

Chief Planning Officer
Planning Services
Elmbridge Borough Council
Civic Centre
High Street
Esher
Surrey
KT10 9SD

19/10/2023

Dear Sir or Madam

Re: PP-12493046 Outline Application Land Off Anyards Road and Copse Road, Cobham KT11 2LH

This letter accompanies Shanly Homes application for a residential planning application described as follows:

Outline Application for the demolition of the existing buildings and the erection of 26 residential dwellings, with layout, scale, access and appearance for consideration, leaving landscaping as a reserved matter at Anyards Road, Cobham

The contents of this planning application has been the subject of detailed design discussion with your planning department and we have held two preapplication meetings with your officers notably Margarita Romanovich, Peter Brooks and Jon Kilner.

In addition to the preapplication meetings we attended a public exhibition where the proposals were presented to local residents and the original drawings were altered to accommodate the officers and local residents views as follows:

- We have decreased the overall numbers of units from 31 units to 26 consequently reducing vehicle movements from Copse road and Anyards Road.
- Jon Kilner preferred the scale and siting of 2 storey houses centrally located within the scheme and the scope and design of the layout was adjusted accordingly.
- The corner focal flat building has been reduced in height from a three storey to a two storey block with rooms in the roof. There are no habitable rooms with windows located to overlook the adjacent property to the east.
- Garage/carports located on the boundary have been replaced with open parking spaces.
- The houses on the Eastern boundary have been moved as far away from the existing boundary as possible.

- Existing landscaping has been retained and additional buffer planting proposed to provide development shielding for existing residents.

We trust that with these improvements the planning application will be looked on favourably by your officers as we have made significant changes to meet both local residents and your officers comments in relation to the evolving scheme.

Accompanying the planning application are the following drawings:

- 1409/Pln/100 Site Location Plan
- 1409/Pln/101 Site Layout
- 1409/Pln/102 Plots 1-2 Plans & Elevations
- 1409/Pln/103 Plots 3-4 Plans & Elevations
- 1409/Pln/104 Plots 5-6 Plans & Elevations
- 1409/Pln/105 Plots 7-8 Plans & Elevations
- 1409/Pln/106 Plots 9-12 Plans & Elevations
- 1409/Pln/107 Plots 13-17 Plans & Elevations
- 1409/Pln/108 Plot 18 Plans & Elevations
- 1409/Pln/109 Plots 19-26 Plans & Elevations
- 1409/Pln/110 Street Scenes
- 1409/Pln/111 Isometric Plan
- 1409/Pln/112 Block Plan
- 1409/Pln/113 Information Plan
- Schedule of accommodation

In addition the following supporting documents are provided:

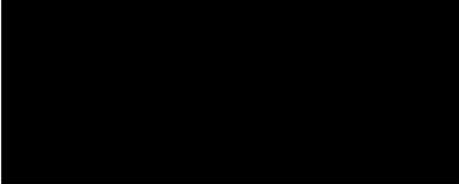
- Design & Access Statement
- Character area assessment
- Planning Statement by Neame Sutton
- Arboricultural Survey & Report J21275Rev A by Greenspace Ecological Solutions
- Ecology Bat Survey by The Ecology Partnership
- Ecology Preliminary ecological appraisal by The Ecology Partnership
- Biodiversity Net gain report by The Ecology Partnership
- BNG metric calculation by The Ecology Partnership
- Contaminated Land Assessment by Soils Ltd.
- Flood Risk & Drainage part 1 and 2 by Stuart Michael Associates
- Transport statement by ICENI
- Travel plan by ICENI
- Community Consultation report by Cratus
- Landscape Masterplan by Allen Pyke Associates
- Archaeological Desk based assessment by RPS Archaeology
- Sustainability and energy statement by Bluesky Ltd.
- CIL form 1

We acknowledge that a CIL contribution will be payable and have completed the necessary forms which makes allowance for the existing built form currently on site and accept the need for Section 106 contributions. With regard to affordable housing provision we are currently updating the viability assessment in order to demonstrate that the development is unable to support the provision of affordable housing due to the cost constraints imposed by the brownfield

redevelopment of this site and would be happy to provide further details as part of the application negotiations. The proposal will however deliver many benefits, not least a supply of housing to meet the Councils housing land supply shortfall, Biodiversity Net Gain as well as environmentally conscious and attractively designed homes carefully created to respect and reflect the townscape around it.

I trust that the attached information is sufficient for the application to be registered and look forward to discussing the submission with your officers in more detail.

Yours faithfully



James Griffiths
Senior Planning Manager