

**From:** Oliver Wignall [REDACTED]  
**Sent:** 10 February 2019 20:59  
**To:** development.control  
**Subject:** Our Ref: 18/1089 OBJECTION

Dear Sir / Madam,

We are writing to OBJECT to the planning application for the Land West of 35 Mincing Lane, Chobham, Woking, GU24 8RS

The reasons for our objection are listed below:

1. Due to the lack of regular public transport in Chobham, residents of the proposed dwellings will all require cars however the planning application does not provide sufficient parking spaces for the number of properties. This will lead to overspill of cars parking on the small surrounding roads creating dangers for pedestrians and cyclists. The fact that double yellow lines have recently been introduced further down Mincing Lane demonstrates that parking in this area is a significant problem.
2. The proposed building of three storey blocks of flats in the development is entirely out of keeping with the housing in the local area.
3. The proposed exit onto Medhurst Close will have a significant negative impact on this quiet cul-de-sac. The large number of cars passing through will permanently change the character of the road and pose a risk to children and elderly residents.
4. The proposed entrance to the development from Mincing Lane is on an unsafe stretch of road which is 25m from a blind corner at the junction of Mincing Lane. Even if cars are obeying the speed limit when coming round this corner, there would be a significant risk of an accident with vehicles slowing down and turning into the proposed new development. The pavement opposite this corner is very narrow due to a lamppost and this would create additional risk for pedestrians. Currently, parents with buggies are forced to walk in the road for a short distance due to the presence of the lamppost.
5. There is no need for further "affordable" housing in this area. A search on property sale websites shows a large number of properties nearby which are for sale at £350,000 or less. Many of these are not selling including 3 houses in Medhurst Close alone at under £350,000.
6. There is an obvious negative impact on the large number of wild animals currently living on the land which has been untouched for over 30 years. The animals living on this land include badgers, bats, deer, and owls.
7. The services in Chobham (in particular GP practice and local school) are already overstretched and this proposed development is one of a number of local developments which will put further strain on local services. One example of this is that the local high school is already oversubscribed.

Yours,

Oliver and Laura Wignall

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