

**Our reference:** COM574552048

**Application number:** 2023/2889

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

**Name:** Ms Thomas

**Address:** 28 Leigh Road, Cobham, Surrey, KT11 2LD

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

**Date of comment:** 04 Jan 2024

**Comment:** The proposed new development will cause a number of negative issues for the local community - including loss of established trees, loss of privacy, increased traffic congestion, parking issues, increased flooding & pollution, strain on local services, increased lack of access for emergency vehicles to local residents on Anyards Road, Copse Road, Leigh Road & Cleves Close.

The scale of proposed development is not in keeping with the surrounding properties. Established trees have already been felled ahead of this application being approved, showing a significant disregard for the local community, residents, aesthetics of the area & the environment. The proposal is for inappropriately high density housing of three-storey structures, which will tower over the surrounding houses (which are predominantly two-storey Victorian properties) and result in loss of privacy for the adjacent houses. Any proposed new housing should be in keeping with the established style and size of the existing surrounding properties.

There is inadequate provision of parking on the site, as most residences in the area tend to own two or more cars. There is no feasible capacity for additional street parking on surrounding roads, Copse Road, Anyards Road, Portsmouth Road and Leigh Road. These roads are already overused by people working in the village, who have to drive to Cobham to work, and find somewhere to park for the day, to avoid the high costs of the Pay & Display car park. Dangerous & antisocial parking on street corners, blocking driveways and access roads and across pavements is a daily occurrence and a significant problem in the area.

The access and traffic to & from the proposed development would inevitably increase the traffic and jams along Copse Road and Anyards Road. There would be an expected 50 or more additional vehicles trying to access the development, which can only be accessed via Anyards Road or Copse Road, which inevitably will add to the existing traffic congestion along these roads as well as increased pollution as the additional cars have to wait to access the development site. There is already a problem with delivery vehicles trying to supply TJ Bathrooms on Anyards Road, which frequently causes complete standstill of traffic along Anyards Rd & Copse Road. Access to the proposed development site is already problematic, with cars parked on both sides of the road at the Copse Road entrance and predominantly only single lane access in both directions due to the parked cars on Copse Rd. The entire length of Anyards Road is one single lane for use by traffic travelling in both directions due to parked cars on one side of the road and Copse Road is largely reduced to a single lane which has to be used by traffic travelling in both directions, due to cars being parked on either side of the road. Anyards & Copse Roads are regularly already completely clogged with traffic unable to move in either direction - and residents of Leigh Road & Cleves Close being unable to get access in or out of Leigh Road. This is exacerbated by the Anyards & Copse Roads being used as a cut through in the event of regular major traffic problems

on the A3 & M25, where there are sudden surges of increased traffic and again both roads become entirely blocked in both directions. The dustbin lorries, which is an essential service, cause similar blockages to Anyards & Copse Roads. Congestion here is a significant obstacle for any emergency services trying to reach properties on Anyards, Copse, Leigh Roads & Cleves Close. Cars also frequently mount the pavement along Anyards Road & are forced to drive along the pavement due to blockages of traffic in both directions putting pedestrians in danger.

Access from the site into Anyards Road is very close to the road junction and is likely to increase risk of collisions. Access points especially from Copse Road are already difficult to navigate with cars parked and the difficult turning between Copse Road & Anyards Road in both directions, where cars frequently mount the pavement when turning.

Local services are already strained. It is already difficult to get doctor's appointments. Water pressure in the area is very low. There is already a lack of state school places in the area. These additional residents will require services, which are not being provided.

The environmental impact of altering the usage and ground coverage and would likely exacerbate flooding to surrounding homes. No evident provision has been made to successfully manage and absorb water run-off within the plot. The proposed tree planting on the plot falls far short of what is needed, environmentally as well as supporting habitats for native species or replacing the trees already felled from the area. This shows no true consideration of the impact on the surrounding area and community and is clearly simply a money-making exercise for those directly involved. Trees planted should be increased and be native species.