me by no later than 5pm this Friday (10 May). Many thanks.

In the absence of any response it will be assumed there is no objection from the GLA to the principle of a disposal.

Please do not hesitate to contact me either by phone or email if you want to discuss.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

From:**Sent:** Tuesday, May 7, 2024 12:24 PM**To:****Subject:** LAND DISPOSAL CONSULTATION - LAND AT ELLEN WEBB DRIVE, HARROW & WEALDSTONE, LONDON**Importance:** High

Morning

I understand may have forwarded the attachments I have included with this email to you.

Please can you advise if you have any objections to the principle of a disposal of the land by Network Rail as outlined. Even if you have no comment please could you revert on that basis as NR hopes to submit an application to ORR very shortly and it would be helpful to know if the GLA objects.

It is probably worth me mentioning that is appreciated that assuming the GLA does not object to the disposal this would not negate the need for NR, or the purchaser of the site, to obtain planning consent for the proposed scheme. Discussions around this though can't commence in any detail until NR has confirmation that stakeholders and the ORR are ok with the site being disposed of.

Please do not hesitate to contact me should you wish to discuss, and I hope to hear from you soon. Many thanks.

Kind regards.

Development Surveyor (Solum JV)

Please note my working hours are flexible and so I cannot always immediately respond to e-mails. If a matter requires an urgent response please call or text in the first instance and I will get back to you ASAP. Thank you.

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

From:

Sent: Monday, March 25, 2024 12:12 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

Hi

I'm not really sure why my name is being used as the contact for the Greater London Authority in this context. I am one of the members of the Development Management team who deal with planning applications referred to the Mayor. I have no remit to comment on the railway or public transport implications of disposals. Please refer to any comments that TfL have made in this respect.

Could you please take my name off the consultation document? NB, I've forwarded this to who is the Senior Manager for Public Land in the GLA's Land and Development team – is it possible that you have our names mixed up?

PS, I note that you have said that comments on planning processes will be dealt with separately. If I was being consulted on planning matters, I would point out that any planning application for residential development on this public land will be required to provide 50% affordable housing in accordance with local and strategic planning policy, and this policy requirement must therefore be embedded in the agreed sale price of the land.

Kind regards,

Team Leader, Development Management

GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

www.london.gov.uk/what-we-do/planning

[Register here](#) to be notified of planning policy consultations or [sign up](#) for GLA Planning News

37 London Underground Limited

From:

Sent: Wednesday, June 26, 2024 9:58 AM

To:

Subject: RE: Land Disposal Consultation - Land at Ellen Webb Drive, Harrow & Wealdstone, LONDON - Closing date - Wednesday, 27th March 2024

OFFICIAL

Hi

I have completed my checks with both Legal and Operational property and can confirm no objections to your proposal, subject to following the official procedures.

Kind regards

Contract Management Executive

Partnerships Team

Procurement & Commercial

Hybrid & Working from home

Sometimes I may work outside of core office hours, and fully respect your privacy and work/life balance. If you receive this message outside of your working hours, I have no expectation that you read or respond to it until your working hours.

Mobile: |



Annex A

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal of land at Ellen Webb Drive in Harrow & Wealdstone, London by way of a freehold disposal.

We attach a draft application form which together with the related plan(s), 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 **Wednesday, 27th March 2024**. 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 contact details so that we may amend our records.

Yours faithfully