

Our reference: COM473262535

Application number: 2022/3525

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

Name: Mr Hunt

Address: Little Orchard 18 Orchard Lane, East Molesey, Surrey, KT8 0BN

Comment type: You object to the planning application

Date of comment: 21 Dec 2022

Comment: I wish to object to the proposed development of the Molesey Venture Site in Orchard Lane on several grounds.

The sheer size and mass of the proposals make it very clear this project is not just for the current residents. 260 senior housing units have already been given permission in the locality. We already have a glut of this type of housing in the borough and a terrible lack of any other. This additional development clearly demonstrates an over capacity.

In addition, one 4-storey and 2, 3-storey buildings towering over this residential area will impact the immediate neighbours on Orchard Lane and Ember Farm Way, but will also be negatively viewed from many vantage points in East Molesey, including the Wilderness, Spencer Road/Bell Road and all the way across to Broadfields and Southfields, particularly with the removal of several mature trees at the back and to the side of the site to work on the water main in the green belt land behind. Cow Common is common land available to all and this development will dominate and negatively impact those using the recreation grounds. Not to mention the detrimental effect on wildlife, the water system and road access/parking.

There is in the proposal an underground car park in the main building (block A) to the back of the development, which will present huge access implications and pose a distinct possibility of flooding risk in an area already on a floodplain and historically prone to flooding. There are already groundwater issues in the road and driveways after heavy rain. The excavations can't be positive for our wildlife, including bats, herons, owls and breeding kingfishers and the removal of so much earth so close to the river Ember will threaten what is already a finely balanced eco-system.

Orchard Lane is not a through road. It is a cul-de-sac with a turning circle where the entrance to the new development will be and has already had to absorb the Cala Homes development in 2017. Most days it is so parked up at the end where the entrance will be that any emergency services or refuse trucks cannot get through. See photograph below. There are not enough allocated parking spaces for the number of flats in the plans and no allocation for visitor parking. An additional knock-on effect will be no available parking for current residents, dog walkers or visitors on Orchard Lane and the roads close by such as Ember Farm Way, Ember Farm Avenue, Broadfields and Southfields. Not to mention even more congestion on the road and when turning right onto and from Esher Road.

Thames Water have identified a sewage pumping station in close proximity (20m) to the site that is contrary to best practise and building so close could result in odour, light, vibration and noise. Orchard Lane's main sewer is old and already under immense pressure since the Cala Homes

development. Thames Water have already had to come out to clear it at the end closest to the potential development several times a year and some residents have had human waste come up in their gardens. There are many issues with the system that the residents of Orchard Lane are trying to alleviate or live with without another large development and the impact of the sewage pumping station.

These issues need to be addressed to make sure that going forward we provide developments that are sympathetic, suitable and in keeping with the local amenity.

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