

Elmbridge Borough Council Planning Department

Application Number 2022/3525

We object to the proposed development on the Venture site for the following reasons:

The plans involve demolishing and rebuilding the building known as Newstead House with which we share a party wall. Given our property is approximately 165 years old we are concerned as to the structural impact of such extensive building, demolishing and heavy plant traffic and its adverse impact.

We have been listed as having been consulted, however we believe that this is stretching the point as the models and artists impressions displayed at the public consultation are different to the plans submitted to the council.

We strongly believe that this development will be disastrous in terms of traffic and parking. At the moment the last three houses have seven cars between them and only one off street parking space. On a daily basis we compete for car parking spaces with dog walkers both private and professional who park at the end of the lane to access Cow Common. In the fishing season, (approximately June to March) we have anglers parking at the end of the lane day and night. In the football season we have members of Molesey Juniors Football Club parking here and accessing the football pitches the other side of Cow Common. There are also walkers who park at the end of the lane all year round. The end of the lane has been so congested that the council Refuse Lorries on occasions have been unable to gain access to the Venture site.

The proposed plans allow for minimal parking, even the houses are only allocated one parking space when the average house has 2 cars, and where will their visitors park? The senior living and social housing unit will all have carers, friends, relatives and visiting professionals all looking for parking spaces. The 'local shops' are not accessible for older people as the Common is often too muddy and they will no doubt rely on home delivery and we will have to endure a stream of delivery vehicles all causing more traffic problems.

The scale of the new development is far too big and given that the maximum occupancy of the site in its heyday housed about 35/40 people, this proposed development will house more than double that number at around 85 people. The buildings are too high and there is no local buildings of 4 floors and so they will be an eye sore towering over the surrounding houses. Furthermore we feel it will spoil the view of the area from Cow Common.

The proposed development of the Newstead House building will ruin the iconic view from the bridge and from Cow Common of the existing Victorian building rising up from the water's edge. This is an important historic panorama that should be preserved.

We do not believe that there is a need for more 'luxury senior living' in Elmbridge as there appears to be plenty of this type of housing already. It also seems that providing luxury senior living is at odds with the 'charitable' nature of the Sons of Divine Providence.

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