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Email: info@ottershawforum.com Website: www.ottershawforum.com

14th October 2022

Runnymede Borough Council Planning Dept

Addlestone

Surrey KT15 2AH

via e-mail

Planning Application RU.22/1317, Entrance Feature, Brox End Nursery Site, 183 Brox Road, Ottershaw – ONF Comments

Dear Sirs,

I refer to the above Planning Application.

Our opinion is that it should be **Refused** on the following grounds.

1. The objective of the development, in line with policy and guidelines is to integrate seamlessly into the surrounding buildings and area and respond positively to the local context. This will ensure that the overall varied and eclectic nature of this area is properly preserved. This includes our interpretation of Policy EE1 which the proposer quotes for compliance.
2. As such the proposed addition of a pseudo gated entry feature with curved brick pillars and brass name plates is both completely out of character and demonstrates a boundary feature implying some form of segregation.
3. This is entirely counter to what should be sought which should be something similar to the street scenes at the mouths of all the nearby roads feeding off Brox Road.
4. As such no wall should exist to the development boundary and soft/green landscaping used, perhaps with the addition of one or two native trees.
5. This should not be approved until it is significantly revised. We do not wish precedents set for "them and us" style brick wall entrances to developments which will drive division rather than integration.
6. The planning application document indicates that advice had been sought from RBC Planning but the evidence of this has not been included in the application, as such compliance with this advice, if given, cannot be ascertained.

7. We also encourage care in the positioning and strength of lighting at the entrance in order to ensure privacy is preserved in adjacent properties.

Signed electronically:

ROliver

Bob Oliver

Treasurer/Project Manager – ONF

For and on behalf of the Ottershaw Neighbourhood Forum