

Our reference: COM566773177

Application number: 2023/2860

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

Name: Mrs Reed

Address: 7 Chesterfield Drive, Esher, Surrey, KT10 0AH

Comment type: You object to the planning application

Date of comment: 04 Dec 2023

Comment: We strongly object to this planning application & adverse impact it will have but not limited to:

CHARACTER OF THE AREA:

The proposed development is out of place & does not form part of "appropriate subject" as per PD&AS. The strip of land is not previously developed. It is unique, intact & became landlocked nearly 100 years ago.

DESIGN, LAYOUT & APPEARANCE:

Development of 9 dwellings, 15 parking spaces not in keeping with the character & appearance of the area. Each plot resulting in visual impact, Plot1, front, side elevations & mass dominant. Plot2 close proximity to adjoining property at its full width. Plots 3/4&5 do not meet housing needs in the area. Plot 6&7 imposing on adjoining properties. The land inclines in southerly direction, Plot 8&9 elevated by 1m as a result. Communal garden space is not in keeping with design & facilities expected within the character of the area. Layout & density being squeezed is evident. Proposed & future developments will not fit in with the overall compatibility of existing land use.

IMPACTS ON AMENITY:

Security of adjoining properties will be impacted & overlooked with immediate loss of privacy. Proposed road & parking spaces adjacent to existing properties, street lighting, communal gardens, light, noise & air pollution, visitors & deliveries will cause disturbance & other issues. This will affect residents and significantly change use of gardens. The environmental impact is not to be underestimated.

ROAD SAFETY & IMPACT ON TRAFFIC:

Proposed access & road's design will result in unsafe conditions, further congestion with traffic unable to move freely. •Safety of children & pedestrians, blind spots would exist, multiplied in poor weather conditions. •Proximity to School & St Christopher's Church entrance. •Access for Emergency & refuse vehicles will be constraint, road is 3m wide at its narrowest with no adequate turning points. •9 properties, potentially 18 vehicles requiring parking, access, visitors & deliveries resulting in increased traffic. Vehicles entering may have to stop at access point for incoming vehicles. •Congestion is not limited to school times, afterschool clubs, etc. •4 significant accesses to Church & schools exist on a very short strip of Claygate Lane. •The road is a thorough fare for vehicles from the A3 on A309. •As a result, the development will severely upset the balance of traffic which exists.

RISK OF FLOODING:

Environmental Agency lists Claygate Lane as having long-term high-risk chance of flooding. Climate change & unpredictability of increased rainfall has caused some gardens to have elevated groundwater & increased saturation. Developing the land will increase likelihood of flooding & damage to existing properties. Adjacent gardens, gullies & drains unlikely to cope with the surface

water. A portion of Claygate Lane lies on a hill, velocity & outfall of water is greater, 9 dwellings will create further issues. Parking spaces are designed with flat roofs where rainfall requires outlets.

RETENTION OF TREES & NATURAL ENVIRONMENT

The development will result in loss of significant number of trees & damage the natural environment. Arboricultural report states to facilitate development & access construction, it will be necessary to remove a large number of trees. High risk of existing & neighbouring trees & roots will be damaged because of space constraints & heavy machinery. The trees are an important part of the area - image in p1 of Arboricultural report is evident of density & abundance of mature trees, adjacent gardens & celebrated wooded area. Report does not guarantee protection of TPO trees in the event that planning permission is granted. This is important indication that a vast number of trees & greenery will be lost.

BIODIVERSITY/WILDLIFE & BATS:

Trees & green space in existence have a significant positive impact on biodiversity of the land, animal habitat, birds, insects, flora and fauna. Established for countless of years, impact of losing the green space would eradicate them instantly and will affect biodiversity in adjacent gardens. Bat Report surveyed 12 Claygate Lane not the land which houses a number of Oak and Beech trees. Bats are in existence and can be seen flying around at dusk.

SOIL: Arboricultural Report's check on the GofBritain gives the soil type as London Clay Formation. It is reported the underlying soil is shrinkable & as such foundations will need to be deepened.

AFFORDABLE HOUSING: The accompanying planning statement indicated that a policy compliant contribution would make this proposed development unviable. No affordable housing provision has been presented.

CUMMULATIVE IMPACT:

Pre-app discussions concerned a smaller scheme. No element of this development is viable & positive. The land is green space, not brownfield & historically untouched. This will immeasurably impact the wider neighbourhood & residents in the area, & not exclusively list of Consultees. This planning application should be rejected.