

Our reference: COM120160282

Application number: 2019/1219

Application address: Bridge Road (southwest of junction with Arnison Road) East Molesey
Surrey KT8 9HY

Name: Mrs Kaiser

Address: 12 Boleyn Court, Bridge Road, East Molesey, Surrey, KT8 9HY

Comment type: You object to the planning application

Date of comment: 21 May 2019

Comment: I object strongly to the proposed plans for the siting of a monopole mast and communications station at the junction of Bridge Rd and Arnison Rd, for the following reasons: Firstly, the voluntary consultation was astonishingly limited in scope and coverage. There was a clear lack of transparency and openness in the way this process was followed. The applicant notes in their Planning Statement that "...Boleyn Court residents had been consulted and that the voluntary consultation process was ongoing at that time. Further information was also provided on the site selection process...", but this is only partially true and the voluntary consultation seem to have been purely box ticking exercise as the developer never provided full information about the development and allowed only a very limited 14 day timescale for the public consultation which we felt was discriminatory as it did not allow an appropriate assessment by the residents and provision of full comments from those potentially affected. The developer didn't respond to Boleyn Court residents' concerns and objections, and there was clearly no intention to engage in full public consultation with the local residents to try and address their concerns. This alone is deeply concerning. Also, apart from the Boleyn Court very limited number of residents on Arnison and Bridge Road have been notified and consulted.

Secondly, this proposed site at the corner of Bridge Road and Arnison Road, in a dense residential area, is wholly inappropriate. This is a small verge of grass in between a pavement and the low border wall to our property, which is set back behind the garden fronting both Bridge Road and Arnison Road.

We are wholeheartedly unconvinced of the safety assurances given and all residents from Boleyn Court are strongly opposed to the mast being so close to our bedrooms. We are also unsure of what noise would be generated by the 4 cabinets placed next to the mast. Any noise pollution created will not be welcomed. Also, as mentioned above our garden borders with Bridge Road only with a low brick wall and greenery, which will not screen the mast and the 4no cabinets (significantly larger than the existing cabinet). This unsightly development will greatly impact and harm our amenity and use and enjoyment of our garden.

Thirdly, the proposed new site also borders with two conservation areas – The East Molesey (Bridge Road) and The East Molesey (Kent Town) - and is opposite a listed building (Kingfisher Court). These are all designated heritage assets which will be harmed by the proposed development. As promulgated by the national ("National Planning Policy Framework" – NPPF) and local (Elmbridge's Development Plan 2015) policies the new development needs to make "a positive contribution to local character and distinctiveness".

Furthermore the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation..." (Para 193) and that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should

require clear and convincing justification..." (Para 194) – in this case it does not appear that the proposed development is compliant with any of the above. On contrary its appearance and sitting in such a prominent location will adversely impact the local townscape and harm the setting of the heritage assets and their character and appearance.

Finally, the NPPF also states that the necessary evidence to justify the proposed development should include "for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure." (Para 115c) and the Elmbridge Development Plan 2015 (DM16) Telecommunications states that "Installations should avoid sensitive local areas including conservation areas and listed buildings, Green Belt, sites of nature conservation importance, sites of special scientific interest, Local Green Space, strategic views and landmarks and the Thames Policy Area unless there is evidence that this is technically impractical."

We have not seen any evidence to this effect as we are still unconvinced at how much resource has gone in to finding a more suitable site. A lot of possible sites were non-starters, so we would welcome seeing why other locations, masts or other structures in the area were not deemed suitable.

The new development is also proposed to be installed near to The Orchard School on Bridge Road which should have been consulted and according to the NPPF the necessary evidence to justify the proposed development should include "the outcome of consultations with organisations with an interest in the proposed development...".

We trust you will take our strong objections into consideration and ensure that other alternative sites are considered fully,