Runnymede 2030 Local Plan Examination

Representor No 703/1944 Jim Nichol/Brox End Nursery Residents Association (BENRA)

As chair of BENRA and Brox Lane Residents Associations BLaRA) I represent the members and supporters who number in excess of 200 local residents and households.

1. **Matter 3**

2. **Question 3.1 (a), (b) and (c)**

3. RBC has failed to show how their plan will enhance the environment or be of benefit to existing residents. The NPPF suggests that new housing should be of a density and design that blends in with surrounding areas.

4. Throughout the Plan, RBC specifies the site build densities as ‘A Minimum of...’ at a stage when no planning applications have been considered or decided against NPPF criteria of appropriate density or design. Any attempt to estimate the total number of units on a development should be described as an ‘estimate’.

5. It is unhelpful for the plan to consider sites as ‘Policies’.

6. **Question 3.1 (d)**

7. I support Michael Freshney’s submission to you for Examination on this question.

8. The transport infrastructure in the RBC area simply cannot cope with even existing development. The main (but not only) issue is with the A320 road and recent suggestions that the Highways Authority (Surrey County Council) should revert to RBC to find a solution is entirely unsatisfactory. The issue of improvements to the A320 should and must be a primary responsibility of Surrey County Council because the problems spread through several Boroughs as the road passes from Guildford to Staines – all of which already have identified capacity problems. It is unsound to treat this subject in a piecemeal fashion. Proposed ‘solutions’ to A320 issues offered by RBC with its Plan are blatantly unworkable and ill-conceived. The required improvements should be fully funded by developers and construction completed before any construction work on new housing is allowed to commence.

9. With regard to school infrastructure – apart from simply providing extra places for expanding population for children, the Plan shows no evidence that access infrastructure (highways) must be properly addressed. Existing schools at Ottershaw (Fletcher Road/Close), Holy Family (Ongar Hill, Addlestone) and Salesian (A320 Chertsey) already cause traffic gridlock issues and dangers and simple expansion of the schools should not be contemplated.

10. I respectfully suggest the Plan is returned to RBC until robust solutions for highways and schooling are offered and funded within the Plan and residents are properly consulted on options.