

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	2188	Name	Rebecca Sladen	Transport for London (Commercial Development)
Method	Letter			
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Letter or Email Response:

Dear Sir/Madam, RE: Consultation on the Epping Forest draft Local Plan Commercial Development Transport for London 5th Floor West Wing 55 Broadway London SW1H 0BD Phone: 020 3054 7536 **Redacted**

Thank you for consulting Transport for London (TfL) on the Epping Forest draft local plan. The following comments represent the views of officers in Transport for London Commercial Development Property Team (TfL Property) in its capacity as a significant landowner and does not form part of the TfL corporate response. Our colleagues in TfL Planning have provided a separate response regarding TfL wide operational and planning/policy matters. TfL Property supports the principal objectives of the Local Plan in respect of promoting growth in sustainable locations which align with the National Planning Policy Framework. However, we are also mindful of the Mayor of London's current stance on the development of the Green Belt, notwithstanding the location of the site outside the remit of the Greater London Authority.

Residential Sites

- SR-0229 Epping London Underground Car Park and land adjacent to Epping Station- Approximately 66 homes plus retained car parking
- SR-0226 Loughton Underground Car Park- Approximately 114 plus retained car parking
- SR-0227 Debden London Underground car park- Approximately 193 homes plus retained car parking
- SR-0225 Buckhurst Hill Lower Queen's Road Car Park- Approximately 44 homes plus retained car parking
- SR0228i Theydon Bois London Underground Car Park and commercial yard adjacent to Theydon Bois Station, to the west of the Central Line- 29 homes plus retained car parking
- SR0228ii Theydon Bois London Underground Car Park and commercial yard adjacent to Theydon Bois Station to the east of the Central Line- 19 homes plus retained car parking

As landowner or partial landowner of the above sites, TfL Property welcomes their allocation as residential sites. We acknowledge the approximate dwelling capacity figures proposed. However, the precise dwelling capacity of the sites will be subject to detailed consideration, including a station capacity viability and car park feasibility studies which will seek to ensure that the potential of the site is optimised. TfL Property will continue to engage with the Local Authority regarding the future use of these sites. Site boundaries TfL Property would like to make you aware that the site boundaries for the following sites do not align with the sites TfL is promoting for development:

- SR-0227 Debden London Underground car park
- SR-0226 Loughton Underground Car Park
- SR0228i Theydon Bois London Underground Car Park
- SR0228ii Theydon Bois London Underground Car Park

We have attached the correct site boundaries for your reference and we request that the Residential Site allocation boundaries be amended to reflect these. SR0228ii Theydon Bois London Underground Car Park Site SR0228ii is currently disused operational land

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and is not part of the Theydon Bois London Underground Station car park. TfL Property requests that the Residential Site allocation name is amended to reflect this. Draft Policy P 8 Theydon Bois also notes that car parking will be retained on the site, TfL Property requests that the reference to car parking retention be removed for the reasons outlined above. Promotion of sites **...Redacted...** Please see the attached Call for Sites submission forms for these sites. Kindly acknowledge receipt of this letter. We would welcome further discussions about the future development of this site. In the meantime, should you have any queries please do not hesitate to call 020 3054 7536. Yours sincerely
Rebecca Sladen Planning Advisor, Commercial Development Cc: Patricia Cazes-Potgieter, Planning Development Manager, Commercial Development Richard Carr, Borough Planning