



Email: [info@ottershawforum.com](mailto:info@ottershawforum.com) Website: [www.ottershawforum.com](http://www.ottershawforum.com)

12<sup>th</sup> May 2022

Runnymede Borough Council Planning Dept

Addlestone

Surrey KT15 2AH

via e-mail

**Planning Application RU.22/0552, (Travis Perkins Site), 66 Brox Road, Ottershaw – ONF Comments**

Dear Sirs,

I refer to the above Planning Application.

1. The following represent the endorsed comments, observations and objections of the Ottershaw Neighbourhood Forum Steering Committee on behalf of its membership.

**General**

2. Broadly speaking our view is that this appears to be a well constructed application avoiding negative impact to the local historical building located adjacent to the site and preserving the TPO tree also adjacent to the site. The elevations are in keeping with the surrounding area and the materials proposed appear to be of a quality suited to the development. In addition, we note the good provision for cycle storage and provision of habitat for birds and bats.

**Design & Character**

3. The proposed development appears to be well proportioned and in character with the surrounding area and improves the visible elevation/street scene views. On-site parking and waste stores are all partly or completely masked from the road elevations. The TPO oak is retained.
4. The northern block of the new proposed development is in very close proximity to that of the listed Toad Hall Building and no 64. The latter may be an overlooking issue.  
**Recommend DEFER pending study into proximity & overlooking issues.**
5. The proposed secure cycle and refuse store is currently at the outer edge of the development. There may be merit in this being located closer to the residential development. This may perhaps release further space for parking.  
**Recommend consider relocation deeper into the development.**

### **Parking Provision**

6. Although the new parking provision meets current standards (noting the RBC standard is very old), it is at the lower level of the permitted range. It is our view that this will create an overspill of several vehicles which will require parking nearby. In our opinion this is not available as vehicles cannot park near this very busy junction. It is worthy of note that this junction was by far the highest return for requiring a pedestrian crossing to improve child safety from the ONF recent community survey (c25% of responders). We wonder if moving the refuse/cycle store further into the development will free up some capacity. Alternatively, the development could perhaps be reduced to remove some of the parking requirement.

**Recommend DEFER until solutions for additional parking provision is investigated/provided.**

Signed electronically

*ROliver*

Bob Oliver

Treasurer/Project Manager – ONF

On behalf of the Ottershaw Neighbourhood

Forum