

Our reference: COM476351133

Application number: 2022/3525

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

Name: Ms Johnson

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

Comment type: You object to the planning application

Date of comment: 05 Jan 2023

Comment: I strongly object to this application.

The scale of Blocks A and C are far too dominating for neighbouring residential properties. These buildings are in such close proximity to our boundary, that the residents in these blocks will be able to view directly inside the properties on Ember Farm Way that will face the development.

The height of these buildings will have a diminishing effect on the sunlight that neighbouring gardens receive, especially during the summer months. The residents of Block A will have access to balconies and roof terraces to view our gardens and inside our homes at their leisure.

In my garden I have an in-ground swimming pool, which is not currently overlooked by any other developments. In the summer we have frequent visits from our relatives/friends and their young children so they can improve their swimming and cool down. I am concerned about the severe lack of privacy to this amenity that will be imposed by the proposed development of Block C. It is not unreasonable to be uncomfortable about this intrusion of privacy considering the age and vulnerability of said visitors.

A permanent structure defines the boundary of my property at the end of my garden. The development proposes to excavate a large amount of earth to the edge of this boundary for a basement carpark and a ground source heat pump. I am concerned that the amount of earth they wish to excavate and depth of the excavation will cause a degree of subsidence to this permanent building.

The ground source heat source pump and sub-station located in immediate proximity to my garden will produce a continuous amount of noise pollution.

In the "Land Quality Assessment" document, it notes that asbestos exists in the made ground. It states that "There is potential disturbance of asbestos containing materials during the proposed construction works and subsequent inhalation of any airborne fibres". With the recent Cala Homes development on Orchard Lane, vehicles in Ember Farm Way were constantly covered in dust from the construction works. Having asbestos in the airborne fibres/dust from the construction of the proposed development will be detrimental and hazardous to the health of everyone in close proximity.

The light control entry system for the basement carpark will allow for idling cars in the forecourt, increasing harmful CO2 emissions for the elderly residents and the neighbouring properties.

There's also no information in any of the documents of where the lighting for the signal control system for the basement car park will be, it's reasonable to assume that there will be an intrusive amount of light pollution to the neighbouring properties.

Displacing the 20 residents that currently reside in The Molesey Venture site is unethical. It would put the residents at risk when taking their vulnerability into consideration, the site should not be demolished. Investments should be made into the much needed horticultural facilities and charming buildings of The Molesey Venture site, which benefits vulnerable people in the community and is still in use today. Demolition contributes to 25% of all greenhouse gasses in the UK. It should be encouraged to retrofit and reuse the current buildings that exist on the site, this will help to reduce carbon emissions and protect the vulnerable people in our community.

As a person of 73 years of age, I could not see myself or my friends of similar age downsizing from their homes they have lived in for the majority of their lives, to an overpriced apartment where Lifestyle Residences would take a hefty percentage of any capital made on re-sale of said property. The very model for their vision is flawed.

I would also like to mention that I've attempted to submit this objection on numerous occasions only to find that the website has been down or the form is not loading correctly. It's reasonable to assume that there would be many more objections to this application had the website been stable.

Even if the developers reduced the height of the Blocks A & C to 3 storeys, that would still be too high considering how close they are to neighbouring boundaries. Quality of life for my family, neighbours and I would be severely reduced, we wouldn't be able to enjoy our gardens, their amenities or the rooms facing the development without the feeling of being watched by an audience.