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BY EMAIL ONLY

Our ref. sacla1/170822/PB

30 August 2023

Dear Mr Trendall,

Land North of Raleigh Drive, Claygate – Application Number EL/23/0962

I refer to Surrey County Council's consultation dated 31<sup>st</sup> July 2023, and the subsequent email exchange between you and Steven Brown or Woolf Bond Planning. As Steven has advised, I have a number of concerns relating to the suggested conditions and I elaborate on these below.

Condition 2: I do not consider this condition to be necessary on the basis that I fail to see how the proposals would be unacceptable in planning terms in the absence of the raised table at the Hare Lane/Littleworth Road/Abrook Lane junction. Furthermore, SCC has not clarified how they would want the raised table to be delivered, i.e. whether this would be via a S278 agreement (as per conditions 1 and 3) or through a Section 106 contribution. If the latter, then the amount will need to be agreed.

Condition 5: It is not within our gift to implement the 20mph zone as this will be subject to a Traffic Regulation Order process that falls outside of the planning process. The normal process would be for the applicant to fund the process through a S106 contribution, but not to be reliant on the success of the process.

Condition 6: The first bullet point refers to "bays" (plural). A scheme of this scale could never support more than one car club vehicle, so I suggest this condition be amended to read "bay".

Condition 10: While this is a standard SCC condition, item (i) is very open-ended and therefore onerous. Either the extent of the before and after surveys should be clarified or this item should be omitted.

Continued...

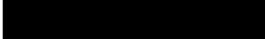
Page 2

Having regard to the above, it is my view that as drafted the conditions do not meet the requirements of paragraph 56 of the NPPF. On this basis, I would be grateful if you could omit or amend the conditions as appropriate.

Yours sincerely



**PHIL BELL**  
**Managing Director**

**E** 

cc Andrew Slater, Surrey County Council  
Steven Brown, Woolf Bond Planning