

Our reference: COM573023677

Application number: 2023/2889

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

Name: Mr Northage

Address: 3 Copse Road, Cobham, Surrey, KT11 2TN

Comment type: You object to the planning application

Date of comment: 30 Dec 2023

Comment: I object to the outline development proposal 2023/2889

It is too high in density for the amenity of the area of Victorian cottages which have generous sized gardens around the perimeter unlike the proposed development. It has insufficient landscaping and gardens for groundwater drainage and insufficient onsite parking for 26 homes. This major development replacing 1 bungalow and 44 lockup garages (previously used by local residents) will have a huge negative impact locally on traffic volume, parking, traffic congestion, pollution overshadowing and flooding.

Parking

There is insufficient parking spaces in Copse Road and surrounding roads for residents without this development. The number of spaces allocated on the development, although meeting EBCs requirement, is unrealistic as most properties around here have 2 or 3 cars which unfortunately are a necessity since the local public transport system is nowhere near adequate enough. There has been no parking/traffic survey carried out to assess how many cars residents have locally and to realistically address this in the development. The assumption people should change their transport habits and make less car journeys to justify that the development meets parking requirements, will not happen until a better and more frequent bus service is introduced. The area has many schools requiring transport to them by car from across and out of borough and bus services are just not fit for purpose so there will always be multi car households in the area and unfortunately this will also include 1 and 2 bedroom flats which have only been allocated 1 parking space per unit on the proposed plans.

Traffic Congestion

There is a serious issue of heavy traffic congestion in Copse Road, frequently tailing back into Anyards Road at peak times with resulting pollution in the narrow roads necessitating windows to be kept closed. There is a constant steady flow of through traffic the whole day if private and commercial vehicles. (On Sat 30 Dec, off peak time I've counted an average 12 cars per minute heading down Copse Road from Cobham to the Portsmouth Road between 12 and 3pm). Our residential roads are not suitable to be used as a short cut from the A245 in Cobham to the A309 heading towards Esher and from Esher to Cobham with cars parked both sides of the road. Before any development is approved traffic management needs urgent attention to prevent Anyards/Copse Roads being used as a short cut. introducing no right turn out of Copse Road to keep through traffic to the A roads would reduce through traffic considerably. Copse Road is unsuitable with its parked cars for heavy site traffic exiting the site. Changes to Anyards Road to widen the junction with Portsmouth Road and make it 2 way to and from the site needs to be put in place prior to any development being approved to avoid further congestion

pollution noise and possible damage to parked cars on having to exit back to Portsmouth Road via Copse Road.

Overshadowing

The development with too many properties crammed onto the site with buildings too close to the perimeter makes for a poor design layout with no consideration to the surrounding properties resulting in unacceptable overshadowing. A smaller development of 3 bed houses each with 2 parking spaces would allow for more landscaping and gardens keeping buildings at least 5 metres from the perimeter

Would be more acceptable while also avoiding overspill into the surrounding area.

Pollution/flooding/drainage

A number of gardens in Copse Rd along the perimeter of the site are prone to flooding. There is an underground stream running along the boundary, hence the Victorian name of my house being Spring cottage. Flooding has worsened in recent years with more rainfall and exacerbated by the previous developer clearing the site of many mature trees and shrubs which had previously soaked up water. With a development of this density of buildings and tarmac and a few very small gardens there is a risk of flooding to surrounding properties as there is nowhere for excess groundwater to soak away. We do have a high water table in the area and all the Victorian cottages were originally built with wells outside the back doors. Plots 1 2 13 14 and 15 on the plans appear to be built on an area of high risk flooding according to the Surface Water Flood Map in Stuart Michael Associates Flood Risk Assessment Report.

The site is totally unsuitable for such a large number of properties and any developer will be liable for flood damage to surrounding properties if current flooding issues caused by the removal of trees are not rectified prior to the site development. It is noted that Surrey CC Flood Risk and Planning Team has objected to this application as the report by it does not include enough information about discharge of surface water.

EBC needs to assess the risk to resident's of lead and PAHs found in groundwater on site contaminating floodwater in adjacent gardens when flooding