



Hurst Park Residents Association

27th November 2025

Mrs Clare Adamson
Principal Planning Officer
Planning & Environmental Health
Elmbridge Borough Council
Civic Centre
High Street
Esher
Surrey KT10 9SD

Dear Mrs Adamson,

Application Reference 2025/2278

Land Northwest of 8 Cherimoya Gardens West Molesey Surrey KT8 1SA

We are the Residents Association representing the housing estate of Hurst Park, and wish to strongly object to this application to build a block of three flats at the south-western end of Monaveen Gardens.

Many thanks for your previous help in explaining the planning context. Please study carefully our objection and ensure it is taken fully into account in your determination.

Hurst Park Residents Association

Our attractive wooded estate was developed by Wates during the mid-1960s on the site of Hurst Park Racecourse, which had closed in October 1962. Built in several phases, the estate now comprises about 900 houses.

The Hurst Park Residents Association was established in 1965 to serve the local community. We are dedicated to strengthening community bonds and preserving the unique character of the estate.

The Current Application

Our Association has followed with dismay the way that areas of our communal land have been parcelled up and sold at auction in the last two years. We believe this is seriously detrimental to the estate, and runs contrary to your Council's policies to protect the environmental quality of Elmbridge.

We note that the previous version of this application, ref. 2025/0498 was 'Returned' in August because the applicants had not realised that this was adopted Highways land.

The new application, ref. 2025/2278, is essentially the same scheme, to construct a detached two-storey building, with rooms in the roof space, to create three flats with ancillary parking and bin and cycle stores.

Our Grounds of Objection

We object to this application on three main grounds, each supported by the legal context or the adopted policies of Elmbridge Borough Council:

1. That the parcel of land is adopted Highways land under the control of Surrey County Council

The area of land covered by the application is not large, and resembles other wide verges seen around the estate. It reads as an extension of the road, and is too small for any housing development.

Surrey County Council's map of publicly maintainable Highways land is attached. This clearly shows that the land parcel in question is Adopted, and this will no doubt be confirmed by Surrey Highways. Its surface is therefore vested in the County Council as Highway authority by virtue of section 263 of the Highways Act 1980.

We believe that the land was adopted in 1962 by virtue of an agreement between South Western Land Holdings Ltd and the then Highways authority, Esher Urban District Council. A copy of this agreement is available.

This means of course that the applicant cannot enclose the land or interfere with it in any way without applying for a Stopping Up order under section 247 of the Town & County Planning Act 1990. Our Association would strongly object to this, and trust that Surrey Highways would also.

2. That the development would remove an amenity open space which forms part of Elmbridge's network of accessible and multi-purpose green spaces

The small open space covered by the application is a useful area of grass which breaks up the rows of houses and affords open space for leisure activities and children's play. It is protected by several Policies adopted by the Borough.

Elmbridge has begun the process of preparing a new Local Plan, but meanwhile its Core Strategy adopted in July 2011 remains in force. Policy CS14 states clearly that "The Council will protect, enhance and manage a diverse network of accessible multi-functional green infrastructure . ." through various measures.

Later on it states that 'Green Infrastructure Assets' include:

- Amenity green space (most commonly, but not exclusively, in housing areas) - including informal recreational spaces, green spaces in and around housing, domestic gardens and village greens.

The Core Strategy was developed by Elmbridge's Development Management Plan adopted in 2015. This further strengthens the protection of green space: Policy DM20 states that:

- (a) Local Green Space will be protected from inappropriate development unless there are very special circumstances that would clearly outweigh the potential harm.

We believe the Cherimoya/Monaveen Gardens parcel of land is clearly a Local Green Space which falls within the protection afforded by these Policies.

We are pleased to see that the protection of green spaces in Elmbridge's housing estates has been reinforced in two recent Appeals:

- At 2 Hollingsworth Close, West Molesey KT8 2TW, ref. 2021/1095. Appeal dismissed September 2022.
- At 7 Forge Drive, Claygate, Esher KT10 0HR, ref. 2024/1066. Appeal dismissed June 2025.

Both these are a clear precedent for the land on our estate.

3. That the development would undermine the cohesive character of the Hurst Park estate, with its balance of attractive low-rise housing and green space

Hurst Park is a delightful place to live, with a well-designed layout and a careful balance between low-rise housing and plenty of open green space. It is enhanced by many wonderful trees which have reached full maturity.

The estate's quality is recognised in Elmbridge's 'Settlement Character Assessment', which forms part of Supplementary Planning Guidance. The Companion Guide for Molesey, adopted in April 2012, calls the area:

3.48 A spacious, well laid out medium to high density housing estate (c1970s) comprising mostly long terraces of two and three storey houses deriving much of their style, material, use and layout from the earlier successful Span Developments found in other parts of the Borough.

3.50 Houses are generally set back from the roadside facing wide grass verges with street trees and mature landscaping.

The application proposes a tall, narrow block three storeys high, which would be highly intrusive and totally out of character with the low-rise 1960s houses around. If permitted, it would set a precedent for developments which would destroy the cohesive character of the estate described in the Companion Guide.

The scheme would construct three small one-bedroomed flats, which as a form of development is completely out of keeping with the estate's character of family houses with

2, 3, or 4 bedrooms. The flats could also generate up to 6 extra cars, which might well add to on-street parking pressures.

For all these reasons therefore, our Association strongly urges Elmbridge Council to refuse this application.

Please keep us informed on the outcome, and consult us on any further applications for this site.

Sincerely,

Charlotte Dean

Acting Chair

On behalf of Hurst Park Residents Association Committee

Charlotte@wineduphere.co.uk

Cc:

Cllr Ernest Mallett MBE

Cllr Kevin Whincup

Cllr Steve Bax

Cllr Richard Flatau

Ian Taylor, SCC Highways Information Team Manager