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Surrey County Council

Planning

Via e-mail

Land At Junction 10, A320 Guildford Road, Ottershaw, Surrey. Condition 16 Proposals (Lighting)

Dear SCC Planning,

1. Firstly we wish to raise the issue of notification. As a Statutory Consultee we believe we should be invited to comment on the discharge of conditions but to date we have not received anything from you. Grateful if you could investigate and confirm/provide.
2. The following are our comments on the above condition which in our opinion should **NOT** be discharged until the following are resolved as they have a significant impact upon any proposed lighting solution.
3. The Appendix 1 - Junction 10 1300 Series Lighting Layout Sheet 1 of 10 plan published on 26 Jun 23 does **not** reflect the approved plans and further in some cases does **not** reflect any plans in the public domain for this scheme. To our knowledge this is the only plan which reflects this information. The key departures are:
 - a. The Access road for the SuDS on the roundabout is not present, this was not on the approved plans, added on the CPO/SRO plans and confirmed to us as existing by the project team in December. If the access road is to exist, the lighting scheme will require amendment in this area.
 - b. The car park implied solution has no markings in its SE corner, the shape and location reflect the original approved plan (but not the CPO/SRO ones). We remain uncertain as to what SCC's thinking and intent for use is here but it appears that there will be an unused area in this corner, we presume as mitigation for the 'Veteran' trees whose RPAs go beneath this area. It is noted there is no plan for lighting in this area.
 - c. The Guildford Rd North planning boundary does not go to the full extent of the approved plan. The approved plans end north of the access track onto the

Mandry Xmas Tree Farm. The plans provided are approx. 50metres short of this and omit key detail.

4. The above plan also omits certain information which is directly relevant to the specification, existence and location of lighting. The following are those we are aware of:
 - a. The omission of the footway on the new promontory which covers the existing roundabout. (note this has also changed shape on the CPO/SRO drawings and has removed up to 3 trees which are currently on the existing roundabout)
 - b. The omission of the crossing point on the extension of Chobham Rd (which we are told is to be a Toucan crossing).
 - c. The omission of existing and planned trees/vegetation which in some instances will impact the lighting scheme.
5. The above amendments and omissions we would expect to have a direct impact on the tables listing the lighting requirements at Appendix 13-1, 14-2 and 14-4.
6. We note RPA consultants comments which also reflect discrepancies between the approved plans and the ones provided for this task.
7. We reiterate. **There is no definitive set of authoritative plans.** As such confusion prevails and the potential for error is clearly high if different parts of the project process are working off different plans.
8. Other Lighting Issues:
 - a. It is not clear what the intent of the 2 illuminated signs is on the sharp bend in Brox Rd.
 - b. Query whether there are any plans for illuminated direction/destination signs on the junction. Currently none appear to be present apart from what is shown on the roundabout.
 - c. There is no specific lit signage for the new Toucan crossing on Chobham Rd.
 - d. The Wig/Wag lights for the ambulance station are not included.

Signed electronically

R Oliver
Treasurer/Project Manager – ONF

Ottershaw Neighbourhood Forum

For and on behalf of Ottershaw Resident Groups:

OWARA

BRAG

MRRA

Ottershaw Society