

**Our reference:** COM567545459

**Application number:** 2023/2860

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

**Name:** Mr Jackson

**Address:** 17 Cumberland Drive, Esher, Surrey, KT10 0BG

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

**Date of comment:** 06 Dec 2023

**Comment:** I would like to raise the following issues:

- 1) The Bat Survey, concentrated on 12 Claygate Lane, failed to consider other potential roosting sites. Notably, the survey relies on an ecological report by Cherryfield Ecology (also referenced in the Reptile Survey), yet this report is conspicuously absent from the application?
- 2) Flood Risk: The proposal involves replacing a healthy, biodiverse natural soakaway with ~80% hard standing. This alteration raises the risk of heavy rainwater flowing off the land into surrounding properties. Notably, Claygate Lane is already designated as a 'flood risk' area. The Flood Risk Assessment, however, fails to include an evaluation of the impact on adjoining gardens susceptible to waterlogging. Furthermore, the proposed underground water "seepage" tanks will be unsuitable as they are prone to silting up and by putting them out of sight, they will not be easily accessible for maintenance. The bottom of Manor Road North is already prone to flooding and without careful management this situation will worsen.
- 3) The proposed service road access from Claygate Lane is not suitable for large emergency vehicles such as fire tenders. The road specification does not appear to be strong enough or wide enough (taking into account tree root protection areas). Surrey Fire & Rescue Service should be requested to comment on this because it presents a material risk to the proposed development plan as it stands.
- 4) Light Pollution: The rear of our house currently enjoys a dark environment at night. The introduction of new street lighting, house lights, increased traffic movements, and the installation of bike storage with security lighting would significantly diminish the quality of our backyard and that of neighbouring properties.
- 5) Security Concerns: There is a heightened level of concern regarding potential access and security issues for our property, coupled with a substantial likelihood of general noise disturbances affecting the overall peace of the area.