

Our reference: COM567518753

Application number: 2023/2860

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

Name: Mrs Adamson

Address: 15 Cumberland Drive, Esher, Surrey, KT10 0BG

Comment type: You object to the planning application

Date of comment: 06 Dec 2023

Comment: We live in one of the properties that are directly impacted by the proposed development (being at the rear of our garden). The issues are numerous and can see absolutely no benefits arising from it. Therefore, we strongly object and urge the council to refuse permission, based on the following:

1. The land is unique urban woodland, which has been integral to the outlook, privacy, security and visual amenity of all the surrounding properties since they were built in 1930 - and before in the case of the Listed property, 112 Manor Road North, which also borders with this proposal.
2. The loss of biodiversity (which we enjoy seeing coming into our garden from the woodland every day) and 35+ mature trees is inconceivable and would result in material harm to the whole community and environment, especially unforgivable in the context of climate change. The surveys carried out to date are clearly inadequate based on what we have witnessed on the land.
3. The boundary proposals are not clear, but appear to significantly compromise our boundary where we have a mature oak tree with roots extending into the subject land. Also, we have mature hedgerows that don't appear on the plans. Equally there are no details regarding any boundary fence.
4. There are several ancient trees on the land which quite rightly have TPOs on them. We are very concerned that these will not be protected by the developer / builders given the proximity of the proposed houses and don't believe the suggested protection measures are plausible – we have very sadly already witnessed a significant number of the mature trees and hedges being cut down by the owners of the land last year in readiness for this planning application.
5. Inevitable light and noise leakage from the proposed houses, communal gardens and new access road will materially harm our outlook, lived experience and privacy. One of the main reasons we bought our home was because of its leafy and peaceful outlook. We are also concerned about the impact of an access road directly at the end of our garden resulting in our property suddenly becoming insecure for our young family.
6. Flood risk is significantly elevated by the loss of the trees, which currently protect us from having a water logged garden on this side of Cumberland Drive on clay soil (where soakaways are said to be useless) and we are aware from neighbours that the other side of the road already suffers badly from excess water logging during rain fall.
7. The proposed development is cramped and awkward and not in keeping with the character of the surrounding properties and gardens. There are no private gardens proposed. The proposed layout also doesn't seem to comply with regulations regarding maximising light or privacy due to the inherent difficulty with the site.
8. The access road indicated does not appear to be suitable to support emergency access vehicles and will likely result in deeper and wider access roads, which are unviable on this plot and will

further impact all the above concerns.

9. We have three children who currently attend the primary school and one child about to start at the secondary school. There are 2000+ school children and their families that will be impacted by the proposed location of this access road directly opposite these schools – many of whom are already concerned about insufficient parking and increasing numbers of parents who are driving to school, leading to traffic gridlock and illegal parking. The primary school is regularly raising the issue of dangerous parking in newsletters (which you can see for yourself on their website). We have personally witnessed incidents of 'road rage' and 'near misses' and are concerned about the proposal's impact on an already highly congested area.

10. There is also a church and a busy nursery school all within close proximity to this site and adding to parking difficulties in Cumberland Drive and Chesterfield Drive. We regularly find it difficult to manoeuvre from our driveway during the working week due to people parking so close to our driveway.