

From: Sally Hunt [REDACTED]
Sent: 27 October 2023 13:04
To: Jack Trendall; Town Planning
Subject: Molesey Venture Site 2022/3525

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We write to object to the Molesey Venture Site 2022/3525 once again.

All our previous objections still stand because none of our concerns in the continuing consultations have been dealt with to date.

This objection is in regards to the latest flood assessment by KRS Enviro on behalf of Lifestyle Residences 10/10/2023 in response to the latest Environment Agency consultation response on 28/09/2023. It is unclear how the applicant's continuing claims regarding 'minimal new structures' on the site can be true. The proposed new development is significantly increasing the build area over the site, both above and below ground. As shown by the below table from the applicant's own material.

Table 7 - Existing and Proposed Site Areas

Existing		Proposed	
Type of Development	Area (m ²)	Type of Development	Area (m ²)
Landscaping	3,783	Landscaping & Green roofs	3,222
Buildings	1,484	Buildings	2,575
Hardscape	2,240	Hardscape & Permeable Paving	1,710

This clear increase in footprint will reduce the conveyance routes through the site from the river and greatly reduce any soak away potential. Therefore increasing flood risk to the site and surrounding area, up and down stream.

This also needs to be considered in relation to the proposed basement, which is to be dug well below the measured water table. Sustainable Urban Drainage in their response on 19/6/2023 called for the consideration of the groundwater impacts from the proposed basement. The EA has said that this is not in their remit and have confirmed that they have not assessed or commented on groundwater risk. Could I ask for clarification that the council are taking the lead in assessing this?

There continues to be significant concern and doubt about the flood risk assessment for this application, which has failed to be addressed so far.

Kind regards

Chris and Sally Hunt

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