

Our reference: COM476753481

Application number: 2022/3525

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

Name: Mr Bradley

Address: 43 Speer Road, Thames Ditton, Surrey, KT7 0PJ

Comment type: You object to the planning application

Date of comment: 07 Jan 2023

Comment: I wish to object to this proposed development for the following reasons:-

1, No Biodiversity Net Gain - The Biodiversity Net Gain Assessment dated November 2022 prepared by Middlemarch states in para 4.1 a nett loss of -3.28% in biodiversity.

This is contrary to current Planning policies and of particular importance due to the location and surrounding habitat to this site.

2. Lack of Parking Provision - 74 nr parking spaces only are proposed to accommodate the 74 units being proposed. Some of the units are two and three bedroom so it is highly likely that a number of residences will possess more than one vehicle.

In addition, due to the nature of some of the occupants ('assisted living' and elderly) there will be an increased prominence of visitors eg on site staff, Care workers, tradesmen, delivery vehicles etc.

The approach road to the site has a constrained width and already suffers of an excess of on-street parking. This reduces the width available for emergency vehicles.

3. Lack of Amenity space - The proposed development reduces the amount of amenity space currently available on the site.

In my view the amenity space now proposed is inadequate.