

**Our reference:** COM574848600

**Application number:** 2023/2889

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

**Name:** Miss Hallam

**Address:** 88 Anyards Road, Cobham, Surrey, KT11 2LG

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

**Date of comment:** 05 Jan 2024

**Comment:** I am writing to formally object to the planning application referenced 2023/2889 submitted to Elmbridge Council. As a concerned local resident, I believe that the proposed development has the potential to adversely impact our community in several significant ways. Primarily this application should be refused due to the potentially severe impact on the local highway network.

As the Transport Statement sets out in Table 2.5 the surrounding streets are heavily stressed with parking with many over and above their theoretical capacity, the surrounding roads contain no parking restrictions and are heavily parked at all times as a result of high levels of car ownership and also people accessing the district centre and high street. Therefore, any overspill parking resulting from this development both from residents and visitors will generate a severe impact on the local highway network and to existing residents and therefore the application should be refused.

The Transport Statement has not adequately assessed the local highway network with no traffic surveys undertaken or consideration given to Highway safety issues. Video surveys in the morning and evening peaks would highlight the serious highway safety issues that this development would exacerbate. These include but are not limited to vehicles driving along the western pavement due to parking on the eastern side and narrow remaining carriageway and also vehicles driving the wrong way up the one-way section. The road is particularly busy in the morning and evening peak periods and there is regularly queuing on Anyards Road as the road is used as a rat run for people looking to avoid other busy junctions within town.

The applicant in no way addresses the highways safety issues raised by Surrey County Council for the previous application. Which included the undertaking of a Stage 1 Road Safety Audit, the issue of drivers passing the no entry sign at the top of Anyards Road and travelling in the wrong direction on the one way stretch of Anyards Road, officers highlighting that this development if approved would generate an increase in the vehicle movements through this area. Other items raised include the lengthening of waiting restrictions on Anyards Road to facilitate the development however this would further impact on car parking stresses, increasing the severity of the impact of the development.

It is my view that this application represents over development of the site and a much smaller development, providing adequate on-site car parking including adequate visitor parking and also one that fully considers the safety issues and subsequent impact on the adjacent highway network and appropriately mitigate the impact of the development through work with Surrey CC and Elmbridge BC to resolve these issues should be resubmitted for consideration.