

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Freehold / Long leasehold disposal at the old Cricklewood Freight Depot.

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

Summary of position regarding responses: There were 28 consultees approached for comment, with 28 of these returning a no comment/no objection response. There were 3 further comments received. Out of the comments received, none of these were objections. These included regarding access, depot operations, drainage and noise restrictions. All comments can be seen attached to this report.

Barnet Council acknowledged the site's planning constraints. We explained that this was not the appropriate channel to address such matters and requested that the contact forward the issue to a transport representative within the council. No further response was received, as reflected in the consultation briefing.

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	17/09/2025	No Comments See Annex 1	
2	Arriva Trains Cross Country		Y	02/09/2025	No Comment See Annex 1	
3	Chiltern Railway Company Limited		Y	16/09/2025	No Comments See Annex 1	
4	East Midlands Trains Limited		Y	26/09/2025	No Objection See Annex 1	
5	Eurostar International Limited		Y	25/09/2025	No Comments See Annex 1	
6	Great Western Railway		Y	23/09/2025	No Objection See Annex 1	
7	Govia Thameslink Railway		Y	08/09/2025	Don't Have An Issue With This Proposal but See Comments in Annex 1	

8	Grand Central Railway Company Limited		Y	23/09/2025	No Comments See Annex 1	
9	London Overground Rail Operations Limited		Y	10/09/2025	No Comments or Objections See Annex 1	
10	South Eastern Railway		Y	03/09/2025	No Comments See Annex 1	
11	Merseyrail Electrics 2002 Limited		Y	03/09/2025	No Objections See Annex 1	
12	Northern Rail Limited		Y	02/09/2025	Do Not Wish to Raise Any Comments See Annex 1	
13	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	03/09/2025	No Comments See Annex 1	
14	Transport UK		Y	02/09/2025	No Challenge from TUK See Annex 1	
15	COLAS Rail Limited		Y	03/09/2025	No Comments See Annex 1	
16	Nuclear Transport Solutions		Y	10/09/2025	No Comments See Annex 1	
17	DB Cargo UK Limited		Y	30/09/2025	No Objection See Annex 1	

18	Logistics UK (Formerly Freight Transport Association)		Y	02/09/2025	No Comment See Annex 1	
19	Freightliner Limited		Y	03/10/2025	No Comment See Annex 1	
20	GB Railfreight Limited		Y	30/09/2025	No Issues from GBRf See Annex 1	
21	Rail Freight Group		Y	03/09/2025	Ok with RFG See Annex 1	
22	West Coast Railway Company		Y	09/09/2025	No Comments See Annex 1	
23	W.H. Malcolm		Y	16/09/2025	No Comments See Annex 1	
24	Association of Community Rail Partnerships		Y	02/09/2025	No Objections See Annex 1	
25	British Transport Police		Y	08/09/2025	No Objections but See Comments in Annex 1	
26	London Travelwatch		Y	18/09/2025	No Comments See Annex 1	
27	Barnet Council		Y	29/09/2025	We Are Keen To Work Together See Comments in Annex 1	
28	Transport for London		Y	02/12/2025	No Objection See 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 given in Annex [2].]

1 Department for Transport

From:

Sent: 17 September 2025 14:57

To:

Subject: RE: NETWORK RAIL request due 30 September - FW: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

No comments from us on this either.

Many thanks,

Briefing & Correspondence Manager, South East, Anglia and Stations, Rail Infrastructure Central, Southern, Environment & Digital, Department for Transport
2/6 |

2 Arriva Trains Cross Country

From:

Sent: 02 September 2025 16:21

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Afternoon

I can confirm XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

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



3 Chiltern Railway Company Limited

From:

Sent: 16 September 2025 09:40

To:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

No comments

Regards

Business Plan Delivery Lead

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

4 East Midlands Trains Limited

From:

Sent: 26 September 2025 09:17

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Good morning

I can confirm that Transport UK East Midlands Ltd (East Midlands Railway) have no objection to the Land Disposal Brent Cross West.

Many thanks.

Kind regards

Regulatory Contracts and Access Manager

Locomotive House,
Locomotive Way,
Pride Park,
Derby,
DE24 8PU
www.eastmidlandsrailway.co.uk



5 Eurostar International Limited

From:

Sent: 25 September 2025 17:12

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Dear

Many thanks for your email. I confirm that Eurostar has no comments on this consultation.

Best wishes

Director of Regulation, Public Policy & Special Counsel

Eurostar, Floor 6, Kings Place, 90 York Way, London N1 9AG, 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.

6 Great Western Railway

From:

Sent: 23 September 2025 13:43

To:

Cc:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Thank you for the opportunity to respond to this proposal. GWR has no objection to the land disposal.

Best regards,

Network Development Manager | Great Western Railway

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

7 Govia Thameslink Railway

Hi

Providing nothing changed within the consultation itself and this is just a “response” update, I can confirm we were and still are happy with the notes provided initially.

No further comments from GTR.

Regards,

Hi

I appreciate this consultation has now concluded and some time has passed, but ORR are now reviewing and have asked you to confirm that you are satisfied with the response below and the intention for disposal. If so, please respond with your comment of ‘no objection’ as soon as reasonably possible.

Kind regards

Hi

Thanks for your response. Responses in red below.

- Current access rights are not to be impacted. Pedestrian / Vehicular access rights will be retained and included in the legal documentation for the sale.
- No impact on current level of Depot operations. The sale will have no impact on current level of Depot operations as the depot has now been fenced off from the subject site.
- No curfews imposed on any rail movement (including noise restriction which proved challenging at other locations). Any purchaser will be made aware of the effects of noise and vibration. Network Rail will reserve the right to alter any aspect of its operational infrastructure in relation to this. Early design work is working to mitigate the effect of noise as a priority as to have no effect on the operation of the railway.
- Detailed development drainage review (again this proved problematic at other locations where the drainage had to be redirected resulting in flooding issues). To be included in the legal documentation for any proposed sale as per the technical clearance – “Existing access chambers into culverts 41B & 41C must be retained or enhanced along with access rights for examination, maintenance, and repair of these structures. Details of proposed drainage connections for any development that involves these assets will be required”. Again, this is something that any purchaser will have to work around as to have no adverse effect on railway operations.

I hope that closes that one out, but please feel free to reach out / stay in contact as this progresses.

Thanks

Hi

Thanks for sharing.

We don't have an issue with this proposal, and we are not opposing to it, however following our internal consultation several concerns were raised which will have be considered.

- Current access rights are not to be impacted
- No impact on current level of Depot operations
- No curfews imposed on any rail movement (including noise restriction which proved challenging at other locations)
- Detailed development drainage review (again this proved problematic at other locations where the drainage had to be redirected resulting in flooding issues)

Many thanks,

Regards,

8 Grand Central Railway Company Limited

From:

Sent: 23 September 2025 22:28

To:

Subject: RE: URGENT - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Apologies for the delay.

No comments from Grand Central.

Regards

9 London Overground Rail Operations Limited

From:

Sent: 10 September 2025 14:43

To:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Thanks for your email. I was on leave last week hence why you haven't received a response.

I can confirm on behalf of ARL that we have no comments or objections to this proposal.

Kind regards,



Industry Partnerships Manager

www.arrivarailondon.co.uk

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

10 South Eastern Railway

From:

Sent: 03 September 2025 13:02

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

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](#)

11 Merseyrail Electrics 2002 Limited

From:

Sent: 03 September 2025 08:58

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

We have no objections to this.

Many Thanks

12 Northern Rail Limited

From:

Sent: 02 September 2025 15:20

To:

Cc:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Thanks for your email – as this is not on NTL’s network we do not wish to raise any comments

Many thanks,

Compliance Manager

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: 03 September 2025 07:49

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

As this is off route for Avanti West Coast, we have no comments.

Many thanks

14 Transport UK

From:

Sent: 02 September 2025 15:45

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hey

No challenge from TUK.

Thanks

Head of Operations & Customers

Transport UK Group



www.transport-uk.com

1st Floor, 58 Robertson Street, Glasgow, G2 8DU



15 COLAS Rail Limited

From:

Sent: 03 September 2025 08:49

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

no comments.

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.

16 Nuclear Transport Solutions

From:

Sent: 10 September 2025 09:52

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Good Morning,

NTS have no comments.

Thanks,

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.

17 DB Cargo UK Limited

From:

Sent: 30 September 2025 15:08

To:

Subject: RE: CLOSING DAY TODAY - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Sorry for the delay in responding.

I can confirm that 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

Web: www.uk.dbcargo.com

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

18 Logistics UK (Formerly Freight Transport Association)

From:

Sent: 02 September 2025 15:56

To:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Logistics UK have no comment on this.

Many thanks

Please note I work Monday to Thursday, 8.30am – 5.15pm and every other Friday, 8.15am – 5.15pm.

**Head of Infrastructure and Planning Policy
Logistics UK**

www.logistics.org.uk

LOGISTICS UK



LOGISTICS UK
URBAN LOGISTICS & VANS FORUM
17 September, Hilton London Euston
logistics.org.uk/ulvf25

- ✓ FREE EVENT
- ✓ EXPERT INSIGHTS
- ✓ ACTIONABLE ADVICE



Confidentiality note: The information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify us immediately and return the original message to us at Please note that Logistics UK is able to, and reserves the right to, monitor email communications passing through its network.

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.

19 Freightliner Limited

From:

Sent: 03 October 2025 09:39

To:

Subject: Re: CLOSING DAY TODAY - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

No comment from FL

Sent from [Outlook for iOS](#)

20 GB Railfreight Limited

From:

Sent: 30 September 2025 14:46

To: Subject: RE: URGENT - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

No issues from GBRf.

Regards,

GB Railfreight

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

21 Rail Freight Group

From:

Sent: 03 September 2025 10:32

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

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.rfq.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

22 West Coast Railway Company

From:

Sent: 09 September 2025 16:50

To:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

no comments

WCR

23 W.H. Malcolm

From:

Sent: 16 September 2025 07:48

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

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](#)

24 Association of Community Rail Partnerships

From:

Sent: 02 September 2025 18:19

To:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

We have no objections from Community Rail Network to this disposal.

Thanks

Regions support manager | Community Rail Network



Web: communityrail.org.uk

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.

25 British Transport Police

From:

Sent: 08 September 2025 12:43

To:

Cc:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - BTP response

Dear

I have reviewed the consultation doc and associated plan etc., at this stage BTP has no objections to the disposal of the land. It is noted that the disposal is for residential / mixed use development and there is mention of a new railway boundary and relevant safety measures / stand-off from OHLE etc. Once known what the full extent is of the development is going to be, this department should be advised as projects such as this can, if not assessed correctly, provide a crime generator(s) for the railway e.g. trespass through poor boundary treatment / incidents at the interface with public realm and the railway.

Hope this assists.

Regards

*Design Out Crime Officer
Designing Out Crime Unit (DOCU)
British Transport Police
9th Floor Palestra House
197 Blackfriars Road
London SE1 8NJ*

26 London Travelwatch

From:

Sent: 18 September 2025 11:42

To:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Dear

Thank you for your e-mails.

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

Regards

Policy and Advocacy Officer

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

LONDON
TRAVELWATCH



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

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer. You are also warned that messages and any associated files sent from or received by London TravelWatch may be monitored or stored and may be subject to public disclosure under the Freedom of Information Act.

27 Barnet Council

From:

Sent: 03 October 2025 15:27

To:

Cc:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

and colleagues

I have sent this to my transport colleagues (copied) and I trust their responses can still be considered despite us being after 30th September.

Many thanks

From:

Sent: 01 October 2025 14:52

To:

Cc:

Subject: RE: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

More than happy to set up a separate call down the line and discuss how we can bring this site forward – as mentioned through a separate channel.

Apologies if the email was misdirected - unfortunately, we do not have the transport contact at LBB. We would be grateful if you could forward on as they may have comments regarding the consultation.

Thanks



Graduate Surveyor (Development)
A: Waterloo General Offices, London, SE1 8SW
W: www.networkrail.co.uk/property

From:

Sent: 01 October 2025 10:57

To:

Cc:

Subject: Re: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

and colleagues

The points we have raised are fundamental to the future disposal and development of this land so a follow-up call with the relevant parties at Network Rail will be important at this stage. Can I ask you to signpost me please to who best we can engage with.

Given the specific call out to LBB for input to this consultation - if you were not seeking the input that we provided could you please let me know whether there were any specific areas of interface you were concerned about or wanted our response to.

Thank you

From:**Sent:** Wednesday, October 1, 2025 10:23 AM**To:****Cc:****Subject:** FW: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

**** Warning External Email ****

Hi

Thank you for your email.

While we appreciate your comments, it appears that the points raised relate to broader planning matters.

Please note that this consultation is specifically focused on confirming whether the land Network Rail intends to dispose of has any potential future use for railway purposes.

Any planning related considerations should be addressed through the appropriate channels outside of this process.

Thanks



Graduate Surveyor (Development)

A: Waterloo General Offices, London, SE1 8SW

W: www.networkrail.co.uk/property

From:

Sent: 30 September 2025 10:22

To:

Subject: FW: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Hi

Please see below comments from

Are you able to respond and copy me in please.

Thanks



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 – 1st October 2025

From:

Sent: 29 September 2025 11:35

To:

Cc:

Subject: Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

Dear

Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date - Tuesday, 30th September 2025

On behalf of the London Borough of Barnet, including in its capacity as local Planning Authority, please find our response to the above consultation.

The Network Rail (NR) land forms part of the wider Brent Cross Cricklewood regeneration area and benefits from outline planning permission for comprehensive mixed-use redevelopment (ref. F/04687/FUL), specifically predominantly residential in this southern area. For the success of the overall masterplan, it is important that any development brought forward on the NR land contributes both positively and coherently.

Any development within the NR land will need to be consistent with the outline planning permission and its related S106 Agreement (coming forward either as an RMA or pursuant to the Drop-In Protocol). The regeneration of Brent Cross, as a designated 'Growth Area', is also clearly supported within Barnet's recently adopted Local Plan. Both the Local Plan and the extant outline planning permission recognise the need for development to be supported by significant (transport, public realm and social) infrastructure works. All development across the Brent Cross Town (BXT) masterplan will benefit considerably from the delivery of sitewide infrastructure which is being brought forward by BXS LP. This encompasses, among other components, the provision of Claremont Park, Claremont Primary School, a new Energy Centre, District Heating Network and enhancements to Clitterhouse Playing Fields, as well as the new streets and forthcoming infrastructure (highway, social and public realm) across BXT.

Affordable housing is a vital component to Brent Cross Town achieving a mixed and balanced community and a successful place, where residents are proud to live. Therefore, in accordance with the s106, any development will need to ensure that it meets the provision of the requisite level of affordable homes alongside the delivery of market homes.

All developers will be expected to contribute a fair and proportionate amount towards the costs of delivering this critical infrastructure in accordance with the BXT outline planning permission and s106 agreement (by way of a confirmatory deed).

In Barnet's role as Local Planning Authority, the Council will seek to ensure that development within the outline planning permission boundary is co-ordinated (for example, through the existing iPMO forum). It is intended that any resulting owner of the Network Rail lands play an active role in this forum.

LBB, BXS LP and Related Argent would appreciate being kept up-to-speed as the status of any disposal progresses to ensure smooth co-ordination between parties. We would expect further discussions with NR once you are closer to disposing of the land, given our prior interest in incorporating this land into the development.

We are keen to work together to bring forward this exciting part of the wider Brent Cross Town masterplan.

Can you please confirm receipt of the above.

With many thanks

Assistant Director for Brent Cross

London Borough of Barnet

Barnet Online: www.barnet.gov.uk

I work flexible hours - please do not feel obliged to respond to this email outside of your normal working hours.

This email and any attachments to it are intended solely for the individual to whom it is addressed. It may contain sensitive or confidential material and should be handled accordingly. However, it is recognised that, as an intended recipient of this email, you may wish to share it with those who have a legitimate interest in the contents.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

Please note: Information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

This message has been scanned by Exchange Online Protection.

28 Transport for London

From:

Sent: 02 December 2025 16:33

To:

Subject: RE: VERY URGENT - Land Disposal Consultation - Brent Cross West (BXW/IB/1) - By Way of Freehold Sale / Long Leasehold - Closing Date Was - Thursday, 30th October 2025

Hi

Apologies, I thought we had already responded to this one. I can confirm TfL has no objection to this disposal.

Kind regards

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Brent Cross West by way of FREEHOLD SALE/ LONG LEASEHOLD.

We attach a draft application form which together with the related plan, 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 **30TH SEPTEMBER 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 faithfully