

**Our reference:** COM568074895

**Application number:** 2023/2860

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

**Name:** Mrs Bamber

**Address:** 83 Manor Road North, Esher, Surrey, KT10 0AB

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

**Date of comment:** 08 Dec 2023

**Comment:** I wish to object to this proposed development. I do not feel that the benefits of this development to the local area would outweigh the harms.

In particular, I wish to point out that this development does not have any provision for affordable housing which surely is something that the council would insist upon with any backfill development such as this.

I am also surprised that the application makes scant reference to the exceptionally busy and congested road – Claygate Lane - which effectively works as a single track road with passing places because of the on road parking and very heavy traffic around school pick up and drop off. Directly opposite the proposed entrance to this development is Hinchley Wood Secondary School with c.1,400 pupils and within 100 yards is Hinchley Wood Primary School with c.600 pupils. I notice that in the transport plan there is mention of restricting the times of deliveries, plant machinery and general traffic to the site during the build and I ask that this is insisted upon and properly enforced should the development go ahead. There seems a disregard for the reality of the congestion on Claygate Lane, which is used as a through road between Portsmouth Road and the A3, plus is so busy with traffic and pedestrians around school times.

Some local residents have had very strict enforcement of planning policies to ensure character of the area is maintained, despite only small proposed changes to their existing property, and yet it seems developers are awarded much more latitude. The plans do not align with policies CS8 and CS17 or the Design and Character SPD for the local area as the plans do not show a development in keeping with the long established character of the area.

There is a lack of detail in the plans for replacement planting, landscaping and protection or replacement of biodiversity features. As it stands, the proposed plans do not comply with policies DM6, CS15 or DM21. When tens of trees will be removed, it is very concerning that no mitigating plans have been proposed.

As well as the lack of detail on the plans around the loss of biodiversity, there also is missing information to help adjoining neighbours understand the impact on their amenity. How can they assess the impact of light pollution, privacy, outlook etc without such detail. I can't see that these proposals satisfy the criteria that there will be no harm to living conditions experienced by occupants within the dwelling as a result of the scheme. From the little information that has been provided, it appears that there would still be a significant and detrimental loss of privacy and overlooking if these plans were to be approved and would conflict with policy DM2 of the

Development Management Plan 2015 which seeks, amongst other things, to ensure that new development protects the amenity of adjoining occupiers.

Thank you for your consideration.