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From: Jo Summerel [REDACTED]
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To: Town Planning
Subject: Objection to Molesey Venture Site - 2022/3525

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Strong Objection 2022/3525

Submitted 14/1/2023

This joint application from Sons of Divine Providence (charity) and Lifestyle Residences flies in the face of many basic principles which EBC considers to be of importance and relevance; as to how we live our lives today -as responsible, decent and considerate citizens looking after and preserving our local area and therefore should be rejected;

Applications should be sympathetic to surrounding houses, wildlife, the environment; preserving and enhancing the local area, particularly an area such as this - of beauty, with such varied biodiversity – adjoining green belt land – adjacent to a river, and on a flood plain.

Long standing established homes in the area are a maximum of 2 storeys or 2 ½ stories (with the exception of the Cala homes development on Orchard Lane where 3 storey blocks overlook the Imber Court Police sportsground and do not overlook or destroy the privacy and outlook of established private housing).

Overlooking/loss of privacy

Privacy in our garden and home will be destroyed - all residents living above ground floor level in Block A East facing flats (with the potential of up to 26 people) will have uninterrupted views directly into our garden and home. Block A is close enough for all residents to have a clear uninterrupted view into our garden and home. Currently we can see 1 small window and 1 fire door set back over 250-300 feet from our home. This will change to 4 huge balconies and 16 huge floor to ceiling windows looking directly into our garden and home. For our privacy and quality of life, this will feel akin to living in a permanent shop window display and like living in a goldfish bowl – our gardens and homes will be on view 24 hours a day, 7 days a week, 52 weeks a year , with zero privacy morning and night.

Current Outlook

Proposed Outlook



All of these windows (directly overlooking our house and garden) in Block A east side are living areas - therefore these rooms will be used by residents 24/7, so we will have a total lack of privacy, intrusion, noise pollution and light pollution as well as being constantly overlooked. There will also be air pollution from the 16 kitchens, noise pollution from air-conditioning units and light pollution from the 16 huge windows and French doors, as well as light pollution from communal lighting for the pathways and underground car park directly backing onto our garden. This is devastating for our way of life and our privacy and wildlife.

All of these intrusive huge windows, doors and balconies in Block A East side will look directly into our children's bedroom windows, as well as directly into our first floor bathroom, never previously overlooked- destroying all privacy.

Residents of Block A East will also have a clear uninterrupted view into our ground floor living areas – this completely destroys our privacy and affects our lives drastically for the worse.

We will have zero privacy in our garden where our children and their friends play – our garden will be massively overlooked and on full show to the many adult occupants of Block A .

For all these reasons of massive loss of privacy to EFW residents with gardens backing onto this proposed development, there should be no balconies overlooking our house and garden, windows should not be full length and the whole of Block A should be pushed much further away from the boundary with EFW gardens, so we can retain privacy and enjoy our homes as we have for many years. This is an area of beauty, with much varied and photographed wildlife and many beautiful trees and this development will destroy this. This ugly, intrusive, unsympathetic and selfish 4 storey application suits a town centre urban street scene, not by a river on a flood plain.

Density/ Loss of light

This proposed development should not be 4 storeys nor should it be 3 storeys. It should be 2 – 2 ½ storeys to blend in with surrounding homes and allow long standing residents to retain privacy and enjoyment of our homes. The application is far too dense for too small an area. 74 dwellings in 3 massive blocks are to be shoehorned into a small area of the Venture site, on a flood plain next to a river.

This development proposal should be rejected - any new build on the site should be a maximum of 2 to 2 ½ stories and sympathetic to the area and existing housing - not this application eyesore which will destroy privacy, wildlife, trees, quality of life. The bulk, mass and height of this application is so massively out of place in this quiet, residential area.

The height and mass, closeness to Ember Farm Way gardens and bulk of Block A is offensive - the balconies and full length windows in particular are offensive and intrusive into our homes and gardens- does not allow us any dignity or privacy whatsoever, to live our lives peacefully and privately.

The loss of light from the mass, bulk and height of Block A will impact very negatively on our lives, mental health and enjoyment of our home and garden. We will lose all afternoon sunlight and daylight. Overshadowing will be an issue due to height, bulk and mass and our gardens will be in shadow, having previously enjoyed afternoon sunshine and daylight. We anticipate this proposal (due to its excessive and intrusive height bulk and mass), will deprive our enjoyment of sunlight in our garden by over 250 hours – 300 hours a year.

Disturbance, loss of trees

We are extremely concerned about the re-routing of the main drain and construction of a basement car park in such close proximity to our home and garden – there is potential of air pollution from asbestos in the soil (DM5) which may blow into our gardens and homes and there will be noise pollution and vibrations with the massive amount of excavation to move the drain and build a basement car park of such massive scale with intrusive piling and soil removal. This area is a flood plain next to a river. Houses have flooded in the past. With additional hardstanding for the road leading to the basement car park directly behind our gardens, there will be no place for water runoff - our gardens are often waterlogged, with rain water taking a while to soak away.

We must question why all soil samples from the site and all ground samples required for the reports were taken from the site in the driest summer of 70 years, (now proven to be the driest summer ever recorded, July 2022). All samples related to any work to be undertaken on drain re-routing or excavation of ground for the basement car park should be retaken and resubmitted for scrutiny to assess the suitability of the ground, undisturbed for decades, to sustain these enormous blocks with a basement car park.

Due to such concern and potential impact on neighbouring properties from the extent of soil removal and the piling work required, a piling report and a Basement Impact risk assessment should be obtained to ensure there will be no damage to adjoining properties in Ember Farm Way.

We also note that Sustainable Urban Drainage have objected to this application. This raises our concern on suitability of this site.

At a time of increased risk of flooding in the area around London, especially as the site is a flood plain, the underground car park will remove a large amount of soil (which currently acts as a sponge for excess water), increasing the likelihood of flooding impacting a large area around the proposed development. In addition the development will increase runoff speed of storm water, as the additional concrete and guttering on huge buildings will increase the acceleration of rainwater entering the drainage system. The combination of increased speed of rain water entering the drainage system and the loss of soil due to the development's underground garage, will increase the chance of flooding for areas around the development. Where will this excess water be evacuated to, already full drainage system or rivers already swollen with increased water due to storms? This could impact our direct area around the development, but also areas downstream of the development such as the centre of East Molesey or the area around Hampton Court Station.

We are extremely concerned about welfare of our property and ourselves and neighbours with the planned excavation and piling involved to move a main drain and to build an underground car park on a flood plain- previously undisturbed for many years. All EFW houses backing onto the development should have independent surveys undertaken (at the expense of the developers) to assess all possible hazards before any work commences - to ensure the massive removal of earth and excavation of ground does not harm our properties or lifestyle. This enormous removal of earth will kill all our healthy trees in our garden which border the proposed development, as well as the trees which have to be destroyed on site for this proposal. All locals enjoy and are aware of the amount of trees in this beautiful quiet semi-rural area and all associated wildlife - we would like to see it protected, not destroyed. We often see rare bat species in our gardens and hear owls, and have woodpeckers visit.

The proposed development goes against Elmbridge council and wider air quality and carbon emissions charter across London and Surrey. Houses in Ember Farm Way, Esher Road and further will be downstream of this proposed development and exhaust gases, created by the development to heat or cool the flats, cool the electrical systems including pumps, and vent waste air from Kitchens and communal spaces. This will decrease the air quality in the area, impacting especially on young, old and vulnerable members of our community. This goes against the council and London Air Quality Strategy, and will further decrease air quality and increase the likelihood of breathing difficulties to those at risk.

Parking

The parking is not adequate for the dwellings proposed, the plan does not take into account those households having multiple vehicles or visitors/staff/tradespeople. Why is the road for the basement car park for Block A being constructed directly next to and so close to EFW gardens? This will create noise pollution, light pollution, air quality pollution, where we currently have none.

Move the road and Block A car park entrance away from the end of EFW gardens. There will be massive noise and air pollution from car engines constantly entering /exiting the basement car park and engines idling as there is only one road in and out. This is a residential, quiet area by a river on a flood plain, not in a busy town centre.

Please reject this application. It is unsympathetic in height, mass and bulk, offensive in closeness to surrounding homes and causes massive losses of privacy to longstanding families and communities. Too much concrete, too intrusive, insulting to neighbours and to the local community of Molesey. Please build something sympathetic to locals and respect Molesey and this area on the edge of a Green Belt.