

Mr M. Clapham

Planning Development and Control,

Spelthorne Borough Council,

Knowle Green,

Staines TW18 1XB

21st May, 2012

From: Hon. Chairman Lower Sunbury Residents' Association (LOSRA)¹

Dear Mr Clapham,

Re: Objection to Planning Application 12/00517, Football and Athletics Stadium adjacent to XCEL leisure complex, Waterside Drive, Walton

It is regrettable that this Association was not advised of the proposed EXEL development until after the expiry date for which representations were to be made, and that its involvement only came about on reading a chance email received via the LOSRA Website. In the circumstances I trust that this representation will be received by Elmbridge LPA before the PO completes his/her report to Planning Committee.

With regard to the detail of the application the following observations are made on behalf of this Association:

- The site is Green Belt and whilst the provisions of PPG 2 may no longer apply, the NPPF provides sufficient protection with its presumption against a development on this scale .
- The banks of the River Thames opposite this location are a highly prized tourist and leisure facility, popular with cyclists, walkers and boaters alike. The proposal appears to ignore this much valued amenity.
- Walton Casuals FC's ground sharing with Walton and Hersham FC will imply pitch usage every Saturday and Wednesday during the football season, and for athletics, starting pistols and PA systems during the summer months. Noise attenuation measures are by no means sufficient. As a matter of scientific fact noise reflects off water and can be more intrusive from a distance than on land close by.
- The proposal intends to construct a 5.5m high bund immediately adjacent to the riverside road and towpath to form the banking and seating for the athletics track. This overbearing design will tower over the River and destroy its visual amenity and that of the Green Belt.
- The clubhouse and stand is 13m high on land which is already built up to be 3.5m above the towpath. It's profile will therefore extend to 16.5m – equivalent to a 7 storey building. The layout has been designed in such a way as to give no concession to the River, its users, the public or its riparian inhabitants on the opposite bank.

¹ LOSRA represents residents living in the Sunbury East and Sunbury West & Halliford wards covering some 3,800 dwellings of which 1273 are registered members (membership applies to a dwelling rather than an individual).

- The facilities are to be floodlit at night. The intrusion of light would constitute pollution as it would destroy the dusk and night time amenity of the public and residents of Lower Sunbury; not to mention the welfare of wildlife and the abundant waterfowl habitat.

It is not unreasonable to assume that were a similar application be put before Spelthorne Council, it would be refused for it would manifestly fail to satisfy policies contained within the Core Strategy and Policies Development Plan Document; notably: EN9(a), (b) & (c) (River Thames and its Tributaries); EN8 (a), (b), (c) &(d) (Protecting and Improving the Landscape); EN11 (a) &(b) (Development and Noise); and EN13 (b) (Light Pollution). In addition, the LPA would require a 'full' application as specified by EN6 (e).

If this application were to proceed, landscaping, with the planting of mature evergreen trees, and acoustic fencing should be an absolute requirement. In addition, serious consideration should also be given to the re-positioning of the picnic area, outdoor gym and children's playground to the northern extremity of the site, thus creating a greater distance of separation from the inevitable intrusion of noise and light.

In view of the concerns outlined above I would urge you to recommend refusal of this application.

Yours sincerely,

John Hirsh,

21, School Walk, Sunbury, Middlesex, TW16 6RB. www.losra.org