

Planning Policy
Elmbridge Borough Council
Civic Centre
High Street
Esher
KT10 9SD

Date: 6 February 2024

Dear Sir / Madam

Land East of Blundel Lane, Oxshott | Written Representations to Stage One of the Elmbridge Local Plan Examination

Knight Frank submitted this representations letter to the Council on behalf of the landowner at Land East of Blundel Lane ('the site') to the Elmbridge Local Plan Examination Stage One.

These representations provide a summary of our responses to some of the issues raised by the Inspector. This is within the context of our overall objective to promote the site for future residential development and / SANGs provision. As we have previously set out in our representations to the emerging Local Plan, the site is available and suitable for development and development is achievable.

Matter 1: Legal Compliance and Procedural Requirements (including Duty to Cooperate) – Issue 1: Have the relevant legal requirements been met in the preparation of the Plan and is the Plan legally compliant?

1.2: Has the Council maximised the effectiveness of the Plan by engaging constructively, actively and through an on-going basis with the prescribed bodies on the relevant strategic matters identified and how has this been undertaken?

No. We consider that the Statements of Common Ground demonstrate that the Council has not effectively worked with neighbouring authorities to help meet the shortfall of housing needs in the Borough. The Council has failed to do so by failing to meet its housing needs and amend its Green Belt boundaries where exceptional circumstances may be present. The Council's justification for this is not considered to justify the approach.

1.4 Elmbridge Borough Council has set out within its Statement of Compliance and associated update (CD014 and CD015) and associated appendices (CD016) how it considers it has complied with the DtC. The Council have also submitted a number of Statements of Common Ground (SoCG) in support of this position. What has been the nature of the cooperation undertaken and on what issues has it focused?

We consider that while the Council has engaged with its neighbours, it has failed to move forward with a strategy for meeting their unmet housing need. Further to this, a strategy which included the amendment of Green Belt boundaries to meet housing needs was rejected, regardless of the lack of support from other authorities. While the discussion of Green Belt boundaries is likely more appropriate for Stage Two, we consider this an important point to raise at this stage.

We trust that these comments are useful and feed into the Examination.

Yours faithfully



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