

Our reference: COM567653451

Application number: 2023/2860

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

Name: Miss Roper

Address: 25 Cumberland Drive, Esher, Surrey, KT10 0BG

Comment type: You object to the planning application

Date of comment: 07 Dec 2023

Comment: We write to object in the strongest terms possible to the above planning application for the following reasons:

The proposed siting of the development is ill-considered; it is on a greenfield site which is rich in biodiversity and provides a uniquely valuable habitat for local wildlife (with a wide variety of animal species regularly spotted in our garden) and over 35 mature trees, including some protected by TPOs. The development will therefore harm the local environment by destroying this well-established haven for wildlife, which is contrary to Paragraph 174 of the NPPF (the policies of which constitute material planning considerations that must be considered by the Council when discharging its statutory duty in determining the application) which requires planning decisions to enhance the natural environment. If the development were to be approved, it would create a poor precedent in causing an unacceptable loss of privacy for local residents and destroying the overall distinctive character of the area.

The proposed dwellings are crammed in the site with little or no gardens. The development's design is therefore not in keeping with the historically distinct character and appearance of the surrounding area which comprises large 1930 period houses with long gardens backing onto each other. Accordingly, the development would destroy the cohesive and intrinsically private character of the neighbouring roads. This lack of consistency with the local area is contrary to the current Elmbridge Local Plan. Specifically, Policy DM2 of the Elmbridge Local Plan Development Management Plan (2015) requires proposals to at least preserve the character of the area. Further, Policies CS8 and CS17 of the Elmbridge Core Strategy (2011) requires new development to contribute to local character and planning decisions to protect Elmbridge's "distinctive village settlements". Allowing the proposal will contravene these policies and render the name Hinchley Wood purposeless.

Additionally, we are concerned by the increase in flood risk posed by the development. The replacement of an extensive area of trees and soil with impermeable surfaces forming part of the proposed development will significantly increase surface run-off. This is particularly concerning given that the surrounding area is already at risk, with Claygate Lane, for example, already recognised by DEFRA as being prone to flooding. The development will thereby have a detrimental impact on surrounding houses and schools. Our concern is heightened by our personal circumstances; we have a wooden home office at the rear of our garden, used every day to run a business.

Claygate Lane cannot accommodate even a small increase in traffic, let alone the scale of the

increase and congestion that this development would bring. The parking capacity of Claygate Lane, Chesterfield Drive and Cumberland Drive is already met throughout the day during the working week. During school drop off and pick up as well as at other points throughout the day when events are held at St Christopher's Church, Hinchley Wood Primary School, Hinchley Wood School and Christopher Robin Nursery, the traffic is chaotic and reaches a standstill every day, spilling onto Chesterfield Drive and Cumberland Drive. We have witnessed many arguments and cars mounting pavements and grass verges. It is already a nightmare trying to exit and access our driveway during the week. As such, the existing roads surrounding the development site will not be able to cope with the proposal as it will exacerbate the current congestion problem. This, in turn, will increase the threat to the safety of local residents and school children.

Lastly, the rear of our house is pitch black at night. This peaceful environment will be disrupted by the light pollution from new street lighting, security lighting and house lights.

In conclusion, the proposed development will irrevocably and shamefully damage the local environment, destroy the neighbourhood's distinctive character, cause a loss of privacy and security, and exacerbate existing flooding and traffic issues. We therefore request that the planning application is refused.

Kind regards,

25 Cumberland Drive