

Our reference: COM473718950

Application number: 2022/3525

Application address: The Molesey Venture Sundial House Orchard Lane East Molesey Surrey
KT8 0BN

Name: Mr J Butler

Address: 71 Ember Farm Way, East Molesey, Surrey, KT8 0BH

Comment type: You object to the planning application

Date of comment: 23 Dec 2022

Comment: I strongly object to this application on the following grounds:

The proposed development is not considerate to any of the neighbouring resident's privacy on any level. My home has an outdoor pool which will be completely overlooked by Block C. The lack of privacy to this amenity that this development would bring is deeply concerning. It would make me feel a great level of discomfort and discourage my family and I from using this amenity.

The outlook from our property will be severely impacted, the development will enclose all aspects of our property, instilling a great sense of claustrophobia. This development should not be allowed to go ahead due to the sheer height and scale of it, the residents in Block C would be able to view directly into all rooms facing the block and it would feel as though we were living in a goldfish bowl.

The materials used in the proposed development are not in keeping with the surrounding area. This can be acknowledged by comparing the disconnect of appearances between the Willow and Rivercroft cottages, and blocks A, B and C. These cottages on Orchard Lane create a delusional facade. This does not portray what is being built behind and seen from neighbouring properties.

The total area schedule for the buildings that are currently there is 22,938 SQ FT, the proposed development's area schedule is an enormous 118,026 SQ FT. That is an increase of over 500%. This over development is alarming, especially considering the development is built on a floodplain. The increased flood risk the development would impose on neighbouring properties is unnerving.

The wall of New Steadhouse that runs along the River Ember is a grade listed wall. It's astonishing that the other endearing buildings in the development's vicinity aren't also grade listed. Sundial House is the name for the building that has a sundial situated on, this alone gives the unique character that these buildings have and compliments the appearance of the locality well.

A mosaic that was commissioned by the Sons of the Divine Providence is situated on the wall of the building and acts as a boundary to 71 Ember Farm Way. It was commissioned for enjoyment of the community and those that use horticultural site. The proposed developments will enclose this mosaic, preventing the community from enjoying it, it would be more beneficial for the community if the horticultural site remained and was invested in.

Although it would be a travesty to demolish the buildings currently on site, the proposed development documented in the pre planning application Ref: PreApp133018591 are more in keeping with neighbouring properties in terms of density and height. This pre planning application

also keeps the much needed horticultural site retained as is. The horticultural site continues to contribute to the community as a safe space for vulnerable people, helping to improve mental health and wellbeing. The pre planning application Ref: PreApp133018591 would be far more welcomed than the plans that are currently proposed for the site.

The sewage network in the local area is dated and overworked with the recent Cala development, the infrastructure will not support developing 74 residential properties in such a confined area. The flood risk assessment document also states that sewer flooding poses a risk to the site. This document also states that the site is probable to fluvial flooding from the river Ember.

In the transport statement document, it states that this development is predicted to generate an extra 124 vehicle trips a day. This is an overwhelming amount of trips for a small cul-de-sac road. The excessive traffic entering/exiting the site will be dangerous for members of the public and equestrians from Imber Court accessing the wilderness, the path to the wilderness leads directly into the street and would be dangerous for the many people that visit the wilderness everyday.

This development will set a precedent for other developers to take advantage and over develop land throughout Elmbridge. High density buildings towering above family homes would be built on any moderately suitable land and Elmbridge will transition into an urban jungle. I cannot support a development of this overbearing magnitude to be built in immediate proximity to a place I have called my home for the past 30+ years.