



Date: 10 November 2021

By email: [planning.policy@brentwood.gov.uk](mailto:planning.policy@brentwood.gov.uk)

Palestra,  
197 Blackfriars Road  
London  
SE1 8NJ

Email:  
[PropertyConsultation@tfl.gov.uk](mailto:PropertyConsultation@tfl.gov.uk)

Dear Sir / Madam,

**RE: Brentwood BC Consultation on Main Modifications to the emerging Local Plan**

Thank you for providing the opportunity to comment on the Main Modifications to the new Brentwood Plan. Please note that our representations below are the views of the Transport for London Commercial Development (TfL CD) planning team in its capacity as a leaseholder in the borough only and are separate from any representations that may be made by TfL in its statutory planning role and / or as the strategic transport authority for London. Our colleagues in TfL Spatial Planning have provided a separate response to this consultation in respect of TfL-wide operational and land-use planning / transport policy matters as part of their statutory duties.

**MM93 – Policy R10: Brentwood Railway Station Car Park**

The increase in site capacity from 100 to 200 homes is supported. This is in line with the National Planning Policy Framework (NPPF) which states in paragraph 103 “*Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes*” and Paragraph 118 (D) which identifies that planning policies and decisions should “*promote and support the development of underutilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)*”

it is noted that an amendment is also suggested to part d of the policy, as follows:

~~*development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing parking on site, in*~~



~~order to ensure that the current level of Town Centre public parking spaces is maintained~~ **parking on site is sufficient to meet existing and future rail traveller needs.**

TfL CD support the increased flexibility this proposed amendment affords.

### **Proposed changes to the submitted policies Map**

TfL CD support the amendment to the boundary of the site allocation R10 – Brentwood Railway Station Car Park

### **Concluding Remarks**

We hope that these representations are helpful but if you require any further information or would like to discuss any of the issues raised in our representations, please do not hesitate to contact me. We look forward to being kept up to date with your programme going forward.

Yours faithfully,

Daniel Fleet

**Assistant Planner, Transport for London Commercial Development**