

**Our reference:** COM477065416

**Application number:** 2022/3525

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

**Name:** Mr Selleck

**Address:** 2 St Johns Road, East Molesey, Surrey, KT8 9JH

**Comment type:** You object to the planning application

**Date of comment:** 09 Jan 2023

**Comment:** I am objecting to this application on a personal basis and as Chairman of the Molesey Residents Association.

The plans show that Building A will have a height of 75 feet whilst Buildings B and C 60 feet . Their mass individually and collectively far exceeds what the site is capable of sustaining and will have a significant detrimental impact on the residents of Ember Farm Way and those in Orchard Lane ,particularly No 18 .

Building C at its closest point to No 18 is only 1.1m from the boundary and there is not a significant gap between the building and the garden boundaries along the whole length of the proposed construction. Equally Building A has an underground car park accessible by a single road requiring a traffic light system. This clearly indicates how close the building will be to the gardens and houses along EFW.

The total size of the three buildings in terms of their mass and height dwarfs the surrounding buildings and would be contrary to DM2 of the Elmbridge Development Management Plan, the Elmbridge Design and Character SPD 2012 and the NPPF.

The environment will not be enhanced,rather the reverse. The removal of many trees to accommodate the change in position of the water pipe will remove all the screening of the site from Cow Common . Also the removal of trees along the bounds with the gardens of the houses of EFW will have a negative effect on the wildlife in the area and the attractiveness of the whole area.

The introduction of 74 units with one parking space per unit is bound to exacerbate the traffic and parking issues in Orchard Lane which is already under pressure from the Cala Homes Development. Where will visitors, tradesman and delivery vans park if the site capacity is full ?

One also has to question whether there is a requirement for this type of 'luxury senior living ' accommodation in Elmbridge where there is an overcapacity already. A smaller more sympathetic development of homes that are required for the area with new facilities for the Sons of Divine Providence should be the way forward.

The application is too high ,has too much mass , too close to the boundaries and will be detrimental to the environment of the surrounding area and to the lives of the current and future residents of Orchard Lane and EFW .

This application should be refused.