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14th June 2024

Runnymede Borough Council Planning Department
Addlestone
Surrey KT15 2AH

via email

Planning Application RU.24/0464, Land between Druids Lodge and The Spinney, Stonehill Road, Ottershaw

Dear Planning,

1. I refer to the above Planning Application which we recommend should be **REFUSED** for the following reasons.

Current Usage Issues

2. The site is far too small to safely and appropriately support the existing use of stabling and livery. The site is now of reduced size due to the letting of the main pasturing for other use and the addition of extended stabling. There are also large spoil heaps on the area and other animals are also kept on the land. The site falls far short of the guidelines for the required acreage for the safe keeping of horses.
3. The existing stable block has been extended by using two small sheds, one at each end which were previously used for storage and are therefore of a size considered NOT suitable for stabling, There are therefore only 4 correctly sized stables present on the site.
4. The site has no proper drainage system and consequently is wholly or partly under water for a good deal of time. This is not a suitable environment for any livestock to be sustained and it is evident that animals are kept in appalling muddy conditions.

5. Also due to the lack of adequate drainage at the site, the animal effluent is progressively increasing and contaminating the site. This is having a severe impact on neighbours. This includes persistent noxious fumes and regular fly and rat infestations. This contravenes acceptable health and safety standards.
6. It would also appear that the inhabitants of the caravan on site do not themselves have appropriate foul water/sewerage collection or disposal facilities.
7. The site has access from Stonehill Road. The site has limited scope for vehicle movement, parking and turning resulting in large vehicles reversing onto the road. The limited on site parking results in vehicles being regularly parked on the frontage on the road resulting in highway congestion and safety issues.
8. This site has now been reduced over time through the sale or letting of 3 of its land parcels for either residential use or pasture. The very small remaining parcel, now embedded within residential development we would now consider completely inappropriate for this type of use. The site should be vacated, action taken to remove effluents and left fallow to return to its original state.

Signed electronically

J Last

Chair – ONF

On behalf of the Ottershaw Neighbourhood Forum