

Our reference: COM471029219

Application number: 2022/3525

Application address: The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN

Name: Mr Crow

Address: 15 Southfields, East Molesey, Surrey, KT8 0BP

Comment type: You object to the planning application

Date of comment: 11 Dec 2022

Comment: The proposed design appears to be too large to be in keeping with the local character and will affect the view of the landscape that is part of the local amenity while using the riverside path to reach Molesey high street.

The design is for 74 dwellings with a stated capacity of 236 people (based on 3B6P meaning 6). Using the planning maximum for car parking spaces for 1, 2 and 3 bed properties (which are often exceeded in practice) up to 103.5 spaces could be provided. Assuming 1 car per 2 occupants leads to a similar figure of 118 anticipated vehicles. By only providing 1 space per dwelling (74 spaces) approximately 30-50 cars will be displaced to local streets.

Removing the 2nd floor in buildings A and C would somewhat address the skyline and overlooking local properties impact. There would then be 54 dwellings with a design capacity of 162 people, and the proposed 74 parking spaces could be retained. Using the planning allowance and 2:1 ratio 75-81 vehicles might be anticipated, reducing "overflow" to around 10 vehicles.

Since the development on the old industrial estate there has been a noticeable impact on traffic flow at the junction of Ember Lane / Esher Road and Orchard Lane. As well as a number of accidents there are near misses as vehicles try to turn in and out of Orchard Lane (and Broadfields), especially during the rush hour periods when such turns can be hard to execute. It can be anticipated that these incidents will increase if more vehicles are making such turns.

The parking study is flawed in places. It is infeasible to consider Broadfields and Esher Road / Ember Lane as reasonable places for vehicles associated with the development to park. Although the study does note the already high use (84%) of kerbside parking on Broadfields it is unreasonable to consider that the remaining small capacity will not be used at times by residents of the main road and Broadfields.

Using basement parking in an area that has a history of flooding appears flawed. Even the risk of flooding during alert periods will displace cars to local roads as owners seek to protect them.

The diversion of the water main will cause otherwise unnecessary disruption to established wildlife. Consideration may be needed as to how the new pipeline and its surface impact will affect what has been undisturbed ground for decades.

While increased dwelling capacity may be desirable it will place further pressure on local amenities. Given the targeted resident demographic it would be pragmatic to require part of the development to house a general practice (GP) surgery to serve the local community.

I believe it should be a condition of the development that the current residents have continuous occupation on the site. The reason they are living there is that they rely on assistance to deal with events they could otherwise find stressful and harmful.