

10th November 2022

**Delivered by email**

Planning Department  
Runnymede Borough Council  
Runnymede Civic Centre  
Station Road  
Addlestone  
KT15 2AH

**FAO:** [REDACTED]

Dear [REDACTED]

**AMENDMENTS TO SCHEME – APPLICATION REFERENCES: RU.22/0454**

**LAND AT OTTERSHAW EAST, OTTERSHAW**

We are writing on behalf of Vistry Homes ('the Applicant') with regard to recent discussions in relation to the live hybrid planning application at 'Land to the east of Brox Road, Ottershaw' (RU.22/0454).

We are now proposing to reduce the scheme by two units (previous plot numbers 26 and 27) Therefore, we seek to amend the description of development to the following:

*"Hybrid planning application comprising: (a) Phased full planning application for the demolition of existing buildings, provision of 2 x replacement garages for 155 and 157 Brox Road and delivery of a residential development (Use Class C3) comprising 184 dwellings (including 35% affordable housing) and 2 Gypsy and Traveller Pitches, informal and formal open space, footpaths, cycleways and internal roads, landscaping, planting and drainage infrastructure. Creation of new vehicular and pedestrian access into the site from Brox Road; and (b) Outline planning permission for: The use of 0.1 ha of land for the provision of a GP Surgery of up to 800sqm (Use Class E) with associated parking and landscaping."*

A full suite of amended plans is included with this submission to reflect the change, and these are set out in Appendix 1 to this letter.

In the interim, please do not hesitate to contact me, if we can be of any assistance.

Yours sincerely,

6th Floor North  
2 Charlotte Place  
Southampton  
SO14 0TB

T 023 8072 4888 [turley.co.uk](http://turley.co.uk)

**[REDACTED]**  
**Director**

**[REDACTED]**

**Enc. Appendix 1 – Revised application material**

## Appendix 1: Revised Application Material

### Hybrid planning application at 'Land to the east of Brox Road, Ottershaw' (RU.22/0454)

*“Hybrid planning application comprising: (a) Phased full planning application for the demolition of existing buildings, provision of 2 x replacement garages for 155 and 157 Brox Road and delivery of a residential development (Use Class C3) comprising 184 dwellings (including 35% affordable housing) and 2 Gypsy and Traveller Pitches, informal and formal open space, footpaths, cycleways and internal roads, landscaping, planting and drainage infrastructure. Creation of new vehicular and pedestrian access into the site from Brox Road; and (b) Outline planning permission for: The use of 0.1 ha of land for the provision of a GP Surgery of up to 800sqm (Use Class E) with associated parking and landscaping.”*

Application Drawing / Document	Reference	Status
Planning Statement, prepared by Turley		No change
CIL Form 1		Description of development amended to reflect reduced unit numbers
Application Form		No change
Statement of Community Engagement		No change
Affordable Housing Statement prepared by Pioneer Property Services		No change
Air Quality Note, prepared by Hoare Lea	MEM-1013195-AQ-AD-20220309	No change
Heritage Statement, prepared by Pegasus	P20-1893	No change
Utilities Assessment		No change
Ground Investigation Report (Part 1 – 4) prepared by ASL	203-20-087-11R2	No change
Street Lighting Layout	6560-MJA-SW-OXX-DR-C-800 P1	No change

Energy and Sustainability Statement prepared AES Sustainability Consultants Ltd		No change
Site Utility Assessment, prepared by David Postle		No change
Outdoor Lighting Report prepared by Lighting Reality	6560)	No change
HBS PV-Indicative Site Layout	PV-100 rev A	No change
Environmental Noise Survey, prepared by Hoare Lea	REP-1013623-5A-TH-20220	No change
Construction Traffic Management Plan, prepared by Tetra Tech	784-B035292	No change
Schedule of accommodation		7126-D.02K
Detailed Schedule		7126-D.04B
Transport Assessment prepared by Hub Transport Planning Ltd	T21583	No change
LOC Location Plan	Rev B	No change
BLOC Block Plan E	Rev E	Rev G
PL01 Site Layout - Presentation	Rev M	Rev O
PL02 Site Layout	Rev M	Rev O
PL03 Detail Plan - Sheet 1	Rev E	Rev G
PL04 Detail Plan - Sheet	Rev F	Rev H
PL05 Character Area Plan	Rev B	Rev D
PL06 Site Layout - Topo Overlay	Rev C	Rev E
PL08 Affordable Housing Plan	Rev C	Rev F
PL09 Materials Layout	Rev D	Rev F
PL50 Street Scenes	Rev E	Rev F
PL51 Street Scenes	Rev C	Rev E
PL52 Street Scenes	Rev C	Rev D

PL53 Street Scenes	Rev C	Rev D
PL54 Street Scenes	Rev C	Rev D
PL55 Street Scenes	Rev C	Rev D
PL60 Site Sections	Rev D	Rev F
PL61 Site Section	Rev B	Rev C
PL62 Site Sections	Rev B	Rev D
PL63 Site Sections	Rev C	Rev D
PL64 Site Sections	Rev C	Rev D
PL110 Cooper - Proposed Plans and Elevations	Rev D	Rev E
PL111 Cooper - Proposed Plans and Elevations	Rev C	Rev D
PL112 Cartwright - Proposed Plans and Elevations	Rev C	Rev D
PL113 FOG - Proposed Plans and Elevations	Rev C	Rev D
PL114 Hazel - Proposed Plans and Elevations	Rev D	Rev E
PL115 Elmslie - Proposed Plans and Elevations	Rev D	Rev F
PL116 Elmslie - Proposed Plans and Elevations	Rev C	Rev D
PL117 Asher - Proposed Plans and Elevations	Rev C	Rev E
PL118 Becket - Proposed Plans and Elevations	Rev A	Rev G
PL119 Becket - Proposed Plans and Elevations	Rev E	Rev F
PL120 Spruce - Proposed Plans and Elevations	Rev D	Rev E
PL121 Spruce - Proposed Plans and Elevations	Rev C	Rev D

PL122 Cypress - Proposed Plans and Elevations	Rev B	Rev C
PL123 Cypress - Proposed Plans and Elevations	Rev A	Rev B
PL124 Croft - Proposed Plans and Elevations	Rev D	Rev E
PL125 Croft - Proposed Plans and Elevations	Rev C	Rev D
PL126 Aldridge - Proposed Plans and Elevations	Rev D	Rev F
PL127 Mylne - Proposed Plans and Elevations	Rev D	Rev E
PL128 Mylne - Proposed Plans and Elevations	Rev D	Rev E
PL129 Speirs - Proposed Plans and Elevations	Rev D	Rev F
PL130 Chestnut - Proposed Plans and Elevations	Rev F	Rev G
PL131 Chestnut - Proposed Plans and Elevations	Rev B	Rev C
PL132 Chestnut - Proposed Plans and Elevations	Rev D	Rev E
PL133 Maple - Proposed Plans and Elevations	Rev D	Rev E
PL134 Maple - Proposed Plans and Elevations	Rev C	Rev D
PL135 Mulberry - Proposed Plans and Elevations	Rev C	Rev D
PL136 Birch - Proposed Plans and Elevations	Rev D	Rev E
PL137 Birch - Proposed Plans and Elevations	Rev C	Rev D
PL138 Lime - Proposed Plans and Elevations	Rev C	Rev D

PL139 Yew - Proposed Plans and Elevations	Rev D	Rev E
PL140 Garages	Rev B	Rev C
PL141 G&T Outbuildings - Proposed Plans and Elevations	Rev A	No Change
PL142 FOG & Apartment Plans	Rev B	Rev D
PL143 FOG & Apartment Elevations	Rev C	Rev D
PL144 Private Apartment Plans & Elevations	Rev D	Rev E
PL145 Apartment Plans & Elevations	Rev D	No change
PL146 Flat Plans & Elevations	Rev E	No change
PL147 Elmslie - Proposed Plans and Elevations	Rev A	Rev B
PL148 Becket - Proposed Plans and Elevations	Rev A	Rev B
PL149 Garages - Sheet 2 \ \	-	Rev A
Design and Access statement - Addendum		7126-D.11
Hard landscape proposals Sheet 1 of 5	CSA/5830/110 rev B	CSA/5830/110 rev C
Hard landscape proposals Sheet 2 of 5	CSA/5830/111 rev B	CSA/5830/111 rev C
Hard landscape proposals Sheet 3 of 5	CSA/5830/112 rev B	CSA/5830/112 rev C
Hard landscape proposals Sheet 4 of 5	CSA/5830/113 rev B	CSA/5830/113 rev C
Hard landscape proposals Sheet 5 of 5	CSA/5830/114 rev B	CSA/5830/114 rev C
Soft landscape proposals Sheet 1 of 5	CSA/5830/115 rev B	CSA/5830/115 rev C

Soft landscape proposals Sheet 2 of 5	CSA/5830/116 rev B	CSA/5830/116 rev C
Soft landscape proposals Sheet 3 of 5	CSA/5830/117 rev B	CSA/5830/117 rev C
Soft landscape proposals Sheet 4 of 5	CSA/5830/118 rev B	CSA/5830/118 rev C
Soft landscape proposals Sheet 5 of 5	CSA/5830/119 rev B	CSA/5830/119 rev C
Landscape Masterplan	CSA/5830/120 rev B	CSA/5830/120 rev C
Landscape and Visual Appraisal (18 <sup>th</sup> August 2022)	14436/R04c/AL/PIJ/WL	No Change
Soil Management Plan (23 August 2022)	GE20829-SMP-APR22	No Change
Site Waste Management Plan (23 August 2022)	GE20829-SWMP-AUG22	No Change
Flood Risk and Drainage Strategy (August 2022)	(PJS21-058-DOC-001C)	No Change
Drainage General Arrangement	DR-501-Rev D	DR-501-Rev E
Highways General Arrangement	DR-502-Rev D	DR-502-Rev E
Contour Layout	DR-503-Rev D	DR-503-Rev E
Swept Path Analysis – Refuse	DR-510-Rev B	DR-510-Rev C
Swept Path Analysis – Fire Tender	DR-511-Rev B	DR-511-Rev C
Swept Path Analysis –Caravan	DR-512-Rev B	DR-512-Rev C
Road Safety Audit – Stage 1	July 2022	No Change
Travel Plan prepared by Hub Transport Planning Ltd (August 2022)	T21583 rev A	No Change
Arboricultural Impact Assessment (25 <sup>th</sup> August 2022) prepared by Tyler Grange	14436_R02c_RA_CW36_R02c_RA_CW	No Change
Arboricultural Method Statement (25 <sup>th</sup> August 2022) prepared by Tyler Grange	14436_R03b_RA_CW	No Change



Daylight and Sunlight Assessment rev 2 by Herrington (September 2022)		No Change
Ecological Impact Assessment (August 2022) prepared by Tyler Grange	14436_R01b_NMR_CW	No Change
Ecological Impact Assessment Addendum (September 2022) prepared by Tyler Grange	14436_R07_NMR_TW	No Change
Shadow Habits Regulations (August 2022) prepared by Tyler Grange	14436_R06a_RL_CW	No Change

