

**Our reference:** COM566932784

**Application number:** 2023/2860

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

**Name:** Mr Bailey

**Address:** 5 Cumberland Drive, Esher, Surrey, KT10 0BG

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

**Date of comment:** 04 Dec 2023

**Comment:** Dear Planning team

I am writing to object to planning application 2023/2860. We are one of the properties in Cumberland Drive backing onto the proposed development so are directly impacted by the proposal and feel that there are strong grounds to reject it. Whilst we appreciate the need for housing in the UK/ the borough, the proposed development raises a number of major concerns and will clearly have a very significant impact on the existing dwellings, residents and surrounding community. I grew up within the borough and moved back to the area, and specifically Cumberland Drive, given the relative quiet it offers within what is an already densely packed residential area.

Aside from the aesthetical impact, our key concerns with the proposal are as follows;

1] Destruction of what is a unique urban woodland – one of our primary reasons for moving to our property was the peacefulness of the road given it is an enclosed area sided by Cumberland Drive, Chesterfield Drive, Claygate Lane and Manor Road. The small woodland clearly thrives from being untouched and means we have all types of wildlife appearing in our garden, amongst them a green woodpecker which returns every year to nest and lay her eggs and we can hear it tapping away throughout the spring months before leaving in the Summer. The loss of such a precious habitat in an area where wooded areas amongst the housing are so few and far between would be devastating and materially change the local area.

2] Increase in parked cars – Cumberland Drive already experiences large volumes of parked cars out on the street due to the volume of cars and lack of parking on Claygate Lane, meaning most mornings we are unable to easily exit our own drive. The removal of any parking on Claygate Lane will only exacerbate this issue. We also regularly witness road rage incidents on Claygate Lane due to the volume of traffic, especially during school times, battling for spaces so there is the further concern that removing any parking spots will make matters worse.

3] Safety implications for children crossing to Hinchley Wood School and Hinchley Wood Primary School – we have three children, who have attended Hinchley wood Primary School and who now are pupils of Hinchley Wood School and Sixth Form. They of course walk to school and do so with a huge number of other pupils from Manor Road. It will not be unnoticed from your plans that the school children walking from Cumberland Drive and Hinchley Wood DO NOT cross at the island at the end of Claygate Lane (junction of Manor Road) but follow the pavement round before crossing Claygate Lane between the Church and the Secondary School Reception, where there is no formal or established crossing. From the plans submitted this area of road will include the entrance and exit to the development making what is already a precarious and dangerous crossing, even riskier.

The parked cars which I have already mentioned make crossing this area of road difficult and the older children will not walk up to the primary school to cross with the lollipop lady (who is also already managing too many cars parked inappropriately). It may be helpful to ask the Primary School for information on the volume of emails being sent to parents asking them to park sensibly and safely in the current arrangements. Reducing parking space will make this even worse and increase the risk significantly for children travelling to and from school.

4] Light leakage – we cannot see the plan for lighting in the proposal but assume it would necessitate some form of street lights, in addition to exterior lighting on each dwelling and communal areas. That, combined with the interior lighting for each property, would completely change the outlook of all surrounding properties.

5] Direct impact on boundaries and existing trees – the proposed development does not adequately show how the borders would be treated but of particular concern is the close proximity to existing trees within garden boundaries. We have real concerns about the roots of some of those established trees and the impact of building right next to them.

I know there is strong feeling amongst the neighbourhood about the proposed development and we genuinely believe the negative factors are substantial, real, and will cause a significant impact on the local community. I would urge your planning team to experience the space and nature firsthand so you can fully appreciate what this proposal would be destroying were it to go ahead.

Kind regards  
Mr & Mrs Bailey