

Our reference: COM475409566

Application number: 2022/3525

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

Name: Ms Faul

Address: 19 Orchard Farm Avenue, East Molesey, Surrey, KT8 0AJ

Comment type: You object to the planning application

Date of comment: 02 Jan 2023

Comment: Parking and road congestion

The obvious lack of parking planned for the site (74 car parking spaces - 1 space per dwelling), will absolutely lead to excessive additional residential parking demand on Orchard Lane. This will increase congestion and safety issues, and further reduce access to those who visit the area for residential activities and the knock on impact to mental and physical health.

The impact of excessive parking caused by local entertainment events, such as the Imber Court fireworks in 2021, highlighted clearly the impact that extra any increase in demand for parking in Orchard Lane will cause. That particular event caused a complete gridlock along Orchard Lane, and many other streets in the surrounding area.

As stated, I attended the public consultation sessions that the developer delivered earlier in 2022, and was concerned by design criteria stating the new residential properties would be targeted at the older generation (50s plus), with a focus on less car spaces and more cycle spaces to encourage healthier and environmentally friendly living. Whilst this is an admirable aim in principle, in practice it is more likely that this age group will also need to drive (more cars) and less likely to cycle for all requirements resulting in empty cycle bays and un-used space.

The lack of local public transport with a limited bus service and railway stations being over 18 minutes walk away means that cars will still be heavily used by new residents, hence the concerns raised above.

These proposals would also need to include suitable plans to manage the parking requirements for all of the tradesmen's vehicles during the build process, there is currently no capacity for these to be parked on Orchard Lane or Orchard Farm Avenue (a private road). Building works for a development of this size will already provide considerable disturbance to existing local residents, without exacerbating the likely parking issues.

4. Environmental considerations

A. Wildlife

The proposed development will cause unnecessary disruption to local established wildlife and plants. The proposed development is adjacent to the river, which is home to many birds, foxes and fish. A development of this scale will have a devastating effect on this wildlife and biodiversity.

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'

B. Tree removal

I am disappointed that plans have been considered with so many trees being removed. This site is on the edge of green belt/open land and should provide a soft edge not an insensitive hard urban edge to the area.

In this day and age when we are in a global crisis of climate change removing trees that naturally capture and store carbon thereby absorbing carbon dioxide in the atmosphere. These plans seem at odds with the Council's stated commitment to reduce emissions and the impact they have on the global warming crisis. It also seems at odds to Surrey County Council and Elmbridge Borough Councils commitment to the Blue campaign to restore biodiversity.

C. Electric Vehicle Charging/Cycle parking

As the UK as a whole aims to become carbon neutral any new proposals submitted for residential and business housing should be insisting that all parking bays and/or residential units are each provided with an electric vehicle charging point as a minimum.

I cannot see what the provision would be on the plans and when I attended the public consultation sessions there was little information available on this issue.

5. Local services and Amenities

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

It is unclear from the documents viewed what impact the build will have on the major sewer systems that currently run under the existing site. When I attended the public consultation sessions it was mentioned that these major sewage pipes would need to be rerouted to enable the basement parking to be built. A major task such as this will also have significant impact on existing residents in the surrounding area.

In summary, there are large gaps in these plans, and the proposals will have a huge detrimental impact on the area, residents and visitors. Myself and my family strongly object to this.