

Portmore Park & District Residents Association

Head of Planning Services
Elmbridge Borough Council
Civic Centre, High Street
Esher, Surrey, KT10 9SD

Portmore Park & District Residents Association
c/o 3 Clinton Close
Weybridge, Surrey, KT13 8NU
1 June 2022

Dear Head of Planning Services

Re: 2022/0395 - Garages bounded by 11 and 27-28 Genside Road 1-22 Broadwater House
Genside Road and 1 Grotto Road

I am writing on behalf of the Committee of Portmore Park & District Residents Association to object to this application because of:

- loss of existing off-street parking increasing already severe on-street parking stress, and
- inaccuracies in the application documents.

This application is only a marginal improvement on the withdrawn 2020/3496, in that it proposes retention of 3 of the current 10-12 residents' parking spaces.

The proposed development would have a severely negative impact on existing residents of Genside Road in terms of parking:

- 12 of the 18 houses to the east of Genside Road have no access to the public highway other than via the 2022/0395 application site or the 2022/0397 site.
- Genside Road residents rely on parking 10+ vehicles on the 2022/0395 site (plus another 6-8 vehicles on the 0397 site) and have done so for decades.
- Genside Road suffers extreme termtime parking stress because of school parking. Without these spaces, many residents would have nowhere to park.
- The application would severely compromise any future possibility of electric car charging for residents of the 12 houses with no direct public highways access.

Increased parking stress

The development would significantly increase parking stress for existing residents of Genside Road, by removing 21 garages and retaining only 3 of the 10-12 off-street parking spaces used for decades by Genside Road residents.

This would take away essential parking spaces relied on by current residents.

Inconsistencies in the application

The 2020/0395 application form misleadingly states there are no spaces at present, and that it would be creating four additional parking spaces: 'Existing spaces 0, Proposed spaces 4'.

This is extraordinary, as there have for many decades been marked residents' parking spaces on the road surface of this site, and a sign saying "Residents Only Parking. How is that "0"?

The site plan at least recognises the existence of three of those current formal marked out spaces. **It ignores the further existing 5 formal and 3-4 informal spaces on this 2022/0395 site.**

The site red line in the Site Plan encompasses a larger area (including access road and existing parking spaces) than does the site red line in the Design and Access Statement.

Misrepresentation of the current situation

The application's Design and Access Statement states:

"Currently the garages and parking areas generally are in a poor state of repair, underused and subject to abuse such as fly tipping. Residents prefer to park in front of / in sight of their homes, those who have not created parking spaces within the curtilage tend to park on street or on the grass verges".

This misrepresents the significance of the parking area to residents, many of whom have no vehicular access to their curtilage, so have no opportunity to "create parking spaces within their curtilage" or "park in front of their home".

Twelve of those homes off Greside Road are remote from the road and have only pedestrian access, so "parking in front of / in sight of their home" is not possible for those residents – they have to rely on finding a space in the parking/garage site area, or in overcrowded Greside Road. Their position will become more difficult with the move to electric cars requiring parking with charging points.

The reality is that the parking areas are typically currently crowded with vehicles (usually 10-12, see photo), with residents' demand for parking exceeding supply.

Existing parking stress

Greside Road suffers extreme parking stress in non-Covid school term time:

- Greside Road is heavily parked with school staff parking. St George's Junior School has around 100 people who work on site (in non-Covid times). Most drive, but the school has only circa 30 staff parking spaces, so most need to find on-street spaces.
- Greside Road is adjacent to the school and has no significant parking controls. It is narrow, so some of the parking extends onto the pavements.
- Greside Road is also used by around 120 parents as an exit route from dropping off children in the morning, in a very efficient Surrey approved one-way 'kiss and drop' system (entered via the school's private road off Walton Lane).
- In contrast, afternoon school pickup is chaotic. Many parents use Greside Road, and need to find somewhere to wait, and somewhere to turn. This jams Greside Road solid with cars manoeuvring and waiting with engines running.

Greside Road residents' lives will become even more difficult if they lose most of their current off-street parking spaces (in the garage access road and outside garages).

It is essential that there is coordination with Surrey Highways to incorporate adequate parking for affected Greside Road residents, with provision for electric charging points, before allowing development of this site.

For the above reasons we believe EBC should refuse this application.

Yours sincerely

Miles Macleod
Chair, Portmore Park & District Residents Association



Grenside Road residents without directly adjacent public highway access rely on parking here on the 2022/0395 site – the photo shows 11 vehicles parked (with more in garages).