

Our reference: COM529422724

Application number: 2022/3525

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

Name: Ms summerell

Address: 68 Ember Farm Way, East Molesey, Surrey, KT8 0BL

Comment type: You object to the planning application

Date of comment: 05 Jul 2023

Comment: Very strong objection 2022/3525

Please refer to my previous objections, dated 17/01/2023 - NONE of my objections have been adequately addressed by the amended plans. The developer bombards us with pages upon pages of detailed reports - some sadly lacking in crucial information (see below re basement) and fails to listen to local surrounding long established households legitimate concerns. Profit above everything - no interest in listening to local views at all, particularly households directly affected in Orchard Lane and Ember Farm Way .regarding issues with overlooking and loss of privacy. Developer shows no concern for locals; for the existing biodiversity of the site and surrounding area or the fact the proposal is next to a Green Belt, on a flood zone, in a quiet suburban area.

The parking situation is appallingly inadequate - simply not enough places. The developer laughingly compares parking at Venture to their site in Mulberry Court Hampton Wick. They anticipate a low up-take of parking at Venture (like at Mulberry Court). Mulberry Court is 2 minutes walk to Hampton Wick train station, within half a mile of Kingston town centre on good roads; has two 24 hour bus services, within 2 minutes walk , running every 10 minutes.

Venture, by comparison, is a good 30-40 minutes walk to a train station, has an infrequent bus service, (once an hour which stops at 9.30 pm) and is 30-40 mins walk on a shingle path constructed by locals, over the Wilderness to local shops.

Venture residents will be absolutely reliant on cars and will therefore need parking - as will their guests and workers/deliveries onsite. The parking is woefully inadequate.

Reduce the number of units and reduce the mass and bulk of the development.

Basement;

No detailed plan for the basement, no risk assessment for the basement and the effect on existing local housing - very misleading and confusing how the basement plan is split into 2 parts. Direct neighbours in Ember Farm Way are very concerned about subsidence/ land slip with the effects of piling, associated vibration, excavation and deep digging which will occur to build the massive basement on a flood plain, close to a river. The Flood Risk Assessment report says there is "no below surface infrastructure proposed for the site". Clearly another typo by the developers experts.

Trees

See separate comment - great concern for healthy mature trees in my garden just 0.7 metres from Venture site which will provide a small amount of screening (when the leaves are on the trees and sadly little screening during the autumn/winter) against the mass bulk and height of Block A..

These trees are not mentioned on the Tree plan and are at danger of being damaged or destroyed during construction.. There should be a "no dig" around these trees to protect them.

Mass bulk and height

Too many units, too high, too bulky, too much mass to fit in with the surrounding area. No effort to fit in with existing housing at all. Too close to Orchard Lane and Ember Farm Way houses - Block A height at 3 or 4 storeys will block all of our early evening sun. All units in Block A East side above Floor 2 should be moved further away and staggered away from EFW to "soften the transition" ("Cascading massing") and avoid blocking sunlight for EFW homes. This is not "perceived" loss of privacy and overlooking - this is 100% actual loss of privacy and overlooking for EFW and Orchard Lane homes and gardens. There are many huge windows in Block A East (all of which are habitable rooms) and residents of these flats will, of course, sit back, relax and look out of their only windows directly into our gardens and houses. This will destroy our privacy in our houses and gardens, knowing that the many adults in Block A East will be looking directly into our gardens and houses at our children and families. Block A should be pushed further away from EFW and Floor 3 reduced in size to preserve our privacy and "soften the transition",

Balconies on Block A E side have been removed but this makes zero difference - full length massive windows will still be opened with residents looking out, there will still be the same noise, air and light pollution from the many units on Block A east side.

Windows in Block A East should be openable only above 1.7 metres and frosted to preserve privacy for EFW and Orchard Lane houses. Block A should be no higher than Block B and C so it blends into existing longstanding housing and our special area of Molesey.

Why such huge areas for dining and foyer on the ground floor Block A? To be later converted into yet more saleable units for developers profits?

The height of Block A and 74 units on the proposed site beggars belief. If this is built it will result in significant damage and negative impact to the character and landscape of Molesey and surrounding area. Please reject and build 2 or 2 1/2 storeys to blend in with existing homes and protect local biodiversity.