



Elmbridge Borough Council

... bridging the communities ...

Civic Centre, High Street
Esher, Surrey KT10 9SD
Switchboard: 01372 474474
DX: 36302 Esher

Website: www.elmbridge.gov.uk

Chief Executive: Adam Chalmers

15th March 2023

MEMORANDUM

To:	Clare Adamson Planning Officer SD Planning Services	From:	Dave Page Countryside Estates Officer Services Directorate
cc:	Ian Burrows Head of Culture, Leisure and Environment Services	Tele ext:	4565

2022/3796 16 Oatlands Drive Walton-on-Thames

As owners and managers of adjacent Cowey Sale, Elmbridge Borough Council's Culture, Leisure, and Environment Services wish to **object** to the above application for the following reasons:

1. The area of Cowey Sale immediately adjacent to the application site is part of a Biodiversity Opportunity Area and as such should be protected as much as possible to provide habitats which will allow biodiversity net gain. The recently restored large pond adjacent to the application site offers wildlife and amenity benefits in this popular amenity location.
2. In the same way as the blocks currently being constructed at 8-14 Oatlands Drive (2020/3223), the proximity of the proposed flats and the size and bulk of the blocks, being less than 8 metres from the boundary to the south-east and considerably elevated, are having and will have a direct and detrimental effect on sunlight levels reaching the pond and vegetation especially in winter. See photo of the current situation and imagine the same to the right of shot.



This photo also shows the loss of all existing habitat on the development side of the pond.

3. Disturbance. This number of flats with windows overlooking the site at such proximity will have a detrimental effect on small mammal movements due to disturbance by light, noise and movement of people in the dwellings. I note the comments made in relation to 2020/3223 from The Surrey Bat Group regarding additional artificial light spill to this area, and the necessity of showing that the development can proceed without unacceptable artificial light spill. See photo taken at dusk during construction which clearly shows this is not the case. Can Building Control monitor this site to ensure that light spill does not occur during the construction phase? As before, imagine similar light spill to the right of shot.



4. Threat to trees within the application area. We are concerned that this proposal and future amendments for this site will have a negative impact on the trees as per 2020/3223.
5. Regarding drainage, the speed of run off will surely increase, and lack of percolation due to the footprint of such a large development will put pressure on the Engine River. The likelihood of a pollution incident affecting Engine River is surely increased by the proximity of so many residential units.
6. Regarding 8-14 Oatlands Drive, there are amendments currently proposed for example 2023/0370 to allow roof terraces to all 4 blocks of flats, and 2023/0485 to add lift extensions and smoke ventilation shafts to all four blocks which if approved will be even more detrimental to our site. This process of adding features on after initial decisions is likely to occur on this latest application site given this history.

Yours sincerely

Dave Page MCIEEM, MSc. Env.Man.
Countryside Estates Officer