

Our reference: COM529145729

Application number: 2022/3525

Application address: The Molesey Venture Sundial House Orchard Lane East Molesey Surrey
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: 04 Jul 2023

Comment: The revised planning application for the development of the Molesey Venture site has not addressed the key concerns of the neighbouring properties. There has been no change to the height or scale of the development, and it has the following detriments to the local area and environment.

- negative visual impact,
- impact on neighbourhood character,
- overbearing presence on a key riverside site,
- large mass and high impact from the four-storey development
- being built on a flood plain area
- being built on an ecologically diverse site
- overlooking/loss of privacy
- loss of natural light to the neighbouring properties.
- high density number of dwellings per hectares in excess of the council guidelines.
- compromises peoples' quality of life

As part of the Elmbridge Core strategy plan there are several key commitments by the Council for East Molesey, which the revised Molesey Venture plan contravenes:

“The Council will continue to recognise the diversity and distinction of neighbourhoods and communities within East and West Molesey and plan in a way that takes account of natural, historic and cultural assets within and adjoining the area” and

“All new development will be expected to enhance the local character of the area”,

“The Green Belt and the wealth of natural assets within the area will continue to be protected”.

“The Council will work with partners to increase and improve public access to open spaces, and protect and improve areas of high biodiversity value as appropriate”.

Under the Elmbridge planning policy map, the site is next to a designated Green belt area and also the Biodiversity opportunity area

[emaps.elmbridge.gov.uk/ebc_simple.aspx?](https://emaps.elmbridge.gov.uk/ebc_simple.aspx?requesttype=parseTemplate&template=PlanningPolicy.tmplt)

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Oddly the Biodiversity area does not start until you cross the bridge to the playing fields. Having seen nesting swans on the riverbank and families of hedgehogs in the woodland area between Orchard Lane and the bridge to the playing fields, I'm sure the wildlife sees this area as part of their natural habitat.

The Planning committee should reject the revised application as it does not meet their own criteria – “development in a way that does not compromise peoples' quality of life or have a detrimental

impact on the environment”.