Re Proposed Modifications to Runnymede Local Plan

20th February 2020

Runnymede Borough Council,
Civic Centre,
Station Road,
Addlestone,
Surrey.
KT15 2AH

Dear Sirs,

I wish to raise concerns/objections regarding the latest information relating to the Runnymede Local Plan.

1) It seems that a number of significant changes are proposed which have been decided at the 11th hour which were not open to scrutinization in the original plan i.e. made without resident input, and from my understanding, that of ward councillors, which is out of order. I refer to the decision to increase Gypsy/Traveller plots in the Green Lane.

2) The concentration of Gypsy/Traveller pitches in such a confined area which is totally inconsistent with other areas and wards, a number of whom have no pitches allocated at all. That the Longcross Garden Village Gypsy/Traveller pitches have been transferred to Bittams Lane and re-designated as “Showman Plots” at Longcross. The plot (Bittams parcel C) which this currently affects has a dubious history when it was granted 1 pitch allowance (retrospective) on appeal a few years ago. If you look at the site now you can see how this has been abused thus flouting planning rules. The document states that the increase in travellers pitches was to reflect discussions to meet their needs; with whom were these discussions held?

3) The suitability of Bittams Lane to accommodate all the additional traffic that will be created, given that it is currently used by traffic trying to get to the M25 quicker than they can from St Peters Way Addlestone. Because this is always blocked in the morning, drivers come up Green Lane, turn into Bittams Lane down to the A320 and approach the M25 from the Chertsey end. Given that Bittams Lane is no more than a country lane with a hill and several bends, which are difficult to see around and are hazardous for traffic which currently have access particularly Fernlands & Hillcrest Avenue, as well as the residents on the Lane. Additional traffic will only lead to the potential for accidents. When at the top of the hill, which is also a bend the road is only 4 metres wide, there being a curb with vegetation growing to the edge one side and a pavement the other, and is the similar design & not much wider for nearly its total length. This makes it a potential hazard for any emergency vehicles especially when passing other traffic and particularly if required to pass another large vehicle such as a bin collection vehicle.

4) A while ago the Highways department stated that they are going to modify Junction 11 of the M25. The plan showed that the slip roads proposed will cross 2 of the plots of land in the Bittams lane area. This will have an additional impact on what is proposed.

5) Whilst stipulation regarding such matters as noise protection and insulation have been included in the specification for properties being built on plots of land close to the M25, who will want to buy these properties as they would not be able to open their windows or go into the gardens in the warmer weather as the noise will be horrendous let alone the pollution levels. The areas allocated as part of the Bittams Area should have more trees planted on them to absorb vehicle fumes rather than having them cut down which will happen in order to complete construction. There is already a high concentration of housing in the area with high traffic volumes being close to the M25, which is
on the traffic news most days of the week as having congestion around Junction 11. This leaves vehicles at a standstill with engines running and thus more and more fumes locally.

Yours Sincerely