

Our reference: COM571923230

Application number: 2023/2889

Application address: Land Off Anyards Road and Copse Road Cobham Surrey KT11 2LH

Name: Ms Williams

Address: 7 Copse Road, Cobham, Surrey, KT11 2TN

Comment type: You object to the planning application

Date of comment: 26 Dec 2023

Comment: EBC letter is dated 8/12/23 with comments to be submitted by 1/1/23. Not much time for people to comment due to Christmas and New Year when many people go away. I object strongly to the proposed development on the following grounds.

The plans state the site is not on a high flood risk area. However having checked this myself the existing bungalow has always been on a high risk area. I brought this fact up with the previous developers who were completely unaware of this risk. The surrounding houses are on a medium flood risk and there is also an underground stream running along the boundary wall of the bungalow hence why some of the cottages are called Spring Cottages. Since the removal of many mature trees from the proposed site this has caused even more flooding both in my garden and others.

The number of proposed houses and flats is too high and this would impact both traffic congestion and parking in Copse Road and Anyards Road. There is currently not enough parking for existing residents. I think the proposed site should consist of more houses than flats avoiding potential parking problems. In fact the proposed number of houses should be reduced altogether.

I totally object to the proposed three floor houses which will back onto my property and invade my privacy by overlooking my garden. No amount of landscaping will provide the total privacy I have at the moment with the existing bungalow.

Both traffic and parking is bad enough already in Copse Road which is used as a short cut to the High Street or Portsmouth Road and vice versa or to access routes to the A3 and M25 and also diversions during flooding from the River Mole on the High Street with all cars using Copse Road in this instance. I have problems getting on and off my driveway during morning and evening rush hour as well as school drop off and pick up times. There are many schools in this area St Andrews ,Notre Dame , Cobham Free school and many others as well as a nursery school in Copse Road itself.

Considering residents in Copse Road have two or three cars per household parking will be an absolute nightmare with the proposed development. The proposed development is allocating one parking space per flat and most likely a couples will reside in the flats and it is likely that each couple will own two cars creating a parking problem due to this fact. The houses have been allocated two parking spaces and it is likely that their teenage children will want a car creating even more parking problems. Visitors to the proposed properties will be unable to park and therefore will look to park in Copse Road and surrounding roads. The residents of the proposed site will therefore use the spaces provided for their own visitors. Currently all parking spaces on both sides of Copse Road are full with parked cars and more people wishing to park in Copse Road will only upset the existing residents who also have problems driving along Copse Road because of parked cars creating a chicane like experience.

Access and works traffic whilst any proposed development is being built will be an absolute nightmare for everyone involved. There will be severe disruption noise pollution and environmental

issues as well as health issues and safety for children walking to school.

The developers and EBC are trying to build too many properties on the proposed site and once again I stress my objection. It seems pure monetary greed on behalf of the developers and council. You mention in your letter that you will not consider objection on the grounds of perceived loss of property value . However EBC are doing nothing to increase the value of both my property and others by adding value to the area by improving the local infrastructure eg schools nurseries playgrounds shops sports amenities etc. EBC are not worried about the effect of the decreasing property value. If it was your property I am sure you would strongly object to this development. Therefore I have a right to bring up this subject and point out the morality of it .