



Thames Ditton & Weston Green Residents' Association (Founded 1934)

Ditton Cottage
Giggs Hill Road
Thames Ditton
Surrey
KT7 0BT

Planning Services
Elmbridge Borough Council
Civic Centre
High Street
Esher
KT10 9SD

12 July 2023

Dear Sir/Madam,

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

I once again write on behalf of Thames Ditton & Weston Green Residents' Association to support local residents in their objections to the above application to develop this site for 74 residential units. The changes made do not represent a material difference to the previous plans, and all our previous objections stand, which I repeat below.

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, we have great concerns with the impact on biodiversity on such a sensitive site, which with the loss of a number of mature trees, 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.

We also have concerns 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.

Yours faithfully



Rhodri Richards
Planning Convener
Thames Ditton & Weston Green Residents' Association