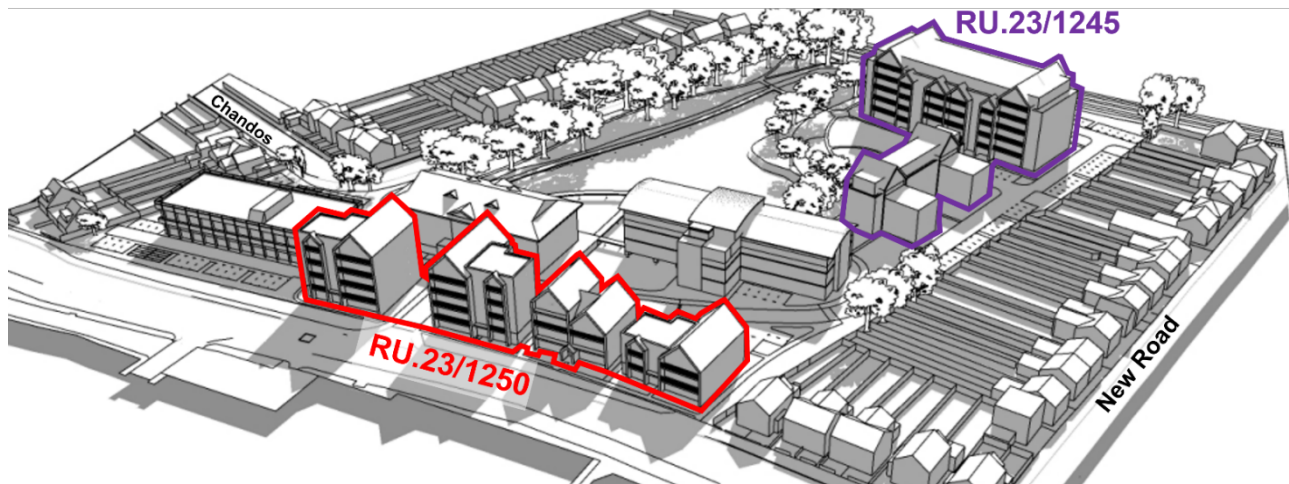


# NEIGHBOURS' OBJECTION LETTER RESPONSES TO THE PROPOSED DEVELOPMENT AT 30 THE CAUSEWAY

**WILL AFFECT YOU! TAKE ACTION NOW!**

We strongly urge you to object by emailing [planning@runnymede.gov.uk](mailto:planning@runnymede.gov.uk) or writing to Runnymede Borough Council (RBC), Civic Centre, Station Road, Addlestone, Surrey KT15 2AH- **BY 31ST JANUARY**. It is necessary to include the following information on every objection: your name and full address and the reference planning application (highlighted below). **TWO separate objection letters are needed** to reflect the difference in the proposed building work, however some points will be relevant to both applications. Valid objections can only be made against specific criteria, relevant to RBC & National Planning Policy which we have listed below. Please read and state them in your own words. *The volume of objections is critical to get the planning committee to take notice* and every member of the household can submit separate objections.



**Letter 1** – relating to application **RU.23/1245** (89 residential units in two blocks of high rise flats near lake 1x 4 storey, 1x 6 storey)

## **KEY POINT 1: the design and siting of the buildings**

- 👉 Visual impact on local area & impact on character of the area
- 👉 Overlooking/loss of privacy/visual harm/shadowing
- 👉 Layout and siting of building(s)
- 👉 External design and appearance

## **Useful background**

*The refused planning decision (RU.03/0624) for this site, stated that 'the occupiers of the adjoining residential properties ought reasonably to expect to enjoy the appearance of the area without detriment'.*

*The most recent refused planning decision (RU.21/2150) stated that 'layout, form, scale, landscaping and overall design failed to deliver a high quality and sustainable place.'*

This would include enjoying the established character and appearance of the area in its existing form. The layout and siting of the buildings would impact residents causing shadowing, overlooking and loss of privacy (direct line of sight into residents' homes, gardens and bedrooms etc) due to the excessive height, bulk and density. The surrounding neighbouring buildings are typically 2 storey Victorian brick houses and there will be no consistency of character. A 6 storey block and a 4 storey block will stand out. This constitutes a material loss of amenity that residents are reasonably entitled to enjoy.

## **\*\*\*\*Consider these questions in your response:**

How will this visually impact on you and the local area? How will this development change the look? How will this change affect your health & wellbeing with loss of natural light? If you have photos to show your current outlook, using these can emphasise what the impact might be. If the proposed sight is overlooking your property, please explain how it will affect you with overlooking/loss of privacy/visual harm/shadowing. Inclusion of the gate into Chandos Road, how will this impact on your privacy? Do you think the external cladded design and appearance is suited to local area? How will this impact you, your family and neighbourhood? Perhaps appearance of the area is why you moved here, and the significant change caused this development will impact on your well-being?

**ACTION:** We suggest you take some of the background elements above, perhaps illustrated by your feelings on this point, and use them to create part of your response



## **KEY POINT 2: Developing in flood zone 3**

### **👉 River Flooding – Building in Flood Zones**

#### **Useful background**

Does the application demonstrate that there are not reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding not that the proposed development would be safe throughout its lifetime and not lead to increased flood risk elsewhere? There are plenty of unused Offices Site in close proximity that would ideally lend themselves to be developed in this way. These Sites are Brown Field or currently developed on so would simply require change of use to Residential. This area has lost much of its below Ground Water storage capacity due to Gravel Extraction then infilling into sealed voids. Add to that the Basement Car Parks in Offices, Supermarkets etc. Worth noting is that RBC are still permitting Development on Land that Floods. This not only creates a risk for those moving into said Flood Zones but also adds pressure on an already depleted under ground storage area. This water needs to go somewhere and that somewhere is simply extending the Flood Area. Ground Water is the main issue. This effects the Sewers and Rain Water Drains alike. These are already at capacity so when infiltrated by rising ground water they start to fail at an alarming rate. The Causeway is flooded regularly after heavy rainfall. I believe that Thames Water have been discharging Sewerage into the Flood Waters over the past few days from Hamm Is. And at least 1 other Treatment works upstream. Adding more people into a failing system will only have one outcome. Finally when we Tarmac over what otherwise may have been Grass or Soil, we increase run off. This means that water flows across the hard surface faster and arrives at its only escape point (a drain). Should this drain be at capacity then the flooding in that area may be known as a Flash Flood. The water builds up, floods, then will eventually drain away. Generally speaking if the ground had been left in its Virgin state then most of this water would drain naturally and not be condensed at a single point. Again by removing the underground storage capacity or blocking the waters natural flow we generate a dam effect and the Water rises to the Surface faster. This again adding to the chances of being flooded from below as opposed to over the surface as in a River Bursting its banks. When a river bursts its banks it also surcharges the Ground Water and the Ground Water will rise in the surrounding areas faster than if the river remained in its channel. This indeed is what happened in this area in the Floods of Feb 2014.

#### **You may wish to note this?**

Previous application (RU.03/0624) for this site did not allow for additional storeys on the existing buildings for failing to satisfy such requirements.

**The most recent refused application (RU.21/2150) failed to satisfy the requirement to be unable to find reasonably available sites to build on with a lower risk of flooding and that the proposed development would be safe throughout its lifetime and not lead to increased flood risks elsewhere.**

### **👉 Groundwater Flooding**

#### **Useful background**

In February 2014 THE SITE and adjacent streets suffered groundwater flooding, causing the TOTAL failure of sewers serving the site and adjacent streets / local area. RBC's drainage engineer considered this serious issue when reporting against previous applications (RU.21/1519 and RU.21/1523) for this site, stating:

"...there is no evidence that the following residual risks can be safely managed:

- The development will increase flow rates into the sewerage network. Sewerage flooding as a result of groundwater flooding as has occurred historically on the site.
- The applicant has not demonstrated how this risk will be managed.

These proposals create an intense residential development, but they fail to acknowledge the above events / risks and offer no mitigation.

The Applicant's Flood Risk Assessment incorrectly states that the 2014 flooding "did not affect buildings on the site and normal operations continued throughout the event". In fact, British Gas could only remain on site because they had tankers taking their foul waste off site '24/7'.

Failure to resolve this proven risk is unacceptable and will increase the likelihood that your home will flood.

#### **\*\*\*\*Consider these questions in your response:**

Were you impacted by the 2014 Groundwater floods? Express your concern that nothing in the proposal prevents a repeat of 2014's flooding thereby it increases the risk of groundwater flooding / failed sewers? Mention the groundwater and river Thames flood alerts that have happened this week.

ACTION: We suggest you take some of the background elements above, perhaps illustrated by your considerations/concerns on this point, and use them to create part of your response.

## **KEY POINT 3: Infrastructure impact on the road network**

### **👉 Parking**

#### **👉 Impact on road network**

#### **Car Parking - Useful background**

**Our local roads cannot cope with overspill parking from this site.** The Applicant offers 0.5 on-site parking space per dwelling but claims there will be no adverse impact for our on-street parking. They are also proposing a new access gate at the corner

Chandos – to make it convenient for the new residents to park in our streets? **Overspill will be catastrophic to our quality of life!**

RBC Parking Guidance states 1 space per 1 or 2 bed dwellings and 2 spaces for 3 bed and also notes 86% (rising) of households own cars and multiple car ownership is rising. The Applicant has stated recent census data shows 58% of households use a car or van to travel to work (but this is likely understated because of Covid impact). The Applicant does not consider the impacts of visitors to the site.

**\*\*\*\*Consider the following in your response:**

**Many of the residents in the streets local to the site have no option other than on street parking. If parking pressures increase and people park inconsiderately, do you think this will affect highways safety? Please highlight your own current issues and your concerns as to the impact of overflow parking from this site.**

ACTION: We suggest you take some of the background elements above, illustrated by your considerations/concerns on this point, and use them to create part of your response.

#### **Impact on road network - useful background**

The traffic on The Causeway continues to increase. The recently opened Aldi and Lock N Store have already added to the traffic volume throughout the day. Staines Bridge is a daily bottleneck causing congestion along The Causeway to The Glanty and beyond. The Applicant has stated recent census data shows 58% of households use a car or van to travel to work, so an additional 89 residences, comprised of 1, 2 and 3 bedrooms are bound to further increase traffic volume.

**\*\*\*\*Consider these questions in your response:**

Have you experienced the congestion on The Causeway? How does the current level of traffic impact your day to day life? Do you feel you have any viable transport options other than using a car?

ACTION: We suggest you take some of the background elements above, perhaps illustrated by your considerations/concerns on this point, and use them to create part of your response.

#### **KEY POINT 4: Habitat**

##### **👉Ecology/Environmental impact**

##### **Useful background**

Our local toad population is considered to be of county importance, and is unique for an area like ours. The entire population's existence depends upon the pond at the site. In addition the site supports a high number of other protected species including bats, birds, hedgehogs, invertebrates and rare plants (Jersey cudweed). Application RU.23/1245 threatens these species through:

- Habitat destruction and degradation.
- Increased light pollution for bats.
- Increased heights/numbers of buildings threaten birds (window strikes).
- Increased roadkill incidents.
- Increased human disturbance.
- Increased chemical pollution and pesticides.
- More pets killing/disturbing.

**\*\*\*\*Consider these questions in your response:**

*Do you see lots of toads in your garden or do you take part in toad patrols? What do you think the impact on our important toad and other wildlife populations when the threats above are present? What will be the impact of the bridge over the toad pond? What do you think about the Applicant's plan to apply for a licence to kill and uproot the rare Jersey cudweed identified on site? Do you think the applicant has put effective plans in place to ensure no harm will ever come to the wildlife on site?*

ACTION: We suggest you take some of the background elements above, perhaps illustrated by your considerations/concerns on this point, and use them to create part of your response.

#### **KEY POINT 5: Failure to Consult**

Yet again the Applicant has failed to offer any meaningful consultation with the local residents. They have clearly demonstrated they have no genuine interest with regard to the negative impact on our quality of life and environment.

**Your comment: Please express your own thoughts concerning the Applicants failure to offer any genuine consultation with regard to these applications.**

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**Letter 2** – relating to application **RU.23/1250** (43 residential units in four blocks of flats adjacent to The Causeway 2 x 5 storey, 1 x 4 storey, 1 x 3 storey)



**KEY POINT 1: the design and siting of the buildings**

- 👉 Visual impact on local area & impact on character of the area
- 👉 Overlooking/loss of privacy/visual harm/shadowing
- 👉 Layout and siting of building(s)
- 👉 External design and appearance

**Useful background**

Consider the previous points made in relation to application **RU.23/1245**. In addition:

- The street scene will change, will it be in keeping with the residential properties on either side of it?
- Will there be an impact due to overlooking the properties adjacent to the development?
- Density and bulk of building will be increased as the four new blocks will sit in front of the current three buildings (Lakeside West (2 storeys) Lakeside East (2 storeys) and Lakeside House (3 storeys) ) The proposed blocks will range in height from 3 to 5 storeys. Are they too big and too high?

**\*\*\*\*Consider these questions in your response:**

How will this visually impact on you and the local street scene? How will this development change the look? How will this change affect your health & wellbeing with loss of natural light If the proposed sight is overlooking your property, please explain how it will affect you with overlooking/loss of privacy/visual harm/shadowing. Do you think the external design and appearance is suited to local area? How will this impact you, your family and neighbourhood? Perhaps appearance of the area is why you moved here, and the significant change caused this development will impact on your well-being?

**ACTION:** We suggest you take some of the background elements above, perhaps illustrated by your feelings on this point, and use them to create part of your response.

**KEY POINT 2: Developing in flood zone 2**

The points relating to River flooding and Groundwater flooding being impacted by application RU.23/1245 are relevant to this application also but it should be noted that this development would be predominantly in Flood zone 2 (i.e. lower risk than Flood zone 3)

**KEY POINT 3: Infrastructure impact on the road network**

The points relating to traffic and parking being impacted by application RU.23/1245 are relevant to this application. Please note that in the Transport Statement(s) submitted by the developers, wherein the existing 3 buildings (Lakeside East, Lakeside West and Lakeside House) were granted permission for conversion into 103 residential dwellings (Permitted Development), 109 car parking spaces were allocated within those three proposals. The majority of these spaces would disappear due to this new application as the new buildings are sited on the previously allocated car parking spaces.

**CUMULATIVE IMPACT OF THE WHOLE DEVELOPMENT:**

The two applications should not be considered in isolation of each other nor without factoring in the already agreed, permitted development, of the three old office buildings.

	Number of dwellings	Number of car parking
<b>Permitted development</b>	<b>103 units ( 95x1 bed, 8x2 beds)</b>	<b>109 were stated would be retained under the permitted development</b>
<b>Application RU.23/1245 (South Site)</b>	<b>2 blocks: 89 units (24x1 bed, 33x 2 beds and 32x3 beds)</b>	<b>59</b>
<b>Application RU.23/1250 (North Site)</b>	<b>4 blocks: 43 units (12x1 bed, 31x2 beds)</b>	<b>63</b>
<b>TOTAL</b>	<b>235 units</b>	<b>122 across the whole site</b>

✓	Check you have:
	Written TWO letters, one for RU.23/1245 and another for RU.23/1250
	Written the letters in your own words
	Included key points 1 and 2 (and ideally all other points mentioned)
	Included your name and address in your letters (these will remain private)
	Sent your letters to <a href="mailto:planning@runnymede.gov.uk">planning@runnymede.gov.uk</a> or by post to Runnymede Borough Council (RBC), Civic Centre, Station Road, Addlestone, Surrey KT15 2AH before 31 <sup>st</sup> January.
	Encourage other members of your household, neighbours and local friends to submit separate letters (the more individual objections the better)

