



Places for London

Property Development  
(Planning)  
7<sup>th</sup> Floor  
Victoria Station House  
191 Victoria Street  
London SW1E 5NE

Date: 8<sup>th</sup> October 2024

Our ref: EFDC/NHP/LB

Your ref:

Planning Policy,  
Civic Offices,  
323 High Street,  
Epping  
CM16 4BZ

By Email: [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk)

Dear Sir / Madam,

**Consultation on the Epping Neighbourhood Plan Regulation 16 Consultation 2024**

Thank you for providing the opportunity for Places for London to comment on regulation 16 Neighbourhood Plan Consultation. Please note that the views expressed in this letter and attachments are those of Places in its capacity as a significant landowner and developer only, and do not form part of the Transport for London (TfL) corporate / statutory response. Our colleagues in TfL Spatial Planning will provide a separate response to this consultation in respect of TfL-wide operational and land-use planning / transport policy matters.

Places is TfL's new and financially independent property company, formerly known as TTL Properties under which name our previous representations were submitted. Places for London provides space for over 1,500 businesses in TfL stations and railway arches and on London's high streets. We are now working to release more of the untapped opportunity in TfL's property portfolio to deliver much-needed housing, to create places to live, work and play which are sensitive to local needs and communities and improve access for all.

TfL and Places have a significant landholding in the neighbourhood plan area in Epping Station and Station Car Park. We are supportive of the neighbourhood plan's aspiration for station and interchange improvements. However, this land is brownfield land in one of the most accessible locations in the Epping Forest District Council local authority area and we believe that the neighbourhood plan should identify this site as suitable for future residential led development in line with National Planning Policy Framework paragraphs 123 and 124. Future redevelopment of the site could come forward alongside and facilitate station and interchange enhancements.

**Policy 3 Development Proposals** identifies Epping Underground Station/Station Approach and Car Park as an appropriate location for station and interchange improvements. As above, we support the aspiration for improvements to the station and improving public transport walking and cycling

links to the station which could come forward as part of a residential led development. The policy references that *“\* development of sites will require Masterplan to set out detailed requirements and expectations - Annex B.* However, Annex B does not provide any information on Epping Station and it is unclear what this asterisk is referring to.

**Policy 6: Enhancing Epping station** states that *“The redevelopment of Epping Station and Station Approach (see Policy 3 above) will be expected to deliver an improved station with enhanced platform capacity, improved traveller facilities, more car parking, an improved bus stop, coach stop and taxi stand and facilities for park-and-ride vehicles, plus bicycle stands. The loss of the original locally listed station building would not be supported. A Design Brief will be required for the site to deliver improvements to Station approach and the junction and an integrated station forecourt transport interchange”*

This policy is unclear as policy 3 (development proposals) does not propose the redevelopment of Epping Station and Station Approach but rather improvements without redevelopment. If the neighbourhood plan is to support the redevelopment of the station and station car park, Places for London would recommend that a future residential led development of this well-connected brownfield land is considered in line with paragraphs 123 and 124 of the National Planning Policy Framework which seek to make best use of appropriate brownfield land in accessible location. This would also help to fund and deliver the aspiration for station improvements set out in this neighbourhood plan.

In line with the Local Plan, any future residential development in this location would be car free. We support the aspirations to improve public transport, walking and cycling links to Epping Station. However, we do not support an increase in commuter car parking at the station as this is contrary to the strategic Transport for London objectives set out in the Mayors Transport Strategy.

### **Concluding Remarks**

We hope that these submissions are helpful. If you need any further information or would like to discuss any of the issues raised in this letter and the attached table, please do not hesitate to contact me.

We would be grateful to receive confirmation that you have received our representations.

**Ella Pilkington**

**Assistant Planner, Places for London**

CC. Luke Burroughs (Principal Planning Manager, Places for London)