



Date: 24 January 2018

Peter Ranken

By email

## Commercial Development

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Dear Peter,

### Redevelopment of Buckhurst Hill Underground Station Car Park, Queens Road, Buckhurst Hill

I refer to your email from to Derek Wilson (dated 5 January 2017) regarding 16 Forest Edge and 7 Briar Close (email attached).

The two residential gardens relating to the above properties, and the areas outlines in red on the plan attached to the email both adjoin the Queens Road car park, which is allocated for housing (BUCK.R2) in Epping Forest District Councils draft Local Plan.

Notwithstanding that residential gardens are excluded from the NPPF definition of previously developed land, should the two areas set out above be included within the draft site allocation BUCK.R2, this would enable a larger parcel of land to be brought forwards for residential development which could enable additional units/and or ancillary open space to be provided. Should the Council include this land within the BUCK.R2 allocation we would therefore be supportive of this approach and raise no objection. However any allocation would need to be clear that this is additional land outside of TfL's ownership which could complement a redevelopment of the car park, and that the existing car park could come forwards for redevelopment with or without this site.

Please note that these comments represent the views of officers in TfL Commercial Development Planning Team (TfL CD) in its capacity as a landowner and are separate from any representations that may be made by TfL in its statutory role as the strategic transport authority for London.

Yours sincerely

**Jonathan Woolmer**

Principal Planner, Commercial Development

Cc:

**Derek Wilson**, Development Manager, Property Development