

**Our reference:** COM572936440

**Application number:** 2023/2889

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

**Name:** Mr Varley

**Address:** 132 Anyards Road, Cobham, Surrey, KT11 2LH

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

**Date of comment:** 30 Dec 2023

**Comment:** On behalf of my wife and myself we are writing to object to the above mentioned outline planning application for the proposed development made by Shanly Homes for the following reasons.

1) why are the developers applying for an outline planning application. Does this mean, if granted another full application would have to be made?

2) loss of privacy to residents in Anyards Road, Copse Road & the Old Portsmouth Road will be affected by the proposed construction of houses & flats. Whatever fencing material are used the development will be a "blot on the landscape". Will residents be consulted on minimising this intrusion?

3) storm drainage is of particular concern as a survey by the developers proved the porosity of the existing ground conditions was poor. Any form of collection by the use of soakaways would therefore be very difficult. Pressure on the existing drainage systems in the area are already strained. Increased run-off from surfaced external areas will have an additional effect on this. There is also increased pressure on the foul water system in Anyards Road. Thames Water recently dealt with blockages & cleansing of this sewer.

4) the change in entering & leaving the site from Anyards Road & Copse Road totally unacceptable. Firstly there are no sight lines shown on the drawings making these very difficult for leaving & entering the site but also potentially very dangerous. When the proposed development is completed traffic flows will increase making Anyards, Copse & the Old Portsmouth Road even more difficult for existing residents than it already is.

5) during the construction of the proposed development the residents of Anyards, Copse & the old Portsmouth Road will find their everyday life much more disturbed than it is now. Also there is a very big chance, if planning permission is granted that construction work could be going on in the Surrey County Council site in Anyards Road which already has planning permission & contracts have been formalised for construction to commence from early 2024. It should be possible, if permission for the proposed for the proposed permission was granted, that work should not commence until the work for SCC was complete.

6) the noise, dust, parking & general difficulties during construction is very difficult to comprehend. Council officials from Elmbridge BC & Surrey CC must be made more aware of the road problems that already exist & will most likely double if both sites are working at the same time

7) if & when planning permission is granted for this or an alternative submission what planning gain would the council likely obtain from the developers which could benefit local residents?