

Our reference: COM475702425

Application number: 2022/3525

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

Name: Mr Warren-Gash

Address: 177 Ember Lane, East Molesey, Surrey, KT8 0BU

Comment type: You object to the planning application

Date of comment: 03 Jan 2023

Comment: I object to this planning application.

The mass and height of the proposed development – particularly Building C – dwarfs the surrounding residential properties and is out of proportion with the local environment. Despite the recent substantial development by Cala Homes, Orchard Lane remains a visually attractive part of the local area and remains a favourite amongst locals and visitors seeking a natural environment of woodland, fields, wildlife and waterways, which can all be found just over the bridge abutting the proposed development at the end of Orchard Lane.

This overbearing development would change the feel and nature of this oasis as well as being likely to have a detrimental effect on the bats, kingfishers and other wildlife, which would be a disaster for both animals and people.

Traffic in Orchard Lane is already heavy, especially at peak times, largely due to the Cala Homes development. The lane is unlikely to be able to cope with potentially a further 100 vehicles from 74 residences without severely affecting those who have already made their homes there. Apart from safety concerns and wasted time due to congestion, consideration needs to be given for the need for traffic lights or a roundabout at the junction of Orchard Lane and Esher Road to mitigate the inevitable bottlenecks arising if this development is approved.

Traffic and parking issues mean that fewer people have been able to enjoy the environment described above unless within walking distance of Orchard Lane. Introduction of 74 residential units with just one parking space per unit will exacerbate this issue to the detriment of all. Then there is the issue of visitors, delivery vans, workmen etc to add to the problem. Whilst most people understand the need for additional housing, this is the wrong location for another substantial development.

Local services are already under pressure. As just one example, residents are aware of the difficulty in obtaining a GP appointment. A further influx of elderly people into a community already well represented by this demographic group is unlikely to ease the current situation.

Is it proven that the existing sewage system could cope? Anecdotally this is already under some stress.

Is this development being built on a floodplain? If so, what effect is this likely to have on the underground parking?

Whilst detrimental and potentially damaging to the East Molesey community as a whole, the

proposal is particularly onerous on the immediate neighbours, who would have to endure loss of light, loss of privacy and generally a negative change in the look and character of the surrounding area should this application succeed.

The only winners if this particular application is approved will be the developers. It should be soundly rejected for the good of the community.