

Our reference: COM574555911

Application number: 2023/2889

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

Name: Mr McCormick

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

Comment type: You object to the planning application

Date of comment: 04 Jan 2024

Comment: 1) The high density of proposed housing, is not consistent with the area. The number of proposed homes is not suitable for this location. The proposed houses would dominate the surrounding houses with their overbearing height and size.

2) There is inadequate provision of parking on the site, particularly bearing in mind that most residences in the area tend to own two or more cars, it is unusual for houses in the area to have a single car per property. 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, trying to avoid the high costs of the Pay & Display car park in the Cobham. Dangerous and antisocial parking on street corners, blocking driveways and access roads and across pavements is a daily occurrence and a significant problem in the area. Cars parked along Copse Road (cars are parked on both sides of Copse Road) and Anyards Road (cars are always parked along one side of Anyards Road, and often additional cars parked on the other side of the road, making) regularly suffer knocks and damage from traffic trying to squeeze through between the lines of parked cars. Both Anyards and Copse Road are gridlocked on a weekly basis due to the parking on the roads and rubbish collection lorries trying to carry out their work. The parking along Anyards Road and Copse road already causes access problems for emergency vehicles trying to attend in the area.

3) Regular traffic problems on the A3 and M25, and heavy traffic on the A307(Portsmouth Road) especially at peak times, combined with already dense street parking frequently cause local gridlock through Copse Road and Anyards Road. There is no capacity for the increased traffic this development would cause. Traffic running along Anyards Road and Copse Road is regularly reduced to single file traffic trying to pass between cars parked on either side of the road. This in turn causes significant tailbacks on a regular basis.

4) Access from the site into Anyards Road is very close to the road junction and is highly likely to increase the risk of collisions given the often excessive speed of vehicles on the A307(Portsmouth Road). The access and traffic to and from the proposed development would inevitably increase the traffic flow and traffic jams along Copse Road and Anyards Road.

5) Local services are already strained such as the doctors surgery, where it is already difficult to get doctor's appointments. Water pressure in the area is already significantly low. These additional residents will require services, which cannot cope effectively with the current number of residents.

6) The environmental impact of altering the usage and ground coverage, and having already cut down many large established trees on the plot, would likely exacerbate flooding to surrounding homes. No evident provision has been made to successfully manage and absorb water run-off within the proposed 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 prior to the planning application being made. 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.