



Tuesday, 18 April 2017
Head of Planning Services
Elmbridge Borough Council
Civic Centre, High Street, Esher, Surrey
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Shables
Round Oak Rd
Weybridge
Surrey
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Dear Aline Goult

Elmbridge Planning Application 2017/0445 Riverside Church Walk

OBJECTION

1. VALIDITY OF APPLICATION The Weybridge Society asks if this application should have been validated and registered as it is incomplete in so many ways. From the drawings it is difficult, if not impossible to determine levels, the required clearance and flow through requirements. The Environmental agency's letter of the 15 March also makes these points -e.g. the applicants' FRA has not, as required, assessed the 35% climate change impact to the finished floor levels. The drawings in the body of the application and those in the FRA appear to be different in a number of ways in such detail as to the side garage, rear extension and raised decked areas.

2. INTRODUCTION Our Planning Panel supports the 20 objectors to this current application and provide these comments on the basis of what we think the applicant is trying to achieve. We therefore object to this planning application for side extension increase height dormer windows and moorings for the following reasons:-

3. ADDITIONAL BUILDING ON THE FLOOD PLANE In our opinion no additional building should be allowed on the flood plane without allowing the flood water to pass easily under the building. This area is already a high density of buildings close to this on the existing flood plane, defined as zone 3a. It would appear that the plans to provide raised floors etc. would not really satisfy flood resilience, water flow or compensation. It is clear from the response from the Environmental agency that they require clarification of a number of points. We assume from the drawings the intention is to raise the floor level of the proposed new build slightly above that of the existing buildings, it would seem that no consideration has been given to where the water from the adjacent river in flood will go without being diverted and resulting in the water flowing on to flood other houses rather than being stored on this site. The drawings are not clear about the detail of the raised floors, how much room underneath them and whether the sides, front or back of the building allow for free water flow or not.

4. PARKING We agree with the objectors that the current parking problems will obviously made worse. We cannot find any of the expected detail drawings of the proposed garage, parking and access slopes.

5. TRAFIC DANGERS Similarly we agree with the objectors, this is a very difficult area to turn and park and dangers already exist for the pedestrians that use the 2 public foot paths. The current problems may well be made much worse by this proposal.

6. RECOMENDATIONS It would seem that no real attempt has been made to design an extension in anyway compatible with a building directly on the river that can flood from both the River Thames and the River Wey.

Yours sincerely,
Raymond Spary Chairman Weybridge Society Planning Panel