

23 April 2025

Attention: James Lehane
SCC Highways
11 Cockshot Hill
Woodhatch
Reigate
RH2 8EF

SLR Project No.: 425.065470.00001

RE: Outline Planning Application Ref: 2023.1281
Nutfield Green Park: Former Laporte Works Site, Nutfield Road, Surrey

Dear James,

I refer to our recent meeting on 1 April where we discussed the proposed S.106 obligation outlined in your response dated 14 March 2025. The applicant team in attendance were grateful for you and your colleagues time and found the meeting productive and encouraging with a view of forging a way forward to an agreed and common outcome.

Considering the SCC's 14 March 2025 response and the information provided via email on the 11 April, we set out the following draft Heads of Terms (HoTs) for the S.106 obligation towards the Digital Demand Responsive Transport service. We have sought to keep these terms brief, with the objective at this stage to give you sufficient information to allow SCC to withdraw their objection and for this outline application to be considered at the next Tandridge District Council Planning Committee. Assuming a positive outcome, we can then work together to draft the S.106 clauses based on these Heads of Terms:

1. Service specification as set out in SCC email of 11 April. SCC obligated to provide this service for the duration of the funding.
2. An upfront payment of 2 years [£296,000] paid prior to first occupation.
 - This will support the set-up of the widened Digital Demand Responsive Transport service.
3. An annual payment of £148,000 [index linked], that will commence in year 3, for a period of 25 years.
 - This will take the contribution to £4,000,000 over a period of 25 years (when taken together with 1.)
4. An escrow account that will provide the source of the annual £148,000 payment for the duration of the 25-year period.
 - This will provide SCC certainty and funding guarantee.

This approach may differ to that which the applicant considered necessary and presented previously; however this is aimed at meeting the outcomes that SCC wish to see and will allow the previous objection to be resolved. We further consider this approach to be consistent with the relevant planning tests set out by the NPPF paragraph 58, together with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

We trust you have sufficient information to inform our discussions on Friday 25 April at your offices and look forward to discussing this then. If you have any queries, please do not hesitate to contact myself.

Regards,
SLR Consulting Limited

David Bird
Director – Transport and Mobility Planning

Office phone: +44 3300 886631
Mobile: +44 7767785090
Email: David.Bird@slrconsulting.org

