


From: Mike Raath [REDACTED]  
Sent: 16 February 2023 11:59  
To: Town Planning  
Cc: Michelle Raath  
Subject: Objection to planning applications 2022/2118 and 2022/3796

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RE: Objection to planning applications 2022/2118 and 2022/3796

Dear Elmbridge Planning Department,

We are writing to formally object to the planning applications 2022/2118 and 2022/3796 submitted for the development of flats at the top of Oatlands Drive in Walton-on-Thames. As residents of the area immediately adjacent to these developments (we live in Ashley Close), we are deeply concerned about the impact this development will have on our area and the quality of life for those of us who call it home.

My objections to this planning application are as follows:

There are 3 developments, submitted as 3 separate projects by the developer, in adjacent properties for multi-level flats where there were once detached family houses. We wonder why these were submitted separately and can only guess that this was to secure a greater chance of overall application success, when as a single development it would surely have been refused. In fact, the first part of the development was refused but was granted on appeal.

The impact on infrastructure: Oatlands Drive is already an extremely busy road at peak times and the massive increase in households and traffic will undoubtedly put additional strain on Oatlands Drive, Walton Bridge and New Zealand Avenue, leading to significant congestion and the associated negative environment effects, let alone the additional inconveniences to all road users.

The impact on the environment: Apart from the congestion impact mentioned above, the plot will be dominated by flats and parking, with significantly reduced green space. Both proposed developments are also considerably larger than the first proposal (2020/3223) - both in terms of extent and in the case of 2022/2118 in terms of height, being an additional storey. The green space allocated in the plans is riverside and marshy, and not adequate for recreational space.

The density of the proposed development is also significantly higher than the stated Elmbridge target of 40 dwellings per hectare, at roughly 90 dph.

The developer has not made adequate parking provisions for the residents of the proposed development - fewer than one parking for 2 units of the development meaning that this parking shortage will cause overspill into Ashley Close. We already see this during the development of 8-14 Oatlands Drive with the construction teams occupying all available on-street parking in Ashley Close for 3/4 of the road during the week.

We urge you to carefully consider the detrimental effects that this development will have on the community. The proposed project will significantly affect the character, environment and infrastructure of the area.

We strongly believe that this development is not appropriate for our community and urge you to reject the application. We urge you to consider alternative options that would be less detrimental to our community.

Thank you for taking the time to consider our objections.

Sincerely,  
Michael and Michelle Raath,  
11 Ashley Close, Walton-on-Thames, KT12 1BJ

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