

Our reference: COM473519042

Application number: 2022/3525

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

Name: Mr Sweet

Address: Rose House Orchard Lane, East Molesey, Surrey, KT8 0BN

Comment type: You object to the planning application

Date of comment: 22 Dec 2022

Comment: I have several concerns regarding the proposed development:

1 The height of building C at 4 stories is still too high for this neighbourhood. The only buildings nearby which approach this height are the flats on the CALA homes development which are only three stories high. These flats back on to Imber court sports ground and therefore do not adversely affect permanent residents.

2 The proposed number of residents will have a significant impact on the road usage of Orchard Lane. The number of proposed parking spaces indicates a noticeable increase in vehicular traffic. In addition, as the facility is focused on providing accommodation for older people it is likely that such residents will have regular visits from relatives, delivery vehicles and social/medical services.

3 The visitor parking is inadequate and will lead to overspill onto Orchard Lane which already suffers from overcrowding.

4 The significant increase in the number of residents will adversely affect the sewerage system. The original system (understood to be Victorian) is already struggling to cope with the additional burden from the CALA homes development. There has already been an incident of excess sewerage running down the road with local gardens being flooded and waste blow back into houses.

5 The River Ember is a haven for wild life and the Ember Loop which adjoins the proposed development harbours many varieties of Bat and Birds including Kingfishers. The proposed destruction of buildings and Trees will adversely affect the local ecology. It should be noted that amongst the bat species identified in the documentation are Nathusius Pipistrelle and Noctule bats which are both rare in the UK. In addition the Leisless Bat relies on woodland for its habitat so any destruction of trees could have a devastating effect. The proposed riverside path while being attractive to the human residents could well have a bad effect on the current natural residents.

6 One minor point to note is that the transport report is in error is stating that the route 514 provides an hourly service. In fact this route runs once per day. The bus stop at the end of Orchard Lane does not provide a useful service for older residents, being only suitable for the school bus service.