

.....Redacted.....

**From:** Woolmer Jonathan .....Redacted.....  
**Sent:** 24 January 2018 20:40  
**To:** Wilson Derek .....Redacted.....  
**Subject:** RE: Redevelopment of Buckhurst Hill tube station car park  
**Attachments:** call for sites submission 101216.pdf

Dear Mr Ranken

My colleague Derek has forwarded me your email, the contents of which I note.

Please find attached an amended letter with additional text, as requested. Please note that TfL will be submitting our own representation to the draft Local Plan and will likely also raise the potential of the inclusion of this land to complement the existing draft allocation.

Regards

Jonathan

Begin forwarded message:

**From:** Peter Ranken .....Redacted.....  
**Date:** 22 January 2018 at 22:20:18 GMT  
**To:** Wilson Derek .....Redacted.....  
**Subject:** RE: Redevelopment of Buckhurst Hill tube station car park

Dear Mr Wilson,

Thank you for asking your colleague Jonathan Woolmer to respond to my enquiry regarding the addition of land at the rear of 16 Forest Edge and 7 Briar Close to the car park development site Buck.R2 in the emerging Epping Forest DC Local Plan.

I think it useful for me to give you some further background information regarding my request.

Following the publication of the latest draft plan by Epping Forest DC I telephoned the councils senior policy planner William Marr-Heenan to ask why these additional sites had not been included. (We had previously been encouraged by his colleagues to submit the sites in their Call for Sites process). He responded that the council required support from the owner of the major site (the car park site) in order for these sites to be included, and that is my reason for making contact with Transport for London.

I should point out that I am an architect, working in Buckhurst Hill, and am aware of the restrictions in the NPPF regarding the development of gardens. However, there are a number of reasons why the addition of these sites could in planning terms benefit the development of the car park site:

- The increased width of the overall development site could allow a variety of different design options that could address some of the concerns of local amenity groups.
- The garden sites could provide additional frontage facing the new development on the car park site, improving the urban design qualities of the new development.