



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

31 October 2023

Runnymede Borough Council Planning Dept

Addlestone

Surrey KT15 2AH

via e-mail

Planning Application RU.23/1403, 66 Brox Road, Ottershaw – ONF Comments

Dear Sirs,

I refer to the above Planning Application.

1. The following represent the comments, observations and objections of the Ottershaw Neighbourhood Forum Steering Committee on behalf of its membership.
2. In general we recommend this is **REFUSED** for the following reasons.

Site Capacity

3. We have observed the site over recent months and have concluded that the operation is very cramped with an increasing amount of material on the site and more being placed at the front directly impacting the streetscene. The consequence of this is its inability to accommodate its vehicles. This has resulted in at least 3 large UK Site vehicles being parked on the street, often day and night, usually two on Brox Road and one on Slade Road. Annex A shows some of the locations used for off-site parking. Note that some of the workers' cars are also parked on the street.
4. It should also be noted that the adjacent property 64 Brox Road is currently vacant, as is the Brockhurst site opposite. As such the on-street parking problem will only worsen unless these vehicles are accommodated on-site.
5. It is our conclusion that the portakabins, covered area and WC block leave insufficient space for this business to safely operate within its footprint.

Streetscene

6. The two portakabins installed at the front of the site along with the increasing piles of materials also placed on the frontage there have a detrimental effect on the streetscene. All other nearby local businesses of this kind have narrow gates or frontages (Atlas) or are screened by vegetation (WS Hunts).

7. Finally, in our opinion, given that this business also operates on often past 18:00 and given the above, the previous applications for a COOP would have been preferable and would have provide a better asset for the village and a retail outlet closer to the new Broxborough and Oaklands (and future Field Nursery) developments and a little away from the village centre thus alleviating some of the growing congestion issues in this area.

Signed electronically

ROliver

Bob Oliver

Treasurer/Project Manager – ONF

On behalf of the Ottershaw Neighbourhood Forum