

Our reference: COM574102697

Application number: 2023/2889

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

Name: Mrs Hanby

Address: 28 Copse Road, Cobham, Surrey, KT11 2TW

Comment type: You object to the planning application

Date of comment: 03 Jan 2024

Comment: I am a resident of Copse Road, and have been since 1955, and I am writing to object to the planning application submitted by Shanly Homes.

Over the years, parking has become more of an issue, particularly in Copse Road and Anyards Road, and indeed Portsmouth Road. I feel the proposed development of the space as specified in the planning application will further add to that problem and create a potential black spot.

The part of Anyards road that adjoins Portsmouth Road at the proposed site is currently a one-way road. The proposed entrance to the site is approximately 4 cars length from this junction. This I feel could cause a potential black spot as vehicles entering Anyards Road from Portsmouth Road would have limited stopping distance and reduced visibility of cars exiting the proposed development. This could increase the potential for a collision.

Traffic is terrible at the best of times, but with the addition of the extra cars generated by the new residents, this will compound the problem. Stationary traffic routinely backs up from the Copse Road and Portsmouth Road Junction all the way back to Anyards Road. It is particularly severe during rush hour, school pick up, and any time there are problems on the surrounding highways, M25 and A3.

The proposed scheme does not provide sufficient new parking, with only 41 parking spaces for 26 residential units. With most couples nowadays having to work, there is a need for a minimum of 2 parking spaces per unit plus visitors parking. Also, as there are 15 two and three bedroom units, additional parking is required for other family members that own a car. Without this additional parking, they will be forced to find parking in the already congested adjacent roads, making things harder for the current local residents.

Copse Road, although mostly residential, does have a number of commercial ventures sited. Voo Vets, with a residential property to the rear, generates more traffic at certain times of the day, and only has limited off road parking (2 car spaces) for staff and patients. Also, the Butterfly Patch Nursery across from Voo Vets, has no specific parking allocated for staff or parents dropping their children off. I feel that the increased road traffic would be a particular hazard to the children and their parents.

Copse Road is also being frequently used to park commercial vehicles belonging to non-residents for multiple days at a time. Not only does this obstruct the already limited parking for residents, it reduces visibility and hinders the accessing for resident's driveways. My issue is mainly the parking, and the extra traffic generated on what was once a quiet residential road.

Over the years there have been many changes in the area, however, I feel to build such high buildings in amongst properties that are considerably lower, is not in keeping with the existing surroundings. The 3-storey proposal would tower above the 2-storey buildings that currently exist. Another cause for concern is the chaos that would be caused by the development itself. The large vehicles, which I presume will be entering the site via Portsmouth Road as Copse Road is far too narrow for large vehicles to manoeuvre, will add to current congestion levels. All stages of this

development will create noise pollution, spread dirt and debris, and disrupt the day-to-day lives of local residents.

Furthermore, additional pressure will be put on local facilities such as doctors, hospital services and schools. This may not be immediately noticeable, but once residents to the proposed properties move in then the full impact of the development will become apparent.

In short, I feel the proposed development is unsuitable for the site size, general location, and wellbeing of the community.