

**Our reference:** COM550230557

**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:** 27 Sep 2023

**Comment:** Strongly Oppose and all previous comments still stand.

The developer has made zero effort to engage with immediate neighbours or to address our valid and relevant concerns regarding potential flooding, sewage problems, overlooking, loss of privacy, noise, light and air pollution and just pushes ahead regardless with these totally out of place huge ugly blocks of flats (with a huge basement on a flood plain) which are completely out of keeping with all longstanding existing housing in the area. No regard for neighbours who are at increased risk of potential flooding, loss of privacy, loss of diversity - purely to greedily make a profit for themselves.

The close proximity of the site to adjoining green belt land, a flood plain, a river and the wide open accessible areas of the Wilderness, must count for something to raise the value of preserving the semi-natural habitat of the site( part of which is the Horticultural centre behind EFW gardens) and not over develop this site. Build two storeys or 2 1/2 storey housing with gardens backing onto Ember Farm Way homes and Orchard Lane homes which will blend in seamlessly with existing housing. This is a semi- rural area on a flood plain.

The density, bulk and mass is so huge compared to surrounding homes; the development belongs in a city centre, not on a flood plain situated next to green belt land. This site also backs onto adjacent green sites which have high value to the local community - the Wilderness. There is nothing in the area like this proposal, shoehorned on to this handkerchief sized piece of land - it's insulting to immediate neighbours and to the local community of Molesey and Thames Ditton, who use and enjoy these open accessible beautiful areas all year round.

Surely the fact that important flood plain land with essential water storage capacity has to be removed to be replaced with a huge underground basement car park and a bin store, suggests that the development is far too large for a site of 0.75 hectares?

The majority of land directly behind Ember Farm Way gardens was until very recently, a horticultural centre growing crops and wild flowers and is still currently grassland but will now be replaced with a noisy, pollution spouting sub station, pumps, basement car park entrance and rubbish bins for 70 flats backing right up to the ends of our gardens. From horticultural crop-growing land usage to a sub station, air pump and bin storage for 70 plus flats. Talk about from one extreme to another.

The developer should provide street scene images of the proposal from Ember Farm Way and from the Wilderness, to demonstrate how this development will stick out like a sore thumb from anything else in the area, showing the impact on the community of the mass height and bulk - as

well as putting local homes at risk of flooding potential and overlooking/loss of privacy.

Our neighbours have recently reported sewage in their gardens and waterlogged gardens - which has the potential to be made much worse by this proposal.

The developer and their Flood Report published 26/09/23 have made a glaring typo when they suggest that; " The proposed development proposes minimal new structure compared to the existing situation and will therefore allow floodwater to pass through the site with minimal effort".

Have they actually studied the existing site plan and compared it against their proposal? There is clearly a huge amount of additional building in their proposal with much more of the site covered in concrete, plus all the essential flood plain soil which will be removed for the vast underground car park.

How can 55 electric car charging points in a vast underground car park on a flood plain be a reasonable proposal?

It is terrible for biodiversity that so many huge mature trees are to be destroyed also to make way for this monstrosity.

Please reject this proposal and approve plans which enhance the area rather than destroy the character of the area . This proposal puts surrounding homes in potential increased danger of flooding, and increased noise air and light pollution. It will destroy the area for not just immediate neighbours but change the feel of the area from one in the open countryside to feeling like the middle of a town - it's too high, too much mass, too bulky and in the wrong place. There must be a more suitable site, such as in the middle of a town centre, where these buildings will blend in seamlessly .