

Volodina, Tatiana

From: Volodina, Tatiana
Sent: 22 November 2023 12:11
To: 'Alexander Booth KC'
Subject: FW: North Pole new requirement

From: James Slater <James.Slater@dft.gov.uk>
Sent: 25 January 2021 15:11
To: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>; Rob Brown <Rob.Brown@lcrproperty.co.uk>; Josh Peacock <Josh.Peacock@sw.co.uk>
Subject: RE: North Pole new requirement

Hi Jonathan

The area is occupied by Agility who have a long term lease. Therefore we cannot consent without involving Agility.

Naturally I would ask the question, what is NR's alternative option?

When you say you have a way forward with lighting and car parking, do you mean one that does not require running lighting along the North Pole boundary? Is this lighting only going to be to the west of Scrubs Lane bridge?

Regards

James

James Slater MRICS | Principal Surveyor, Property - Corporate Finance Directorate, Department for Transport
5/22 | | 07966511918

From: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>
Sent: 25 January 2021 12:42
To: James Slater <James.Slater@dft.gov.uk>; Rob Brown <Rob.Brown@lcrproperty.co.uk>; Josh Peacock <Josh.Peacock@sw.co.uk>
Subject: RE: North Pole new requirement

OFFICIAL

Rob/James

Thanks for the below, I believe we now have a way forward with the lighting and car parking but can you confirm whether the area in the initial email can also be taken forward as an access route for Network Rail?

Josh

Please confirm what information you require to make a proposal so I can provide this.

Kind regards



Jonathan Sinclair MRICS
Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street

London, NW1 2DN
07718 003 783

From: James Slater <James.Slater@dft.gov.uk>
Sent: 25 January 2021 12:39
To: Rob Brown <Rob.Brown@lcrproperty.co.uk>; Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>
Cc: Josh Peacock <Josh.Peacock@sw.co.uk>
Subject: RE: North Pole new requirement

Hi Jonathan

Not sure I see how weekends only will work in practice. If we can agree to licence this area then I think it will have to be on a normal licence terms. How NR choose to use the site is then up to them.

Regards

james

James Slater MRICS | Principal Surveyor, Property - Corporate Finance Directorate, Department for Transport
5/22 | | 07966511918



From: Rob Brown <Rob.Brown@lcrproperty.co.uk>
Sent: 25 January 2021 12:02
To: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>; James Slater <James.Slater@dft.gov.uk>
Cc: Josh Peacock <Josh.Peacock@sw.co.uk>
Subject: RE: North Pole new requirement

Jonathan

I believe they have spoken with Josh at the back end of last week who is going to go back to them to ascertain more information and to put together a proposal once he has this.

I think, depending on use, in principal it should be permissible subject to terms being agreed. It is obviously worth flagging at this stage that you will require the PO in place prior and we would expect payment on completion for the whole term so as to avoid adding to any issues that we are still trying to resolve.

Rob

LCR **Rob Brown | Asset Manager**
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From: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>
Sent: 25 January 2021 11:59
To: James Slater <James.Slater@dft.gov.uk>; Rob Brown <Rob.Brown@lcrproperty.co.uk>

Cc: Josh Peacock <Josh.Peacock@sw.co.uk>

Subject: RE: North Pole new requirement

OFFICIAL

Hi James, Rob

In addition to the below my colleagues have asked whether it is possible to use additional space at North Pole depot from Mid Feb until Mid May (only during weekends Sat & Sunday– for 8 weekends.) The area is highlighted below:



Kind regards



Jonathan Sinclair MRICS

Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street
London, NW1 2DN
07718 003 783

From: Jonathan Sinclair

Sent: 18 January 2021 16:13

To: James Slater <James.Slater@dft.gov.uk>; Rob Brown (Rob.Brown@lcrproperty.co.uk)
<Rob.Brown@lcrproperty.co.uk>

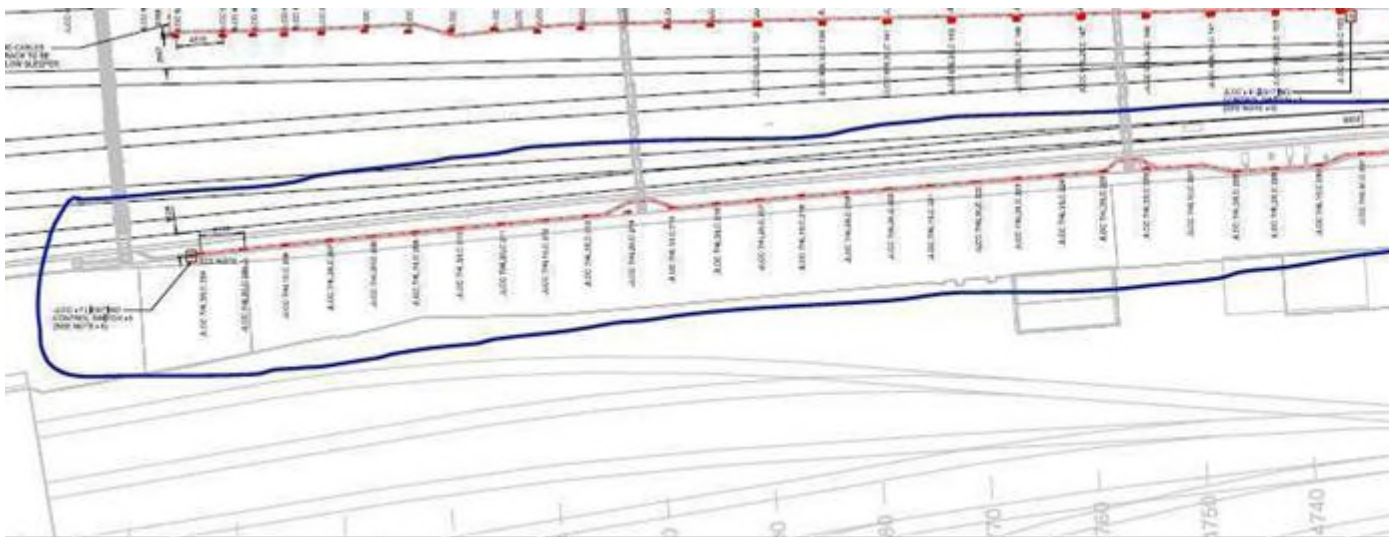
Cc: Josh Peacock <Josh.Peacock@sw.co.uk>

Subject: RE: North Pole new requirement

OFFICIAL

James

Thanks for the below but my colleagues have responded confirming the lighting will be to the east of the shed adjacent where the new station will be developed (image below.) They have also advised that the alternative lighting will end up meaning more lights, installed on higher posts to reach the same lux level which will lead to higher light pollution. Are you able to review and advise on your position on this? Are you also able to come back to me on the proposed land use below?



Kind regards



Jonathan Sinclair MRICS

Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street
London, NW1 2DN
07718 003 783

From: James Slater <James.Slater@dft.gov.uk>

Sent: 18 January 2021 14:32

To: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>; Rob Brown (<Rob.Brown@lcrproperty.co.uk>
<Rob.Brown@lcrproperty.co.uk>)

Cc: Josh Peacock <Josh.Peacock@sw.co.uk>

Subject: RE: North Pole new requirement

Jonathaon

Do you mean along entire length of North Pole – both the mostly vacant Eastern site and the entire boundary of Agility Depot Site?

We will not agree to having lighting on our fence as are looking at development options. Having light pollution will have an negative impact on future uses of the site.

Regards

james

James Slater MRICS | Principal Surveyor, Property - Corporate Finance Directorate, Department for Transport
5/22 | | 07966511918

From: Jonathan Sinclair <Jonathan.Sinclair@networkrail.co.uk>

Sent: 18 January 2021 14:19

To: Rob Brown (Rob.Brown@lcrproperty.co.uk) <Rob.Brown@lcrproperty.co.uk>; James Slater <James.Slater@dft.gov.uk>

Cc: Josh Peacock <Josh.Peacock@sw.co.uk>

Subject: RE: North Pole new requirement

OFFICIAL

Rob, James

Is there any update on this?

Whilst writing my colleagues have asked if there is any possibility in connecting the attached lighting to the fence which we believe belongs to you (illustration of the lighting attached.) This would be installed along the fencing which divides your site with our operational railway at North Pole. Is it worth organising a call to discuss this and other points raised below?

Kind regards



Jonathan Sinclair MRICS

Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street
London, NW1 2DN
07718 003 783

From: Jonathan Sinclair

Sent: 08 January 2021 14:07

To: Rob Brown (Rob.Brown@lcrproperty.co.uk) <Rob.Brown@lcrproperty.co.uk>; James Slater <James.Slater@dft.gov.uk>

Cc: Josh Peacock <Josh.Peacock@sw.co.uk>

Subject: RE: North Pole new requirement

OFFICIAL

Rob, James

Following our discussion earlier about this site I can confirm the below details:

Area required: approx. 1400m²

Use: construction purposes and future maintenance.

Purpose: The area will be changed to an access road, parking area and Road Rail Vehicle mounting on the Road Rail Access Point. It is required to deliver the rail systems for the new Old Oak Common station and future maintenance of the railway in the area by HS2 and NR.

The project hope to take ownership of the access by early 2022 to enable the reconfiguration/refit in mid 2022 to prepare for works at Christmas 2022. Currently the works will be complete over the Christmas 2022 period during possessions etc and after this point it will be used as an ongoing access point for NR and HS2. There is another location currently being considered but we are not having positive discussions around that site. No discussions with Agility Trains have begun yet but I understand they have a lease until 2052.

There are other details being worked up but if there is anything specific you need then ask. I believe you mentioned there were already discussions going on around this site which I am not a part of so if I am duplicating or if there is another interest in the area then please let me know.

Kind regards



Jonathan Sinclair MRICS

Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street
London, NW1 2DN
07718 003 783

From: Jonathan Sinclair

Sent: 06 January 2021 16:49

To: Rob Brown (Rob.Brown@lcrproperty.co.uk) <Rob.Brown@lcrproperty.co.uk>; Josh Peacock
<Josh.Peacock@sw.co.uk>

Subject: North Pole new requirement

OFFICIAL

Rob, Josh

We seem to be nearly there on the lease and we now have a new request to use some of your land albeit this will turn to a permanent requirement eventually. To start with can you advise whether the land titled "Proposed Compound Location" on the plan below falls within the land to be redeveloped by yourselves in the future? If not can you advise if there are any other potential plan to use this site.

Location details are:

Eastings 521581, Northings 181874

Postcode W3 7DP



Kind regards



Jonathan Sinclair MRICS

Senior Surveyor, HS2
North West & Central
Euston House, 24 Eversholt Street
London, NW1 2DN
07718 003 783

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