

Our reference: COM566708430

Application number: 2023/2860

Application address: Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

Name: Mrs Robertson

Address: 13 Cumberland Drive, Esher, Surrey, KT10 0BG

Comment type: You object to the planning application

Date of comment: 04 Dec 2023

Comment: Our key objections to this proposed development are:

- What need does this development serve? It appears to be a development of more expensive homes in an already saturated area.
- The character of the environment and our outlook will be significantly impacted. The site has been woodland stretching back over almost 200 years, and has provided a quiet, leafy outlook, peaceful and safe environment for us and all surrounding properties for all off the time we have lived here. The design is cramped and dictated by the constraints of the site. It is not in keeping with surrounding areas where gardens back onto gardens. This development includes semi-detached houses and flats and communal gardens. That does not seem to fit with its surroundings.
- Surrounding gardens will now be overlooked. For us at 13 Cumberland Drive we will have 2 houses directly facing into our house and garden, separated only by a very narrow access road which would provide only very limited separation from plots 6/7. We will lose a significant amount of privacy, to which everyone is entitled.
- The access road will mean we will now have a road to the front and immediately to the rear of our property. The noise from and lighting required for this road will bring a significant level of disruption to what has been a quiet garden and living experience to us.
- The Light impact from the road, inevitable lighting for communal areas and from the new houses will significantly impact our outlook, exacerbated by the removal of several border trees which currently offer privacy and security.
- The treatment of the border between our properties is not clear. What will be there to ensure that privacy and security is maintained. Opening a previously inaccessible parcel of land to the immediate rear of our property is bringing real security concerns to us.
- This will remove a well-established area of biodiversity from the local area. It is clear from the wildlife in our gardens that it supports a varied eco system, including foxes and bats, how is this being protected?
- The area includes several trees under TPO. Given how cramped the site appears how will they be fully protected so that foundations are at the appropriate distance from those trees? Also how are the roots of well-established trees in neighbouring gardens being protected from excavation works for houses and the access road. We have 2 very well-established silver birch trees in our garden and there is a well-established oak in our immediate neighbouring garden, close to the border. How are they and the roots being protected? In addition, how will our properties be protected from the impact of removing trees right on our border line. There are 4 trees right on the border highlighted for removal with roots which presumably stretch into our garden.
- The risk of flooding is a real concern. The ground in this area is clay which is not absorbent. Removal of such an extensive area of trees and foliage which soak up heavy rainfall will require extensive water management measures in their place. The plans indicate that already existing and

over subscribed water pipes will be utilised with water diverted to Claygate Lane, an area already flagged as flood risk by DEFRA. Should those measure be insufficient the risk of water running into neighbouring garden is high, particularly from the access road immediately on our border. We have a long-established wooden garden room at the rear of our garden, currently used as a home office. Flooding risk is a real concern to us.

- The access road indicated on plans does not appear to be suitable to support access for service and emergency vehicles. We see a risk that the developers will be forced to go deeper and wider than shown on plans for the access roads, further reducing the 'green' areas, bringing more risk of water seepage into neighbouring gardens and further disruption to an already cramped site.
- Traffic in the surrounding area is already a real problem with all day parking of staff from both schools and senior pupils from the high school and extensive amounts of traffic at drop off and pick up time making it a challenge for local residents to park and access their homes. Taking away more parking from Claygate Lane will exacerbate this issue even further and will only serve to making local residents lives more challenging and surely increase the risk of accidents.
- In summary this proposed developed will result in a severe loss of privacy, the loss of a decades old area of biodiversity, significant amounts of light and noise pollution to neighbouring properties, the heightened risk from flooding and will significantly exacerbate an already existing problem with traffic to surround streets. This development should be rejected.