

Our reference: COM478578860

Application number: 2022/3525

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

Name: Mr Neep

Address: 18 Ember Farm Avenue, East Molesey, Surrey, KT8 0BJ

Comment type: You object to the planning application

Date of comment: 14 Jan 2023

Comment: We are objecting to the proposed development of The Molesey Venture site. The proposed development is not in keeping with the style and size of local houses in the area and will result in loss of privacy, daylight, and direct sunlight for the properties in Ember Farm Way. There is no precedent for building a four-storey apartment complex in the local area of two storey houses.

The local vistas and biodiversity for all properties in the area will be appreciably damaged – currently we enjoy a pleasant vista of sky and trees from our house. A four-storey apartment block will be completely out of character with the local setting, and we will be impacted as we will be able to see it from our house.

It is not possible from the plans to work out which large trees are being removed as part of the 18 trees planned to be removed and what environmental impact there will be on birds/bats living in the 8 large trees which are proposed to be removed. There is numerous bird life in the area which is likely to use the Molesey venture as nesting sites. The preliminary Ecological Assessment does not consider this or state what measures to preserve, maintain and re-establish habitat for wild birds will be undertaken. It is unlikely that the larger birds (Jays, Green Woodpeckers, Kites regularly seen in the area) will use the proposed bird boxes. The two walkover surveys carried out in 2022 to assess the ecology of the site have not been provided.

There appears to be little assessment of the increased flood risk of digging out a large basement area by an existing river or the impact on the neighbouring properties. Thames water states that the current groundwater level is 1.5 m below ground level, but it is not clear how much the proposed basement will raise the groundwater level on the site and in neighbouring properties or affect the flood risk for the neighbouring properties.

The capacity of the existing sewage system to cope with an additional 70+ properties has been confirmed by Thames Water (4212738.pdf/ pg69 TW ref DS6091785) but no details have been provided of the total capacity of the foul water system and what increase will be from the proposed new development relative to the current capacity. Thames Water have asked if the developed changes, such as an increase in number of houses, could mean there would no longer be sufficient capacity for foul water drainage, which suggests that the calculated increase in foul water volumes by the new development is already close to the current capacity of the existing drains in Orchard Lane. Can Thames water be asked for details of their calculations and how they have estimated the capacity margin?

The proposed move of the Thames water pipe near the boundary of the Ember Farm Way properties will damage tree roots of trees at the back of gardens in Ember Farm Way, especially to

any conifers or other tree species which have shallow wide roots, thus removing any existing screening of the proposed site.

The impact of 74 new homes and 72 parking spaces (55 basement and 17 at ground level) will increase traffic in the area and, as it is very likely that most homes will have more than one car, increase the demand for on street parking. The additional cars will be parked on Orchard Lane, which already has limited car parking space and also spill over into Ember Farm Way, due to the pedestrian access from Orchard Lane.

The planning application should be refused on the grounds that it is a gross imposition on the properties nearby, and detrimental to both the natural environment in a sensitive site and the local area in general.