

Our reference: COM534944878

Application number: 2022/3525

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

Name: Mrs Jones

Address: 16 Summer Road, East Molesey, Surrey, KT8 9LS

Comment type: You object to the planning application

Date of comment: 27 Jul 2023

Comment: The amendments do not resolve my previous comments of 24/12/22. My comments on the amendments are added to my previous points-

The principle of replacing the existing buildings with residential is acceptable but this proposal amounts to overdevelopment for the following reasons:-

1. Far too many trees on the site are removed. This site is on the edge of green belt/open land and should provide a soft edge not an insensitive hard urban edge.

Amendments - only one of the 21 trees to be removed has been retained in the amendments, still 20 trees are to be removed. The trees in the north of the site offer a screen to the existing site built forms and should be retained.

2. Block A is too large in footprint & too high. It should reflect small scale apartment blocks recently built by Cala Homes off Orchard Lane. The basement car park is misconceived & will be too expensive to build making the development economically unviable & hence reducing the affordable housing provision.

Amendments - the monolithic 4 stories plus full basement has not been reduced in scale.

3. Block B alongside the river Ember does not reflect riverside architecture. The current block looks like a riverside mill building with small scale windows and is generally inward looking thus does not impose in the natural environment. The artificial lighting in these houses & on the roof terrace will affect the riverside wildlife. The townhouse concept without garden space & with 2nd floor living rooms is unlikely to be unpopular due to the dark woodland outlook.

Amendments - no significant changes to the location, massing or relationship to the adjoining riverside environment. I concur with the Environment Agency's robust objection and request to retain or reinstate an 8m buffer zone along the waters bank edge.

A more low key solution is required.