

**Our reference:** COM616125527

**Application number:** 2023/2889

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

**Name:** Mr Scianna

**Address:** 130 Portsmouth Road, Cobham, Surrey, KT11 1HX

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

**Date of comment:** 20 May 2024

**Comment:** Loss of Biodiversity (Biodiversity net gain proposals are manufactured and deceptive)

- a. The site has had its biodiversity systematically diminished by 2 developers since 2021 (prior to the submission of the previous planning application on this site, 2021/3243) with all trees, bushes and biodiversity removed/ decimated. Residents highlighted this under the previous application for this site (application 2021/3242).
- c. Surrey Wildlife Trust were consulted in January 2021 regarding planning application 2021/3243. This APPLICATION withdrawn by the previous developer is near identical to the new application.
- d. Surrey Wildlife Trust Assessment (application 2021/3242) stated in January 2021 "The report indicates that trees have been removed prior to the determination of the planning application. The applicant should be aware that the biodiversity gain assessment must consider biodiversity value of the site as being before these trees were cut down." It only takes a look at Google maps satellite images of the proposed site to see the immense density of trees and biodiversity. These comments are relevant to the current planning application.
- e. The NEW Biodiversity Net Gain assessment baseline was undertaken on the 14th March 2023. This is after repeated clearing of trees, bushes and biodiversity started in 2021.
- f. Residents highlighted under the current and previous application for this site and the biodiversity is still being measured from March 2023 after the site was decimated. This makes the biodiversity proposals manufactured and deceptive.

Loss of light / Overshadowing / Right to light law

- a. I have already calculated that Plot 8 will remove my light from my office in my garden where I work EVERYDAY.
- b. There is a "right to light" law.
- c. If you have had continuous light for 20 years, you are protected by the "right to light" law.
- d. The planning commission must acknowledge my right to light and how seriously this will be affected. I will lose light for at least half the day. As the sun moved from East to West. The plots could be on the South side of the site, in order to protect all Portsmouth road residents from their right to light. I would intend to seek an injunction and compensation.

I Object against Design, Material, Layout and Density

- a. The proposed development would be out of character with this area of Cobham. These buildings would be of a different style and higher than the buildings around them. Building in the garden area separating all these existing houses would also be "out of character" and as such would be a loss of faith with all the neighbours that have lived with the assumption of this forever being open space all these years.
- b. The density of the dwellings involved is an extreme departure from the existing built form

density. This contradicts preservation of local character.

c. 2-bedroom Houses North of the development are on average built on plots of 165 metre squared. 2-3 Bedroom houses East of the development on Copse Road are built on plots of 150-200 metre squared. Nine smaller houses on Copse Road South of the development are built on plots of 135 metre squared. 2-bedroom house West of the development on Anyards road are built on plots of 160 metre squared.

Contrast this with 3-bedroom houses on the development built on smaller 120 metre squared plots. 2-bedroom houses on plots of 120 metre squared. This would change the character of the area forever, with higher density housing, smaller gardens not in keeping with the surrounding properties or this historic area of Cobham.