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The Planning Officer
Runnymede Borough Council
Council Offices
Station Road
Addlestone
Surrey

20 November 2021

**Planning Application RU.21/1957 St Peters Hospital Guildford Road Chertsey
KT16 0PZ**

Dear Sirs,

The above application submitted on 12/11/21 seeks to amend the condition 35 attached to the consent RU.17/1815, which requires highways improvement works at the hospital access road junction with the A320 to be completed prior to occupation of a limited defined number of dwellings.

This condition was imposed along with similar conditions limiting the number of dwellings being occupied on several sites contained within the RBC Local Plan allocations. This was to ensure that the necessary Highways infrastructure including that approved under the Housing Infrastructure Funding along the A320 corridor, was completed to mitigate against the existing capacity constraints.

It is therefore considered entirely **inappropriate** that this condition being applied to be amended should be permitted.

The applicant states that the St Peters scheme is the only such scheme in the Local plan allocations to be implemented. This is irrelevant as the A320 capacity studies by Surrey CC clearly indicate that key elements of the A320 are over capacity at peak times. This applies to most of the roundabouts including St Peters. There is clearly no capacity available to absorb any increase in development housing numbers until the required works are undertaken.

The traffic figures utilised by the applicant are those recorded in February and March 2019, and claim that the traffic volumes now are significantly less than that pre-pandemic period. This is clearly not true , particularly evidenced by the significant congestion occurring as of now on the A320 at peak times. Peak time traffic is now returning to or exceeding pre pandemic levels.

A relaxation of the requirements set out in the condition 35 of the planning approval RU.21/1957 would act as a contravention of the Local Plan requirements for the A320 traffic mitigation across all relevant sites and set an indefensible precedent for other applicants to secure the same relaxation.

The Ottershaw Neighbourhood Forum seek for this application for amendment of conditions to be refused.

Yours faithfully,

Michael Freshney
Secretary to the ONF
On behalf of the Ottershaw Neighbourhood Forum