

**Our reference:** COM573281003

**Application number:** 2023/2889

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

**Name:** Mr Morris

**Address:** 37 Leigh Road, Cobham, Surrey, KT11 2LF

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

**Date of comment:** 01 Jan 2024

**Comment:** I object to the proposed plan for the development at 160 Anyards Road of 26 houses/flats.

1. Overdevelopment in an enclosed area with inadequate parking, lack of outdoor space, and intrusion on surrounding dwellings and designed without regard for the character of the area. Note this area to be developed has previously only had two houses on the site, the garages were used for storage.

2. Access to Highways difficult will cause major traffic problems for Copse Road, Anyards Road, Portsmouth Road and Leigh Road.

Will increase danger for Nursery, Access to Park, future Care Home, access to Portsmouth Road on bend. Restrict street parking in Anyards Road for existing residents.

Only two access roads/ entrances proposed, road widths inadequate for emergency services.

Extra Volume of traffic estimated residents 50 cars could cause traffic problems that will block exit and entrance to Leigh Road..

3. Services and Utilities will be compromised, Power/ Substation, Sewerage, Water and Water Pressure for the whole area which is already inadequate.

4. Restrictions must be placed on demolition of existing, asbestos compromised buildings.

Drainage problems will be increased and flooding problems increased for existing homes and gardens.

5. This development is not in keeping with the Elmbridge Local Plan 2037 Principle 2 and 5.

This needs to be rethought and reduced in size.

Roger Morris