

Our reference: COM527720478

Application number: 2022/3525

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

Name: Mr Tanner

Address: 67 Ember Farm Way, East Molesey, Surrey, KT8 0BH

Comment type: You object to the planning application

Date of comment: 29 Jun 2023

Comment: The persistent lack of changes in the amended planning applications demonstrates a failure on the part of the developers to address the concerns expressed by the community.

In relation to traffic impact and the negative consequences it will have on the surrounding area. Despite the transport assessment claiming that the increase in vehicle trips would be negligible and have no material effect, the reality is that the additional 124 vehicle trips will greatly impact the already congested Orchard Lane and Ember Farm Way. These roads are already struggling to accommodate existing traffic, and the proposed development will only exacerbate the situation, leading to increased vehicle emissions, congestion, and potential safety hazards. The current situation of turning right into Orchard Lane from Esher Road is already hazardous, especially when two cars are queued for the turn. This creates a blockage in the flow of traffic on Esher Road, primarily due to the presence of a pedestrian refuge island.

The expectation from Surrey Police regarding an upsurge in anti-social behaviour due to the insufficient parking spaces in the proposed development highlights a clear indication that its density is far too excessive for the site, and the provided number of parking spaces is not enough. The surrounding streets would struggle to accommodate the additional vehicles on the road in the area

The proposed luxury apartments for the elderly do not align with the needs of the community, and the current infrastructure is ill-equipped to accommodate an influx of elderly residents. Similar developments in Elmbridge are already facing challenges in selling and renting units, it proves how unaffordable they are for many pensioners.

The proposed development violates Thames Water's guidelines, as the development is situated within 20 meters of a Sewage Pumping Station. This not only puts the residents at risk of experiencing negative impacts but also undermines the overall amenity of the development. It is crucial to adhere to such guidelines to ensure the well-being and comfort of future residents. When considering Thames Water's objection and their request to inform future occupants about the odour, light, and vibration from the Thames Water Sewage Pumping Station, it is evident that this will significantly diminish the sale price of each unit. These "luxury" apartments would be anything but luxurious when the residents experience the adverse effects from the pumping station. Upon reviewing the financial viability document, it becomes apparent that the development is already struggling to remain financially viable, and when it is taken into consideration that Thames Water wishes the developer to notify the potential buyers of the adverse effects from the Sewage Pumping Station, this would further heighten the financial unviability of this project when the price of each unit is reduced.

I strongly object to the proposed development in the most emphatic manner. The size and scale of the proposed development are excessive and out of proportion with the surrounding neighbourhood. Blocks A and C will be hideously seen from Ember Farm Way, invading the privacy of residents and reducing their quality of life. The visual impact of such large structures is not in harmony with the character of the neighbourhood and will adversely affect its aesthetic appeal. I strongly object to this development, as it is clear that its size and scale are inappropriate for the area. I urge the developers to reconsider and drastically scale down the project to ensure a more harmonious outcome for the neighbourhood.