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27 January 2018

By email also to LDFconsult@eppingforestdc.gov.uk

Planning Policy
Epping Forest District Council
Civic Offices
High Street
Epping
CM16 4BZ

For the attention of William Marr-Heenan, Policy Planner

Dear Mr Marr-Heenan,

Local Development Framework – Buckhurst Hill

**Site references: BUCK.R2 – Queens Road lower car park site
 SR-0934 – Rear of 16 Forest Edge and 7 Briar Close**

Following my telephone conversation with you in December 2017 regarding the omission of site SR-0934 within the Submission Local Plan, I can now confirm that Transport for London, the owner of site BUCK.R2 supports the complementary development of adjoining site SR-0934.

Please find attached the following:

- Copy of a letter from Transport for London dated 24 January 2018 to Peter Ranken.
- 1:1250 site plan showing the relationship between site Buck.R2 Queens Road lower car park and site SR-0934 at the rear of 16 Forest Edge and 7 Briar Close.
- Copy of email from Jonathan Woolmer of Transport for London dated 24 January 2018.
- Email from Joseph O'DonovanRedacted..... to Peter RankenRedacted.....
.....Redacted..... dated 9 July 2017.
- Representation form for Submission Version of the Epping Forest District Local Plan.

Transport for London are the owners of the car park site adjacent to the railway at the lower end of Queens Road, and this site abuts the rear garden of 16 Forest Edge and part of the rear garden of 7 Briar Close.

Following communications with Derek Wilson, Property Development Manager and Jonathan Woolmer, Principal Planner, Transport for London have confirmed as landowners of the car park site that they support the complementary development of the abutting sites at the rear of 16 Forest Edge and 7 Briar Close (site SR-0934), as stated in their letter of 24 January 2018.

There are a number of reasons why the addition of site SR-0934 could benefit the development of the car park site:

- The increased width of the overall site could allow a wider variety of different design options compared to the car park site on its own.
- Site SR-0934 could provide additional building frontage facing the new development on the car park site, improving the urban design qualities of the new development, and improving security to the remaining gardens to the west.
- The southern end of the car park site is not visually prominent within Buckhurst Hill and can provide housing with lower impact than elsewhere locally.

In addition the garden of 16 Forest Edge is a unique L shape, and the part abutting the car park site is underused, being not visible from within the house it serves. Similarly the southern part of the garden of 7 Briar Close within plot SR-0934 is also largely not visible from its house. Both gardens are currently bigger than those of neighbouring properties. If site SR-0934 is developed for housing the remaining gardens serving 16 Forest Edge and 7 Briar Close will still be of a comparable size to neighbouring properties with no diminution of amenity value.

As noted in your Representation Form Guidance Notes, I understand that the Duty to Co-operate applies to the development of the Local Plan. Transport for London are a public body with whom Epping Forest District Council has a duty to co-operate to maximise the effectiveness of policies for strategic matters in Local Plans, and we understand that TfL may also be making a representation to you regarding the inclusion of plot SR-0934 within the Local Plan. (See attached email from Jonathan Woolmer)

We consider that the soundness of the Epping Forest District Council Submission Local Plan will not be complete without due consideration of the inclusion of site SR-0934 alongside the inclusion of site Buck.R2 now that the owners of the car park site support complementary development adjacent to their site.

Yours sincerely

.....Redacted.....

Peter Ranken and Wendy Blake Ranken -Redacted.....

Cc Joseph O'Donovan and Ruby Collins –Redacted.....
Jonathan Woolmer and David Wilson – Transport for London (by email)