

Our reference: COM574512617

Application number: 2023/2889

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

Name: Ms Cobham and Downside Residents Association

Address: Desswood Sandy Lane, Cobham, Surrey, KT11 2EP

Comment type: You object to the planning application

Date of comment: 04 Jan 2024

Comment: Dear Sir or Madam,

I am writing on behalf of The CDRA to object to this application.

The planned development is overly dense and along with the removal of trees will have a negative impact on neighbours outlook, privacy, increased car use in an already high traffic area of narrow roads and the verdant character of the site involved.

The built forms 1 and 8, block 9-12, plot 18 and 19-26 have little space on their outer boundaries for mature trees to be planted to increase privacy and wild life corridors and any hedging would be under pressure to be heavily pruned in the future, reducing any benefit that they might give.

It was advised, by the ecological appraisal, that the number of trees that were removed be replaced by at least 2:1 to replace the canopy lost. The number planted should also take into account that, depending on species, a number of trees per person and car are required to provide oxygen and to counter polluting effects.

The trees suggested in the landscape plan will take decades to reach their full potential to provide their benefits and to positively impact on privacy and outlook of neighbours and as the gardens are small there will be pressure to heavily prune in the future.

Blocks 9-26 have no amenity space and while these are apartments, the high built form to plot ratio for each, leaves no free or communal space.

The landscape area running along the back of the gardens in Anyards road should be conditioned so that it is only a footpath and not allowed future changes to be wide enough for a vehicle, which would create a cut - through road.

There are no street scenes from the viewpoints of Anyards road, Copse road or Portsmouth road for height comparisons. Some built forms are over- dominant, due to being three stories high in place of a bungalow, increased further by the reduced garden sizes which are out of character for the surrounding neighbours, while others i.e. plot 18 will overshadow gardens of Anyards road.

The number of homes would put undue pressure on infrastructure for services i.e water and sewerage and for car safety at busy junctions.

The CDRA are concerned that this application for a major development was listed for consultation

over the holiday season when many nearby residents and those in the greater Cobham area would be busy with family commitments and harder to seek professional advice should it be required.

We respectfully request it be refused.