

**Our reference:** COM566908483

**Application number:** 2023/2860

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

**Name:** Ms Lund

**Address:** 30 Weston Park, Thames Ditton, Surrey, KT7 0HL

**Comment type:** You object to the planning application

**Date of comment:** 04 Dec 2023

**Comment:** This application will completely destroy the character of this beautiful neighbourhood by squeezing 9 dwellings into a very narrow plot in an area which is already very congested due to being so close to local nurseries, primary and secondary schools.

The design shows a lack of adequate service roads, flood-risk is a huge concern, longstanding trees and shrubs will be destroyed, which will affect local wild life and generally the architecture does not fit well with the 1930 style houses in the area.

#### IMPACT ON LOCAL HOUSES

The houses are not over-looked and the view is of historic woodland and has been for many years. The proposed new development would mean the view is no longer of woodland but of houses/flats and the communal gardens would most likely create a lot of noise.

#### CLAYGATE LANE, CUMBERLAND DRIVE AND CHESTERFIELD ROAD TRAFFIC

Claygate Lane and local surrounding roads are already massively congested especially around school pickup/dropoff times causing absolute chaos with people now arriving up to an hour early as there is already nowhere to park. People are becoming more and more aggressive with a big increase in 'road rage' incidents.

There is already a severe lack of parking in Claygate Lane, Chesterfield Drive and Cumberland Drive and with the further loss of spaces and increase in cars for the new development this will only get worse.

#### IMPACT ON NATURE

The land has only ever been a wooded area and is really important for local wildlife, especially bats and owls, with few such spaces left for them locally. The Bat Survey commissioned was very narrow and focused on 12 Claygate Lane and not other obvious roosting points so a wider survey is required.

#### NEW SITE ISSUES

- The width of the access road is limited, leading to more congestion, road rage and safety concerns on Claygate Lane.
- Light pollution will be an issue. New street, traffic and house lighting will severely affect the surrounding properties.
- Flood risk is worrying. Claygate Lane is already in a 'flood risk' area so replacing land with natural drainage will increase that risk even further.
- Noise pollution increase. Communal gardens is not in keeping with the rest of the area and will

have a huge noise impact.

- Security concerns. Currently there is no access to properties from the back – this development will completely open that up.

The application does not make clear why the benefits of the scheme outweigh the issues listed. In fact, the document states this is a 'high-risk development' with 22 out of 25 financial scenarios projecting the achieved return to be below 20% (P42).