

Guidance for residents: Objecting to the Taylor Wimpey Application

Deadline: **Friday 19th September 2025**

1. How to view the application and make an objection

To view the application and technical documents:

- Go to EBC's planning portal <https://elmbridge.gov.uk/planning>
- Click the button: 'Find or comment on a planning application'
- Click the button: 'Search for a planning application'
- In the 'Application reference' box enter: 2025/2018

To submit an objection online:

- Click: [Make a comment](#)
- Use any of the planning themes below in your own words (say how it affects you)
- Keep comments factual, polite and clear

Encourage everyone in your household/neighbourhood to object - every objection counts

2. Objections (suggested themes)

Put your objections into your own words – these are suggested themes:

Green Belt/Grey Belt

- The site lies wholly within the Green Belt – it still safeguards the countryside from encroachment.
- The applicant (Taylor Wimpey) says it is "grey belt/weakly performing", but development here would undermine Green Belt purposes and set a precedent for releasing adjoining parcels.
- The most recent Elmbridge Local Plan (2023, withdrawn) did not allocate this land for release, suggesting it was not judged suitable for development.

Prematurity of the Application

- Elmbridge is preparing a new Local Plan (adoption expected 2028).
- Granting permission now would be premature, bypassing the normal plan-led process.

Houses and Flats (Design, Scale and Heights)

- The application is for up to ~150 homes (some shown at three storeys).
- This is out of keeping with the surrounding two-storey suburban character.
- The scale, density and heights are not appropriate for Long Ditton, especially near the Village Green.

Affordable Housing

- The application claims "up to 50% affordable housing" will be provided.
- Residents may question whether it will genuinely help those on Elmbridge's list, or mainly be shared ownership/"affordable rent" products that are still unaffordable locally.
- The % of affordable housing, type and mix is not fixed without a legally-binding agreement with the local authority (section 106 agreement) so these could change at a viability review.

Traffic and Transport

- Concerns with the transport evidence and the “20-minute neighbourhood” claim:
 - No GP surgery or significant employment is within a 20-minute walk.
 - The schools listed are Shrewsbury House and Wemms SEN (both private); St Mary's Juniors (nearest state school) is omitted, so everyday accessibility is overstated.
- The scheme is forecast to add ~641 daily vehicle trips; residents already see congestion/safety issues on Woodstock Lane North (narrow, limited footways) and at Hook/Hinchley Wood junctions.

Air Quality

- Data comes from nearby Air Quality Management Areas (Kingston/Hinchley Wood Lights)
- Even if modelling says “no significant impact”, residents can raise:
 - Dust/PM and air quality risks during the build phase.
 - Cumulative effects on already poor local air quality.
 - Risks to children at nearby schools and users of the Village Green.

Healthcare and Infrastructure

- There are no binding commitments to fund extra GP/healthcare capacity; pressure on stretched services would worsen.
- Schools (eg. Hinchley Wood Secondary) are full; no additional school places are proposed.

Village Green and Stokes Field Local Nature Reserve (Stokes Field LNR)

- The western area is registered Village Green (One Tree Hill); even if “retained and enhanced”, building next to it will harm tranquillity, setting and its natural character.
- Stokes Field LNR would face more disturbance from cats/dogs, garden fertilisers, trampling, and light/noise - impacts the applicant itself flags.
- These pressures accumulate and are hard to mitigate long-term.

Ecology & Biodiversity Net Gain (BNG)

- Early scrub/blackthorn is undervalued by the application documentation, but is important for rare wildlife such as birds, hedgehogs and insects (eg. brown hairstreak butterfly) all protected by law.
- Hedgerows are a “Priority Habitat” (ie. legally recognised as important habitats); any removed must be properly replaced with the same amount and in better condition.
- Six ancient trees on the site need space of at least 15m around them (eg. no lighting, pipes etc).
- The current lighting approach doesn't guarantee protection of bats from too much light pollution.
- The necessary “more than 10% BNG” headline is not backed up by proper technical documents.

Visual Impact & Lighting (night and winter)

- Heights are stated as “up to 2.5–3 storeys” with no height limits in relation to the surrounding countryside, resulting in likely break in the skyline and enclosure from the Village Green.
- The visual assessment is incomplete; with no accurate verified images indicating night time and winter visualisations showing how the site will look, especially with lighting at night and with zero leaf-cover.

Flood Risk & Drainage (SuDS)

- Flood risk/drainage plans are only basic ideas at this stage; detailed SuDs design and tests/maintenance etc has been deferred.
- Residents can ask that any drainage system be biodiversity-designed and come with a long term, legally secured 30-year maintenance plan.

3. What EBC will NOT consider

- Loss of private views.
- Impact on property values.
- Competition between businesses.
- The identity of the applicant/developer.
- Moral objections, personal circumstances, or private legal matters e.g. covenants

4. Important: Status of the Application

It is an **Outline** Application: what does this mean?

- The access onto the site from Woodstock Lane North for the purposes of development is the only **fixed** part of the application.
- The exact layout, scale/heights of buildings, appearance/materials to be used, landscaping/buffers/street trees, lighting, SuDs design, parking, roads and play areas etc are not guaranteed at this stage (they will be decided later as “Reserved Matters”).
- These could change (eg. more houses, higher storey buildings, less landscaping etc).
- The Design & Access Statement and Illustrative Masterplan are **illustrative only**. It is not binding unless there are conditions or legally binding agreements with the local authority.
- “Up to 50% affordable housing” and any off-site walking/cycling works rely on future legally binding agreements with the local authority; details and delivery are not secured yet.

5. Practical tips

- Focus only on planning grounds (see above).
- Use your own words – avoid copy-and-paste text.
- Draft in Word first and paste into the 5,000-character box (approximately 1.5 to 2 A4 pages).
- Encourage everyone in your household/neighbourhood to object - quantity counts!
- Object by **19th September 2025**

6. Other things you can do

Request an extension from EBC to the Comments deadline of 19th September 2025

- More time is needed to properly digest, understand and respond to the application due to:
 - scale of the development
 - important Green Belt designation
 - timing of the application (during the summer holidays) and
 - volume of supporting material.
- Email Carol-Ann O’Kane (Senior Planning Officer at EBC) tplan@elmbridge.gov.uk

Spread the word

- Talk to your friends and neighbours.
- Share this document and the flyer, encouraging others to respond to the application.

Lobby your Councillors

- Express your concerns, they matter.
- Share how any development would affect your daily life.
- Ask them to represent resident’s views.

Stay informed

- Go to our website: www.savehwldgreenbelt.co.uk
- Like and follow us both on Facebook
- Email contacts: paul.barlett@longditton.org and mark.herbert@longditton.org