

From: Town Planning
Sent: 23 February 2023 15:09
To: Samuel Traylor
Subject: FW: OBJECTION TO PLANNING APPLICATIONS 2022/2118 and 2022/3796

From: Rowland Fowles [REDACTED]
Sent: 21 February 2023 13:01
To: Town Planning <tplan@elmbridge.gov.uk>
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OBJECTION TO PLANNING APPLICATIONS 2022/2118 and 2022/3796

I have previously raised objections to planning applications 2020/0691 and 2022/2118 both proposing to replace family homes with flatted developments along this stretch of Oatlands Drive, and in addition I wish to object to 2022/3796. The Planning Inspectorate granted Consero Homes permission for the re-development of nos. 8-14 Oatlands Drive on appeal (2020/0691) following refusal of the plans by Elmbridge Council. The numerous objections to this unwanted development submitted by local residents were disregarded by the Government Inspectorate and permission was granted. I understand that planning law is complex, and Government guidelines must be adhered to. However it would be interesting to know if it is a prerequisite for Inspectors to familiarise with the general infrastructure of the local area when the site inspection is conducted, in order to determine its housing requirements and the impact upon the local community? These important aspects should be seriously taken into consideration and in the case of the 8-14 Oatlands Drive application the bad decision reached was loaded in favour of the developer. As a result of the appeal decision we are now seeing the inevitable consequences of further inappropriate applications being inflicted upon Walton and Weybridge residents.

The site in construction has now created a domino-effect land grab by the same developer providing the ideal opportunity for further destruction of family homes - with yet more flats - none of which are needed as numerous are vacant in the area. If permission for these applications is granted for a further block of 60 flats, (the 8 blocks comprising 111 flats in total) the character of this section of Oatlands Drive would become an unattractive hard streetscape, replacing what is currently a pleasing visual landscape due to the format/mix of detached homes. Obviously the generous plots these houses currently occupy has been the incentive for the developer's exploitation of these properties, with the owners having been approached and enticed with appealing buy-out offers. The neighbouring residents are naturally dismayed at the prospect of the ever-encroaching developments; with the prospect that their established family homes and lifestyle will be impacted by the threat of developers continually seeking more properties to add to their portfolios in the vicinity.

I note that Consero Homes are marketing the Riverside Gardens 1 bedroom flats at £350,000. These are obviously not suitable as family homes, which are much needed over and above those probably starting out on the housing ladder only requiring one bedroom. There is also no "affordable" flat provision in this development - so much for the Government policy advocating this broader scheme of housing to meet national demand.

To briefly summarise:

1. The building density of the submitted plans is overbearing, the solid apartment blocks being devoid of character.
2. The existing green landscape will become a hard streetscape at this section of Oatlands Drive.
3. No garden areas would remain within the submitted plans, with no suitable recreational space for residents.
4. The buildings and vehicle parking areas will cover almost the entire site, with inadequate resident/visitor parking spaces. Ashley Close is currently experiencing overflow construction vehicle parking and this well maintained residential road will be a future magnet for overflow parking.
5. No independent access is being provided, the shared access/service route would cause problems with numerous vehicles entering into the site, and exiting the site, along Oatlands Drive.
6. The increased volume of traffic the developments will generate will be unacceptable at this major junction causing highway delay and safety issues.
7. The 8 blocks of flats in total will be highly obtrusive visually from Cowey Sale and the River Thames.
8. The natural habitat and biodiversity at these locations necessary for the construction must not be destroyed. Immature sterile landscaping of the plots will not replace the established flora.

If any remaining heritage is to be preserved at this location the proposals for these flats must be considered as inappropriate developments and I urge EBC to refuse planning permission. The greedy developer must be challenged rigorously. Please refuse these applications.

Regards,

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