

WH/385/12/6

5 April 2019

Mr Edward Chetwynd-Stapylton
Planning Services
Elmbridge Borough Council
Civic Centre
High Street
Esher
KT10 9SD

33 Jermyn Street
London SW1Y 6DN

0370 777 6292
info@rapleys.com
rapleys.com

LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Edward

Re: Sandown Park Racecourse, Portsmouth Road, Esher KT10 9AJ (Application Ref: 2019/0551) – Response to Surrey County Council Environmental Statement Review

I refer to the above application and Surrey County Council's review of the Environmental Statement, issued on 25 March 2019 ('the ES Review').

ES Review Recommendation

The ES Review confirms that the submitted Environmental Statement ('the ES') complies with the minimum information requirements set out in the relevant EIA Regulations 2017. Notwithstanding this, it recommends that the applicant provides details of the individuals responsible for the preparation of Chapter 7 (Transportation) and Chapter 8 (Air Quality) of the ES in line with Regulation 18(5)9b) of the EIA Regulations 2017. The ES Review confirms that this information would be for clarification purposes, and therefore would not constitute 'further information.'

Accordingly, we hereby set out the competence and qualifications of the individuals responsible for the preparation of Chapters 7 and 8.

Competence and Qualifications

Chapter 7 (Transportation)

The Transport chapter has been prepared by Liban Bellezza MEng CIHT, Chris Pringle BSc (Hons) CIHT and Mike Lewin BSc (Hons) CEng MICE CIHT.

Michael Lewin is a Director of Transport Planning Practice and has over 30 years experience in traffic engineering and transport planning both in the UK and overseas. This has included Environmental Assessments, master planning studies, traffic engineering, public transport, pedestrian studies, cycling, traffic management, parking studies, Transport Assessments, Travel Plans, highway design, and environmental traffic issues. Michael is also an experienced expert witness.

Michael has worked on a wide range of projects. These have included masterplans, urban extensions, new settlements, town centre regeneration schemes, schools, shopping centres, retail parks, cinemas, leisure schemes, foodstores, industrial developments, distribution and residential developments. The projects often involve extensive liaison with local authorities, public consultation, preparing concept designs, planning for

RAPLEYS LLP IS REGISTERED AS A
LIMITED LIABILITY PARTNERSHIP
IN ENGLAND AND WALES

REGISTRATION NO: OC308311

REGISTERED OFFICE:
FALCON ROAD, HINCHINGBROOKE
BUSINESS PARK, HUNTINGDON
PE29 6FG

REGULATED BY RICS

public transport, S278 agreements, Environmental Assessments, Transport Assessments and Travel Plans. He has experience of a broad range of transport issues and access by all modes of travel for a range of public and private sector clients.

Some of the large residential projects Michael has been involved with include: the Houghton Regis Urban extension of over 5,000 homes over 2 million sqft of commercial floor space, shops, schools and community facilities. The project also included a new road link from the A1 to the M1 and a new road (Woodside Link) both of which removed traffic congestion from Houghton Regis and the surrounding area; a new settlement at Verney junction for up to 15,000 homes including a new railway station; masterplanning for a new settlement in Cambridgeshire for up to 50,000 homes; an urban extension north of Luton for 4,000 homes, shops, schools community facilities and commercial floor space. This included promoting a new road between the M1 and A6 where we supported Central Bedfordshire Council in obtaining a grant towards the roads construction.

Some of the other large projects Michael has been involved with include: the London 2012 Olympic bid; master planning for London's Royal Docks; Paddington Basin; London congestion charging scheme; the East London Assessment Study, Power Court Luton; Cribbs Causeway; Bull Ring Birmingham; West End Green, Lots Road power station and Regents Place. He also has experience of construction projects being an assistant resident engineer of A55 Bodelwyddan bypass.

Michael has benefited from working overseas broadening his awareness of transport issues and solutions. His overseas experience has included projects in Australia, South East Asia, America, Egypt and Europe. He was responsible for the landside transport planning studies of Hong Kong's Chek Lap Kok Airport a new terminal for British Airways at JFK airport in New York, a masterplan for the Woolloomooloo dock areas of Sydney, the Sydney Bike Plan and two new resort cities in Egypt of up to 80,000 homes and a new shopping and office complex of over 2million sqft.

Before forming Transport Planning Practice Michael was a Sector Director for Capita Symonds who he joined in 1999. Between 1981 and 1999 he worked for Ove Arup and Partners based in London but with time overseas in Australia, Hong Kong and New York.

Chris Pringle is a Senior Transport Planner with over 10 years experience in transport and development planning. Chris has provided advice at all stages of the planning process from feasibility and scoping, through to implementation. Chris takes a day to day management role on a range of projects which require the preparation of Environmental Assessments, Transport Assessments and Statements, Travel Plans and Technical Notes.

Liban Bellezza is Transport Planner with four years of experience currently working at the Transport Planning As part of his role, Liban is responsible for the preparation of Environmental Assessment Transport Chapters, Transport Assessments/Statements and supporting technical documents for a range of residential, commercial and industrial developments.

Chapter 8 (Air Quality)

The Air Quality chapter has been prepared by Elen Owen BSc (Hons) AIEMA with contributions from Jethro Redmore BEng (Hons) MSc CEnv PIEMA MIAQM MIEEnvSc.

Jethro Redmore, Director at Redmore Environmental, holds a BEng in Energy Engineering from Leeds University and a MSc in Environmental Pollution Control, also from Leeds University. He is a Chartered Environmentalist (CEnv), a Member of the Institute of Air Quality Management (MIAQM), a Member of the Institute of Environmental Sciences (MIEEnvSc) and a Practitioner of the Institute of Environmental Management and Assessment (PIEMA). He has previously sat on the council of the IAQM and been involved in working groups for the production of technical guidance. In his role as Director at Redmore Environmental he

is responsible for directing the air quality assessments undertaken by the company. He was previously employed as Associate Director by Resource and Environmental Consultants Ltd, Senior Air Quality Consultant by Hyder Consulting, Senior Air Quality Consultant by WYG and Air Quality Technician by RPS.

Jethro has worked as a professional environmental scientist for approximately 14 years. He has been responsible for conducting environmental studies for major road improvement and construction schemes, power stations, oil refineries and other major industrial complexes. In addition, he has carried out numerous air quality assessments of mineral, commercial and retail proposals as well as providing specialist advice in the field of air quality and odour to Local Authorities and National Environmental Agencies.

Jethro has undertaken air quality assessments for a wide variety of residential schemes, from individual properties to large scale 'eco-towns'. These studies have been carried out for Environmental Statements, planning applications and to investigate potential nuisance issues, and have often made reference to relevant industry guidance produced by the Department for Environment, Food and Rural Affairs (DEFRA) and the IAQM, amongst others.

Elen Owen is a Senior Air Quality Consultant at Redmore Environmental. Elen holds a BSc in Biology from the University of Manchester and is an Associate Member of the Institute of Environmental Management and Assessment (AEMA). In her role as Senior Air Quality Consultant she is responsible for the management and coordination of land development projects and delivery of air quality assessments.

Elen has worked as a professional Environmental Scientist for over 3.5 years. She has been responsible for conducting environmental studies for a range of projects including residential, commercial, industrial and agricultural sites. These studies have been carried out in support of planning applications and Environmental Statements and have made reference to relevant guidance.

Summary

The ES Review confirms that the submitted ES complies with the minimum information requirements set out in the relevant EIA Regulations. Notwithstanding this, as per the recommendation of the ES Review, this submission provides clarification on the competence and qualifications of the individuals who prepared Chapter 7 (Transportation) and Chapter 8 (Air Quality) in line with Regulation 18(5)9b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

I trust this clarifies the matter, and there is no outstanding issue which requires a further submission in respect of the ES Review. I would be grateful for your confirmation of this.

Yours sincerely,

Wakako Hirose

Wakako Hirose (Apr 5, 2019)

Wakako Hirose

BA (Hons) DipTP MRTPI

Senior Associate - Town Planning

wakako.hirose@rapleys.com

07876 030418

cc. Sarah Smith – Partner, Rapleys LLP