

Local Hinchley Wood planning application - your help requested

Hello Neighbour,

1

We would like to draw your attention to a new planning application in Hinchley Wood and to gather your support by submitting planning objections to Elmbridge Borough Council. **The deadline for comments is 8th December.**

The application concerns the building of **6 houses and 3 flats (plus access road) on 12 Claygate Lane and land to the rear of the property on a site opposite the secondary and primary schools.** The area is also bounded by gardens from 7-21 Cumberland Drive. See map on next page for reference.

The land to the back of 12 Claygate Lane has been **dormant for over 25 years.** In that time a natural woodland has evolved, free from human habitation and thus a **haven for a variety of wildlife including birds, mammals, bats and insects.** The proposed development will also involve the **destruction of over 35-45 mature and healthy trees** along with very many shrubs.

Implications

2

If the Elmbridge Planning Committee decides to approve the scheme it will create a dangerous precedent meaning that other developments could undermine the classic 1930s style of the area. **The character of Hinchley Wood would be harmed forever.**

There is also the very real risk of **increased surface water flooding** on Claygate Lane.

It will also lead to **increased traffic problems in Claygate Lane,** a very narrow road which is **always busy** and is **highly problematic at school drop off times.**

When writing the objection, **please consider the things that most affect you.** In this phase of representation to the council **we need to lodge as many objections as possible.** It's worth pointing out that certain things are dismissed by the planners such as "loss of a private view" or "I don't like change".

Hinchley Wood Residents Association has submitted their own very considered objection – see planning portal for details.

3

As well as articulating your own views which are vital, you may wish to include some of the following points which will carry weight with the planners.

- The distinctive 1930s character of the area will be harmed. The current street patterns and layouts are not respected
- Poor design of the development. For example, very cramped and awkward layout, no private gardens – for example, all the lawns are communal.
- The threatened woodland on the site is unique in terms of size and character. There will be significant biodiversity loss involving the destruction of 35-45 healthy trees, shrubs and a largely untouched environment for wildlife.
- Flood risk harm – it will significantly increase surface water run-off to Claygate Lane which is already at high risk of surface water flooding. The proposed development dramatically changes hitherto untouched land into 80% hard standing

So, what can I do before 8th December, the deadline for comments

4

The planning application can be viewed on the Elmbridge Borough Council planning website. The planning reference is 2023/2860 and is described as 12 Claygate Lane and land west of 10 to 26 Claygate Lane, Esher.

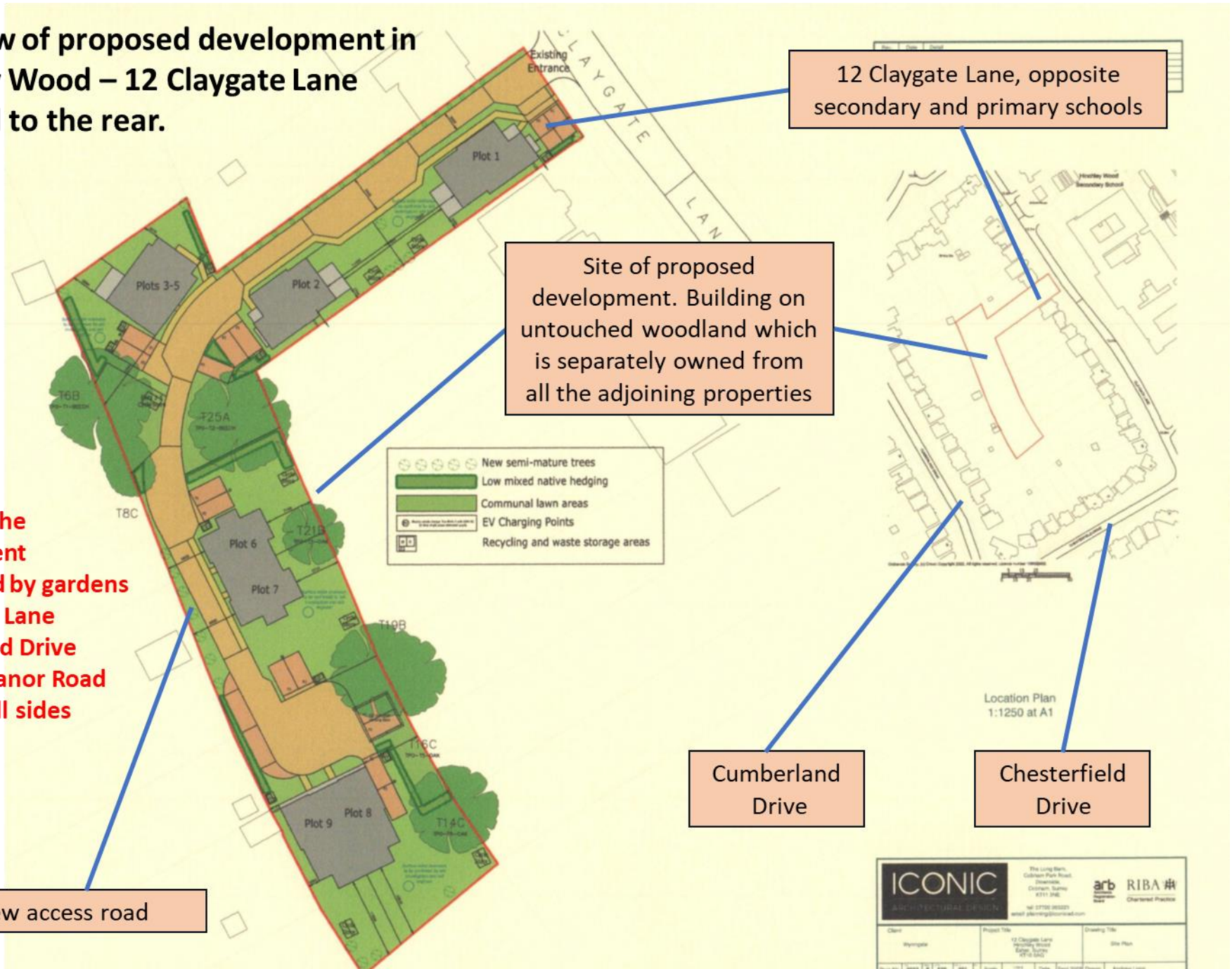
- Visit the Elmbridge Borough Council website at www.elmbridge.gov.uk
- Click on the box 'search for a planning application'
- Enter '**2023/2860**' into box 'Application number'.
- Click 'Make a comment' and enter your details and objection. **Please use your own words. This very important as it conveys what it means to you as an individual.**

Thank you for your support. If you need any further information, please contact

- Bernie on 07768 111 070 (Cumberland Drive)
- David on 07718 583 884 (Claygate Lane)

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Overview of proposed development in Hinchley Wood – 12 Claygate Lane and land to the rear.



12 Claygate Lane, opposite secondary and primary schools

Site of proposed development. Building on untouched woodland which is separately owned from all the adjoining properties

Note that the development is bordered by gardens in Claygate Lane Cumberland Drive and 112 Manor Road North on all sides

New access road

Cumberland Drive

Chesterfield Drive

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Client	Project Title	Drawing Title		
Wynngle	12 Claygate Lane Hinchley Wood Earls, Leam CV31 1JL	Site Plan		
Scale	Date	Author	Check	Approved