

**RUNNYMEDE BOROUGH COUNCIL
INTERNAL MEMORANDUM
CONSULTATION ON PLANNING APPLICATION**

My Ref: RU.21/0672 Date: 02/07/2021
From: Louise Waters To: RecipientName

Proposal: Outline planning application for residential development (Use Class C3); serviced gypsy/traveller pitches (Sui Generis); GP Surgery (Use Class E); associated landscaping, utilities and drainage infrastructure; and associated infrastructure and enabling works including the demolition of all existing nursery buildings and glasshouses. All matters are reserved for future consideration with the exception of access to the site, to be taken from Brox Road.

Location: Land to the east of Brox Road

Brox Road
Ottershaw
KT16 0LQ
(Ottershaw East).

PLEASE RESPOND WITHIN 14 DAYS

You are notified that the above application has been received and the relevant plans and documents can be viewed on the Council's website under the above reference. You are being formally consulted so that your comments can be taken into account when the application is determined and to support any appeal against a refusal. To assist, please complete the form below by deleting any statements that are not relevant, and adding any additional comments. You are advised that your comments will be published directly to the Council's website.

Please email the completed form to planning@runnymede.gov.uk within 14 days of the date of this consultation even if it is to confirm NO OBJECTIONS. In the absence of a reply within this period, it will be assumed that you have no objections. Please contact the case officer for further information should you require assistance.

No comment	
No objection	
No objection subject to conditions	Please specify wording of condition recommended in space below together with your reasons for requiring the condition
Objection	Please set out in full the reasons for your objection in space below with reference to any documents or policies that you are relying on
<p>Comments:</p> <p>Thank you for the opportunity to comment on this planning application. We are pleased to note that the outline application proposes a policy compliant 35% Affordable Housing and that, "should the overall number of dwellings provided alter, the Planning Agreement will ensure that the proportion of Affordable Housing provided will be maintained at 35%." We would request involvement in preparation of the Planning Agreement to ensure the tenure mix meets the current and projected affordable housing need.</p> <p>We are pleased to note that, of the rented dwellings, the one and four bedroom units will be let at Social Rent and two and three bedroom homes let at Affordable Rent (ie 80% of market rent but not exceeding LHA).</p> <p>All the properties (not just the 2 and 3 beds indicated) must be let to 'qualifying persons' i.e. nominees of the</p>	

Council.

We are of the view that this site offers the opportunity for good quality houses and gardens for **all** the residents and – knowing the importance of the quality of living environment as highlighted in during the pandemic – should not include any flats. The greatest need for rented accommodation is for 2 bedroom, 4 person homes, so the properties should be large enough to accommodate families of this size.

The Council will need to approve the choice of RP, which should be one of the Preferred Partners on the list attached, and early discussion with the RPs is encouraged.

Name of responding officer: [REDACTED] Business Development and Policy Manager Date: 01/07/21

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