

Our reference: COM567632050

Application number: 2023/2860

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

Name: Mrs Day

Address: 19 Cumberland Drive, Esher, Surrey, KT10 0BG

Comment type: You object to the planning application

Date of comment: 07 Dec 2023

Comment: I am writing on behalf of my family to object to the proposed residential development at 12 Claygate Lane and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ. My family and I are extremely concerned about the proposed development and wish to raise multiple points in objection for consideration by the council.

We are the owners of 19 Cumberland Drive, one of many properties that backs onto the land where the proposed development will be built and will therefore be directly and significantly impacted by the proposal and see firm grounds for objection.

Although we recognise the local targets and requirements in place for new housing in the area, we feel the significant negative impact of the proposed development to local residents and surrounding community will far outweigh the perceived small contribution the proposal would make to the councils target for new homes.

Our key objections to the application are as follows;

Significant and irreversible harm to the Character of the Area:

We have recently moved to Cumberland Drive, attracted by the safe streets, excellent local schools, woodland trees and "green" character of the area. Cumberland Drive is a beautiful treelined quiet street which is a well distinguished feature within Hinchley Wood. The proposed development of the woodland area will have a huge impact on the character of the area destroying the unique and value of the site and the surrounding streets. Having reviewed the detailed plans, the proposed planning is not in line with the character of the local area, in particular the appearance and design of the buildings and the layout of the proposed site. The majority of the existing site boundaries are a combination of trees, natural hedges and wooden fences which provide a pleasant and soft appearance and outlook from the houses that back onto it.

Damage to the Biodiversity of the Area and loss of Urban Woodland:

The woodland proposed to be developed currently provides a rich and diverse habitat for many species of wildlife. The proposed development will completely destroy a unique and highly valued urban woodland greenfield site which is a rich and vital habitat for birds animals, bats and insects. The planning will clearly result in a large net loss of biodiversity for the areas with a significant loss of trees, with 35-45 proposed to be removed. In addition, there has been no Habitat Survey or Ecological Appraisal carried out to establish the baseline site ecology. The only surveys submitted have been a bat and reptile survey which were severely limited in the areas of the site that they covered and species considered, therefore, the true loss of variety of species living on such a lush

green site is completely unknown.

Safety from increased traffic congestion on Claygate Lane at drop off and pick up times:
We have two young children that attend Hinchley Wood Primary School and Hinchley Wood Secondary School on Claygate Lane. As parents we already have serious concerns around highway safety as the volume of traffic on Claygate Lane is extremely high resulting in teachers from the school having to act as traffic marshals at pick up and drop off times to ensure children's safety. Traffic management at this time is already inadequate, therefore, the proposed new road and additional traffic along with the removal of several parking spaces will make this situation even more precarious for our and other local children traveling to and from school. It should further be noted that there are no parking spaces provided for visitors on the new development which will have an additional knock-on effect to surrounding road parking congestion.

Overbearing Impact to our Property and Privacy

It is not clear from the plans where the boundary line are but it is our belief that the proposed plans would affect the mature hedges at the end of our garden and also impact the tree roots of large trees within our garden. Plot 9 is almost at the boundary of our garden leaving a 2-story brick wall at the end of our garden with a window appearing to look into our private garden. We are also extremely concerned about light leakage from the development which would be obtrusive and destroy the current wooded view from our garden and back of our house. Road lighting would shine into our garden resulting in our outlook being completely changed.

In summary, it is clear that any perceived benefits of the development are far outweighed by the significant harm the development would create. While this proposal would make a small contribution to the councils new housing target, there is a very strong feeling in the local community that the destruction of this amazing greenfield site will have a substantial and real negative impact on the local area and community.

For the reasons contained herein, alongside the other significant number of objections raised by local residents, we strongly urge you to reject the planning application for this development.