

Our reference: COM573013072

Application number: 2023/2889

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

Name: Mr Casey

Address: 56 Anyards Road, Cobham, Surrey, KT11 2LG

Comment type: You object to the planning application

Date of comment: 30 Dec 2023

Comment: We are horrified by the proposed development and the impact it will have on everyone in the area.

Our reasons are listed below:

- Adequacy of Parking/ Loading/ Turning

The Anyards Road junction is only big enough for 1 way traffic and not suitable for heavy traffic. This will force heavy traffic through Anyards and Copse roads for access and egress which already suffer from heavy traffic and queues. These are small residential roads with little space due to already overcrowded parking.

Elmbridge council is clearly aware that 46% of households have MORE THAN 2 vehicles. Parking is at a premium and difficult to find at the best of times, the development has already removed 44 garages from use by local residents and this additional traffic has spilled onto local streets.

Residents parking will spill out into the local roads which are saturated and force residents further afield for parking (Anyards Road, Leigh Road, Old Common Road, Northfield Road etc)

Highway Safety / Traffic generation

The area is well known for traffic build up on the Portsmouth Road from the Painshill round about and Eastbound towards Cobham Free School. 26 New houses will add hugely to this traffic problem.

Copse Road has become a traffic blackspot. Queues onto Portsmouth Road regularly backup round Copse Road and even into Anyards road. Small roads with a lack of parking and vehicles parked on both sides often only leave space for 1 way traffic (at a time) further exacerbates this issue.

The additional traffic created has the potential to force traffic to back up into the main road and frustrate local residents who struggle to get out of the area due to the road system.

This development is close to Cobham Free School and Construction traffic will heighten the risk to children especially around the Anyards Road/ Copse Road junction.

- Noise, Smell and Disturbance

The proposal to replace 1 Bungalow and a set of garages with 26 homes will create a huge amount of noise and disturbance. The smell caused by the construction will be unbearable, aftertime when amount effoise. advises us to keep houses well-ventilated due to Covid, this will not be possibidwithinteSougees

Hazardous Material / Air Pollution

Elmbridge Council Environmental Services have already Identrea:

finalional Traffic build will cause longer Queues wrapping around Copse Road and even into

Anyards road which are already terrible. Stationary traffic with running engines will increase the issue of combustion engine pollution. Already residents struggle to open windows at busy times of the day due to fumes.

Flooding / Drainage

The plans state the site is not on a high flood risk area. However, the existing bungalow has always been on a high-risk area. The surrounding houses are on a medium flood risk and there is also an underground stream running along the boundary wall of the. Since the removal of many mature trees from the proposed site this has caused even more flooding in gardens, especially in Copse Road.

The current site is 1970 metre squared of landscape / grassland which obviously has the ability to soak up plenty of water. The intention is to replace this with 12 small gardens totalling 650metre squared (that doesn't even factor in patios). This will increase flooding risk.

Design, Appearance and Materials, Layout and density

The Design of the development does not match the surrounding designs of dwellings on Portsmouth Road, Anyards Road and Copse Road.

All the surrounding properties have large gardens. The average garden is 100 metre squared and larger. ONLY 12 of the 26 properties have gardens which are tiny at 50-55 metre squared. This does not match the density of the surrounding dwellings; this is simply an attempt to flood the space with as many houses as possible.

Local Policies - Referencing Elmbridge Local Plan - Elmbridge 2037

The development is not in keeping with principle 1. It will increase flood risk greatly which will not improve the boroughs resilience to climate change. It will increase traffic, pollution and emissions. The development is not in keeping with principle 2. It does not preserve or enhance out recognised heritage assets. The garden size and space proposed is a fraction of that of the traditional Victorian stock of houses surrounding the site. A key character of the local area are the large gardens and open spaces we enjoy.

Comment: The development is not in keeping with principal 5. The road infrastructure simply does not support a development of this size. Cobham Health centre is IMPOSSIBLE to get an appointment at already, the existing infrastructure cannot support a major development like this.