

**Our reference:** COM567904081

**Application number:** 2023/2860

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

**Name:** Mrs Smethurst

**Address:** 80 Manor Drive, Esher, Surrey, KT10 0BA

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

**Date of comment:** 08 Dec 2023

**Comment:** I am objecting to this planning application for a number of reasons:

1. First and foremost ,Claygate Lane is already an extremely heavily used road for most of the year due to the two schools located on the road, as well as the church and church hall. Traffic on Claygate Lane was already problematic, particularly around school start and finish times, when my elder son started at Hinchley Wood Primary School over 20 years ago and this has not changed. In fact there are now even more pupils travelling to the schools each day since the primary school increased its intake by 50% (from @420 pupils to @630 pupils) about 12 years ago and the secondary school increased its 6th Form intake substantially some years back.

The layout of the proposed development seems to show at least 17 parking spaces so this could mean that up to 17 vehicles could be making multiple exits from/entrances to the site every day. The idea of adding this additional amount of access to/from an already over-used road, plus additional accesses for visitors, deliveries, refuse vehicles and so on, seems a very poor one. This is both in terms of adding substantial further congestion to an already heavily used road as well as increasing the danger and risk to children and parents making their way to the schools on foot, by bike, by scooter etc. (I would also note that all of these non-vehicular methods of getting to school are very much encouraged to enhance sustainability).

2. The main part of the proposed site (the land behind the existing homes and gardens) is a green area with lots of woodland, plant life and wildlife. This is like a 'natural lung' for the local area which is bordered by several busy roads. The development of this green area would be a huge loss. It also acts as a key drainage area during times of persistent and/or heavy rainfall, something which is becoming ever more important due to climate change. The loss of this facility could lead to flooding for neighbouring properties and even Claygate Lane itself. If the road were to flood during times of heavy rainfall that would lead to traffic chaos and could make school access extremely problematic.

3. The development is cumbersome and laid out in an a clumsy-looking way, presumably dictated by the position of the proposed access to the main part of the site and the relatively narrow width of the main part of the site. It is not in keeping with the distinctive character and layout of the surrounding roads and properties in Hinchley Wood, and does not seem to offer anything positive to the immediate area or to the community in general.