1. We write with specific reference to the development proposals for the land at Thorpe Lea Road West, Egham (Site Allocation SL8) which are subject to a live planning application, which was submitted in January 2019. The application was submitted against the backdrop of pre-application discussions stretching back to 2017.

2. Our client’s allocation (SL8) is noted at the end of document RBCLP_63 as follows:

14) CB: Note, I spoke with Tim separately who said access on to Thorpe Lea Road West via New Wickham Lane would be satisfactory in principle to accommodate 200 dwellings worth of movements, subject to modelling.

3. An application for 220 dwellings is still under determination by the Council. As part of the formal consultation process, Surrey County Council highways team issued its response in April 2019 to confirm the above position taken at April 2018 when document RBCLP_63 was published that, ‘subject to appropriate mitigation and recommended conditions, no objection is raised with the proposals’.

4. We also wish to reiterate that the suite of upgrade works in relation to the Housing and Infrastructure Funding (HIF) bid for the A320 does not impact our client’s site. The additional evidence base published in September 2019 prior to the reopening of the Local Plan examination in November 2019 confirms this.

5. Significant progress has been made with the Local Plan through the examination process and with detailed pre-application discussions with the Council in relation to the proposed development. The Site is capable of delivering the full 220 new homes very early in the life of the Plan period with the benefit of an early planning approval.

6. We would welcome the publication of an interim report recommending that the SL8 site is unaffected by these wider matters and can be determined by the Council prior to the adoption of the Local Plan to meet the identified urgent housing need.