

FEDORA

The Voice for Oxshott

To: Elmbridge Borough Council Planning Officers

Re: Planning application 2025/2147

25 November 2025

This second response to the application for development of the site at Clouds Hill Farm (that the applicant proposes to call Clarence Park) is submitted by FEDORA-The Voice for Oxshott CIC. It provides additional information to supplement our submission of 31 October 2025.

FEDORA has commissioned an independent company (ATC) to provide current data on traffic speeds and volumes on the A244. We have also requested John Russell Transport Planning (JRTP) an independent consultant, to review the data on our behalf and a copy of its report of November 2025 is enclosed. This report also examines the trip data for a residential site adjacent to Clouds Hill Farm that was referenced in our first submission of 31 October but wasn't considered by JRTP in the first report for FEDORA.

The enclosed report summarises the data from both sources, analyses the data and considers the implications in relation to both specific NPPF requirements and the safety of current and possible future residents of Oxshott.

This is a technical expert report which sets out clear conclusions. These supplement and support our previous request that the application should not be approved. In summary FEDORA's conclusions from consideration of the data are that:

1. The applicant has chosen to use data which has little basis in fact and is materially inaccurate
2. Demonstrably therefore the application does not comply with key elements of the NPPF.
3. The facts regarding traffic volumes, types and speeds serve to support the concerns raised previously about the lack of safe sustainable travel options from the proposed development site. Indeed, if the development were to proceed it would expose both current and future residents to additional safety risks, particularly those who cannot or don't wish to travel by car.

It is also relevant to consider the application in relation to recent comments by Steve Reed, the Secretary of State for Housing Communities and Local Government, regarding proposals for further amendments to the NPPF. While we accept that no changes to the NPPF have been approved by Parliament the remarks indicate the intention behind developing Government policy. Mr Reed makes it clear in his remarks that the intent is to encourage development which is within **15 minutes walk** of well-connected transport hubs such as train stations. As you will be aware from consideration of the application, and we highlighted in our submission of 31 October, the Clouds Hill Farm site is not well connected to any public transport and specifically is **30 minutes walk** from the nearest railway station. We also suspect that in citing a 15 minute walk Mr Reed had in mind a simple and safe walking route, not one that requires pedestrians to cross a road carrying c20,000 vehicles per day.

Please do not hesitate to contact us if any of the data presented requires clarification.

Attachment: Traffic Survey Summary Note prepared by JRTP