

Our reference: COM574875764

Application number: 2023/2889

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

Name: Miss Ferguson

Address: 142 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 05 Jan 2024

Comment: I am writing to formally express my objection to the planning application 2023/2889. I am a concerned resident of Portsmouth Road, Cobham, and I believe that the proposed development has significant drawbacks that should be carefully considered before any decisions are made.

Design & Materials, Layout & density

The design is complete change of character, completely out of character with this area of Cobham. The buildings are taller and a much more modern design which looks nothing like the surrounding Victorian housing. The density of the dwellings is an extreme departure from existing form density. The surrounding housing is built on plots of 160+ metre square. Whilst the developments largest 3 bedroom plots are 120 metre square and below for smaller 2 bedroom dwellings.

Policy

The NPPF (paragraph 131) says the developer must focus on making “beautiful” and “sustainable” places, this development is neither. Paragraph 133 states that developments should follow “design policy, guidance and codes”, this development would not be consistent with the principles set out in any of the National Design Guide, the National Model Design Code, EBC's putative local design code – nor would it reflect the existing local character and design.

The Elmbridge design code aims to “reflect local character and design preferences”, this development does not reflect in anyway the Cobham Street character of the area. EBC's and SPD on the local character of the street Cobham says this area is of “late Victorian / Edwardian character comprising two-storey detached and semi-detached houses on modest plots.” Not at all what is proposed in this application, “especially where it fails to reflect local design policies and government guidance on design.”

The Biodiversity Net Gain assessment must be based on the site as it was in Early 2021 (as seen on google maps) prior to the previous and current developer removing all the trees and vegetation on the site. The site was a lush tree filled natural space, deliberately destroyed to allow for a fake Biodiversity report.

The Surrey Wildlife Trust and Environment Health Noise & Pollution were consulted for the previous planning application in 2021. They wrote negative assessments of the plans. They have strangely been omitted for consultation this time around.

Adequacy of Parking/ Loading/Turning

The proposed development raises concerns about its potential impact on local infrastructure, specifically, increased traffic congestion and parking availability. During the development stage, access to the development will be from Anyards Road. This is a heavy traffic junction and is not appropriate for heavy load traffic. A significant amount of materials will be both delivered and disposed of from this site.

Parking is at a premium and difficult to find around the area and has been increased already due to the removal of 44 garages from use by local residents. This will be further exacerbated by the new development. The parking standards are not adequate. Due to the poor public transport in the area, the occupants are likely to have multiple cars which will put further strain on the parking availability.

Highway Safety /Traffic

Copse Road has become a traffic blackspot. Queues onto Portsmouth Road regularly backup round Copse Road & even into Anyards road. Small roads with a lack of parking and vehicles parked on both sides often only leave space for 1 way traffic (at a time) further exacerbating this issue.

Noise, Smell & Disturbance

The proposal to replace 1 Bungalow and set of garages with 26 homes will create a huge amount of noise and disturbance to the current residents and no consideration has been made to the increase in current residents now working from home.

Hazardous Material /Air Pollution

Replacing a Bungalow and garages with 26 homes is a huge construction project surrounded tightly by 60 houses and gardens where people congregate, & children play. The nature of the tightly surrounded site means there will be minimal movement of air and dispersion of pollutants. There is no way to protect people from pollution in gardens from such a huge project. Additional stationary traffic forcing residents to close windows due to combustion fumes/ pollution. This is already an issue and will only increase.

Flooding/Drainage

The plans state the site is not on a high flood risk area. However, the existing bungalow has always been on a high-risk area. The surrounding houses are on a medium flood risk and there is also an underground stream running along the boundary. Since the removal of many mature trees from the site this has increased flooding in gardens. The current site is 1970m² of landscape /grassland which has the ability to soak up water. The new development will create much more runoff and surface water to increase flooding.