

Our reference: COM567323316

Application number: 2023/2860

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

Name: Mrs Nair

Address: 112 Manor Road North, Esher, Surrey, KT10 0AG

Comment type: You object to the planning application

Date of comment: 06 Dec 2023

Comment: Our house is included in the Local Heritage Asset List, in part due to the long strip of land (the development site) "being a rare example of the open field system of the Manor of Claygate, potentially medieval in date." The intention of the list is "to formally recognise and celebrate these assets of local importance, in a form that is accessible and informative, with the intention it will be used to positively inform decisions which affect an asset's future including decisions made through the planning process, eg by setting out what is significant about an asset, it is hoped that development proposals will respect the significance of heritage assets and raise awareness of the importance and value of local heritage."

The house has historically been known as "Woodlands" as the garden extended into the development site until we bought the house 22 years ago, when it was retained and fenced off by the previous owners. Since then the site has been landlocked and left to nature and has been home to many animals, insects and birds including bats, woodpeckers and owls who can be seen and heard regularly. The stunning view from our house into this beautiful woodland area with its mature trees would be lost for ever, with the destruction of 35+ trees and their inhabitants. We would then be directly overlooked by 3 flats, built almost on our boundary, with no garden space of their own, as indeed none of the proposed 9 dwelling have their own gardens. This is not in keeping with the character of the area and would totally change the enjoyment of all gardens which back onto the site. There would be noise/disturbance to all surrounding properties from the communal outside space, in addition to light leakage from the access road, bike storage and all the dwellings. All properties surrounding the site have always been very secure, with no access possible into their back gardens and this would become a major concern for all.

Trees in our back garden which are close to the boundary have been identified as an issue as their RPAs overlap proposed plots 3,4,5 (2.475m from boundary) - their roots will be destroyed by building/foundations on site, leading to the death of our trees. We do not consent to their removal!

The larger trees on the actual site are fortunately protected by TPOs and their positioning has dictated the layout of the plots, squeezing them in too close to boundaries and in strange positions/angles. The 35+ less mature trees will removed, with no plans to replace them. One mature oak has already been removed due to a "mix up" re which ones had TPOs. We have little confidence that such an error won't be repeated!

Claygate Lane is a cut through to/from the A3 so is often busy but it becomes totally gridlocked at school drop off/pick up times and during parents evenings/open days/events at both schools & nursery and also at the Church, eg polling day/blood donors/vaccine centre and many other

events/hires. Adding a further access point in between the 2 schools & nursery, with 9 new dwellings requiring access for all their deliveries/tradesmen/visitors/refuse collection would exacerbate an already difficult situation - residents of CL regularly cannot get into/out of their own driveways. It would be impossible for any emergency services to get through to the site during peak times.

During the construction process there would be chaos on CL, with builders' vehicles and constant deliveries of supplies, mostly arriving early morning when the roads are busiest and schoolchildren are walking along the pavement. Small children on scooters/bikes/foot are often racing ahead of their parents assuming it is safe on pavements and would be put at serious risk from large vehicles trying to turn in/out of the site and also older children cycling or walking, distracted by their phones and friends.

To connect gas/electric/water supplies to the site would require digging up CL and removing already very limited car parking spaces. It is hard to imagine how this could be managed as it would effectively render CL as impassable, with a subsequent effect on surrounding roads. Parents who actually need to drive younger children to school on their way to work would be unable to do so.

In conclusion, the planning application has been ill thought out, reports commissioned by the developers are clearly box ticking exercises, eg bat report solely focuses on 12CL and does not address bat habitat in trees on site (or outbuildings), most of which they propose to remove; no plan re treatment of boundaries or trees/hedges on/close to boundaries or any plans re lighting communal areas on site. Also, how would flood risk be addressed? Most of the issues raised in pre planning have been ignored and they offer nothing to negate the very negative impact on the surrounding area. We totally accept the need for more housing but trying to fit 9 homes into a site with so many issues/constraints is inappropriate.