

Our reference: COM574892297

Application number: 2023/2889

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

Name: Mr Jebb

Address: 154 Anyards Road, Cobham, Surrey, KT11 2LH

Comment type: You object to the planning application

Date of comment: 05 Jan 2024

Comment: I am strongly opposed to the planning application based on the following criteria:

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 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 and totally out of character and the Victorian designs of the local properties 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.

Loss of light /Overshadowing

The very tall blocks will reduce light and overshadow my garden. This will especially affect the winter months where we will lose light due to overshadowing.

Overlooking / Loss of Privacy

The houses overlook my garden. I will lose privacy.

Adequacy of Parking/ Loading/Turning

The Anyards Road junction is blind (from the East). The road is not appropriate for Heavy load traffic. A significant amount of material will need to be delivered, whilst a considerable amount of disposal will be required.

Parking is at a premium & difficult to find at the best of times, the development has already removed 44 garages from use by local residents & this additional traffic has spilled onto local streets. This will be further exacerbated by the new development.

The Parking Standards are not adequate. Cobham has excellent road links & is very poorly serviced by public transport. Therefore home owners will have multiple cars. Single bedroom flats will likely be purchased by couples (each with a car)

The corner plot does not appear to have any parking.

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.

This will be a particular problem at 0830 when parents are dropping off there pre school aged children at the nursery on Copse Road.

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. The smell caused by the construction will be unbearable, at a time when the Government advises us to keep houses well ventilated due to Covid, this will not be possible with this huge project.

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 get worse.

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.