

Our reference: COM615976926

Application number: 2023/2889

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

Name: Mrs McAllister

Address: 53 Leigh Road, Cobham, Surrey, KT11 2LF

Comment type: You object to the planning application

Date of comment: 20 May 2024

Comment: We object- for the third time- to this proposed development as the new amended plans have not addressed the very serious issues previously raised which are all still relevant to this objection (see below for further detail). The scale of the development is too big for the proposed site and needs to be decreased significantly (at least halved) in order to mitigate risk and for us to be able to support it.

02.01.2024

We object- once again- to this proposed development. As residents of Leigh Road our only access to the road network is via Copse Road, which is already congested and regularly is backed up with traffic at peak times causing delays and risk to pedestrians walking to school and nursery. Recent roadworks have exacerbated this, and reduction of local on street parking has meant that inconsiderate and dangerous parking is a daily occurrence. There are a number of serious concerns which the planning committee need to consider to protect the local area, preserve facilities and ensure safety of the residents:

1. Parking: Anyards Road and Copse road are only big enough for 1 way traffic, with parked cars filling up all available curbside spaces (and often additional illegal and inconsiderate parking) and there are regular queues and heavy traffic. Adding 26 additional properties (likely at least 2 cars/residence) will create ridiculous overcrowding in an already strained situation. This will also pose a risk to pedestrians, these roads are a walking route to the local primary schools as well as to the recreation ground.

2. Noise and disturbance: the proposed development will create huge noise and disturbance, especially during construction. This poses a health risk to existing residents.

3. Pollution and hazardous materials: the pollution levels from stationary cars stuck in traffic is already at an unacceptable level, adding to this would be irresponsible and dangerous. Hazardous material has been identified at the site and this should not be disturbed, especially at such close proximity to residential houses.

4. Flood risk will increase. There is already a medium flood risk, removal of trees and urbanizing the small site even further with buildings and patios will increase the flooding risk.

5. Density of the development: the proposed development would be greatly out of character with the surrounding houses which have large gardens, this proposal has only half of the properties with gardens all of which are roughly half the size of the existing properties. Existing infrastructure of roads and health centres are already struggling to cope with the demands (it is very hard to get doctor or dentist availability already), extra demand would be detrimental.