

Our reference: COM473779732

Application number: 2022/3525

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

Name: Ms Morrison

Address: 17 Orchard Farm Avenue, East Molesey, Surrey, KT8 0AJ

Comment type: You object to the planning application

Date of comment: 24 Dec 2022

Comment: I would like to object to this development on the following grounds:

1. Overdevelopment/Density

These plans are grossly oversized for the area. To have a four storey building in an area where the majority of houses are two storeys is not in keeping with the residential area that these proposed plans sit within. This overbearing building also would impact visually on the surrounding residential houses.

2. Effect on the character of the neighbourhood

This area is a quiet residential area with access at the end of Orchard Lane to woodland walks and fishing. The impact of this huge development on the feel of the quiet area would be devastating to the local community. It would change entirely the feel of the area and become overpopulated.

3. Tree removal

I am shocked that plans have been considered with so many trees being removed. In this day and age when we are in a global crisis of climate change removing trees that are a natural carbon capture and storage machine, absorbing carbon dioxide in the atmosphere these plans seem at odds to ensuring our area contributes to the global crisis. It also seems at odds to Surrey County Council and Elmbridge Borough councils commitment to the Blue campaign to restore biodiversity.

4. Wildlife

The survey of bats has shown substantial evidence of bat activities including a roost in one of the buildings. Added to this the effect of the build on the biodiversity surrounding the river, including water life and kingfishers that frequent this exact area would be disastrous. This again goes against Surrey County Council and Elmbridge Borough Councils commitment to 'preserve, manage and where possible enhance biodiversity by conserving existing wildlife habits, creating new habitats and providing links to the green infrastructure network'

5. Amenities

As always with plans of this scale little thought has been made to local amenities required for this many people. Local GP services are already oversubscribed and are unable to recruit staff. This additional patient workload will negatively impact all residents and push stretched services to breaking. This population will also impact NHS services at local hospitals.

6. Parking and road congestion

The access to the site is via Orchard Lane. This lane is a residential road with poor visibility due to

the subtle curve. At present, due to parking of the residents of the houses in the street, the ability to pass along this road can be difficult. To add in this many new residents would cause safety issues. Added to that the obvious lack of parking supplied on site would mean these residents would park their second cars on the road causing congestion and safety issues. The impact of local events, such as the Imber Court fireworks 2021 highlighted this issue clearly, with the extra demand and parking causing gridlock along Orchard Lane. The lack of local public transport with only one limited bus and stations being an 18 minute walk mean that cars are the most likely form of transport to be used by residents and this causes grave concern re accessibility. The site access also in a dark cul de sac would raise safety issues.

To clarify I object to this development on these listed grounds.