

25 March 2023



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Dear Ms Masters

ELMBRIDGE BOROUGH COUNCIL EMERGING LOCAL PLAN EXAMINATION REPRESENTATIONS TO THE STAGE 2 EXAMINATION HEARINGS

I write to you on behalf of my client The Crown Estate (TCE) to respond to the Inspector's Stage 2 "*The spatial strategy and the distribution of growth over the Plan period, including the approach to the Green Belt and site allocations*" schedule of matters, issues and questions. Savills have prepared responses to Matters 2, 3, 4 and 5, as four separate statements with enclosures.

Historically, Savills has been acting for TCE on four strategic development promotions in EBC: -

- Site SA-41 / GB63 Loseberry Farm, Claygate (referred to by TCE as Land South of Hare Lane, Claygate in previous representations and now a part of a wider promotion referred to as 'Land to the west of Claygate station');
- GB46 Land East of Blundel Lane & South of Waverley Road;
- GB19 Land East of Danes Way, Oxshott; and
- GB58 Horrington Farm, Claygate.

All the promotions are in the present Green Belt, in locations directly adjacent to settlement boundaries.

The primary promotion is now Land to the west of Claygate station, which is being promoted jointly with the adjacent Claygate Telephone Exchange, which has now been confirmed for decommissioning by 2031. TCE is working together with TT Group to facilitate the redevelopment of the BT exchange at Claygate (as the freeholder of the majority of BTs property estate including Claygate Telephone Exchange) which is previously developed land, along with additional TCE land to be released from the Green Belt to facilitate that and make a comprehensive and highly sustainable new neighbourhood next to the railway station.

TCE is committed to delivering high quality placemaking that meets the local need for more homes in Elmbridge. TCE have provided a document on their purpose and strategy, which is enclosed with this covering letter. Their approach to land promotion, in line with their organisational strategy, is to deliver a legacy for place in the longer term. This includes delivering enhancements to local biodiversity, positive social impact and value, open spaces and environmental infrastructure to enable a sustainable community next to Claygate station.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Should Elmbridge Borough Council wish to consider additional sites to help meet its housing needs via Green Belt release, then TCE can provide support and offer its landholdings as a highly sustainable location to the west of Claygate station.

At the Hearings on Matters 2-5, I will be present for the first part, and fellow Director Jonathan Dixon the other part. Savills will convey evidence that there is scope for EBC to consider proportionate and limited Green Belt release (in accordance with national policy and many other Local Plans nationally) to ensure the emerging Local Plan is sound.

In the meantime, if you have any questions, please do get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Charles Collins", written in a cursive style.

Charles Collins MSc MRTPI
Savills Planning Director

Enclosures:

- The Crown Estate - Purpose and Strategy
- Matter 2 Statement
- Matter 3 Statement
- Matter 4 Statement
- Matter 5 Statement