

**Our reference:** COM526987019

**Application number:** 2022/3525

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

**Name:** Mrs Ward

**Address:** 146 Ember Lane, Esher, Surrey, KT10 8EJ

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

**Date of comment:** 26 Jun 2023

**Comment:** Objection: 2022/3525 - Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN

The proposals would represent a massive overdevelopment and intensification of the site, contrary to DM2 from the Elmbridge Local Plan. While such a development would not look out of place in an urban context, on a site such as this, on the edge of the green belt, in an area with low density residential housing, this would be completely out of keeping from a scale and massing perspective with the character of the area. The significant increase in ridge heights from 17 to 23 metres would leave the development towering over all other buildings in the area, none of which are 4 storeys high.

Additionally, I have concerns about the impact on biodiversity on such a sensitive site, which with the loss of a number of mature trees, the creation of additional hard surfacing, and inevitable increase in artificial lighting would do nothing to 'preserve, manage and where possible enhance existing habitats, protected species and biodiversity features,' as required by DM21 and CS15.

I am also concerned about the impact that the proposed development would have on traffic, road safety, and parking within a road that is already under stress in this area. The proposal to have basement parking would also seem to be unwise on a site that is partially located in flood zone 3.