

Our reference: COM616295105

Application number: 2023/2889

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

Name: Ms Thomas

Address: 28 Leigh Road, Cobham, Surrey, KT11 2LD

Comment type: You object to the planning application

Date of comment: 21 May 2024

Comment: Parking on the site accessed from Copse Road is for 23 vehicles. It has been suggested that this is fewer than the number of garages that were there before, but the garages were not used for regular frequent car access. Typically they were used for storage & intermittent car access. Replacing the garages with houses would inevitably increase traffic to the site as people accessing houses on the site would be driving to and from the site much more frequently than they would be to a garage/storage unit. There would also be visiting traffic to the proposed houses. There is no possible additional parking capacity on Copse Road or Anyards Road, both of which are already congested & hazardous, due to the parked vehicles along the length of them and the existing volume of traffic. Parking on Copse Road is mostly on both sides of the road and leads to traffic jams & congestion, with traffic being unable to move in either direction at times.. The revised proposal does not address any of these issues in any meaningful way

Access to & from the site onto Anyards Road is very close to the road junction and is highly likely to increase the risk of collisions given the often excessive speed of vehicles on the A307, as well as the already awkward nature of the junction of Anyards Road with the Portsmouth Road.

The proposed access to the site from Copse Road with the increased volume of traffic that would be accessing the site as inhabited dwellings, is too close to the junction with Anyards Road, which is already hazardous and prone to traffic jams, as a result of traffic volume, the four way junction at Anyards Road & cars being parked on both sides of the road close to the junction. There are already regular traffic problems on the A3 and M25, and heavy traffic on the A307 (Portsmouth Road) especially at peak times, combined with already dense street parking frequently cause local gridlock through Copse Road and Anyards Road. Traffic running along Anyards Road and Copse Road is already regularly reduced to single file traffic trying to pass between cars parked on either side of the road. This in turn causes significant tailbacks on a regular basis. Copse Road in particular does not have the capacity to be able handle the inevitable increase in regular traffic accessing to and from the proposed dwellings. This proposed development would make these roads more congested and more hazardous. Access to the proposed site for waste collections will be problematic.

The regular impassability of traffic along these roads leaves local residents in a very vulnerable position, as it is a significant obstacle for any emergency services trying to reach properties on Anyards Road, Copse Road, Leigh Road and Cleves Close. Leigh Road and Cleves Close residents are already significantly adversely affected by the traffic flow issues on Anyards & Copse Roads. Cars also frequently mount the pavement along Anyards Road and are forced to drive along the pavement due to complete blockages of traffic in both directions and this puts pedestrians in danger Cars frequently mount the pavement when turning from Copse Road onto

Anyards Road.

The revised application doesn't address these issues in any way. Local services remain already strained such as the doctors surgery, where it is already difficult to get doctor's appointments. Water pressure in the area remains significantly low. These additional residents will require services, which cannot cope effectively with the current number of residents.

The revised application makes mention of using soak aways, sustainable drainage systems and the mains sewer system to deal with run off from the area. Soak aways in the area are already shown to be incapable of dealing with the normal levels of water run-off in the area. Drains are frequently already overloaded leading to flooding of roads and surrounding areas, so adding more dwellings with the aim of using mains sewer system to deal with the run off is not realistic. There is no detail provided from what I can see on the sustainable drainage systems proposed, so this lacks any realistic detail on how the problem of flooding due to water run off will be avoided.

The environmental impact of altering the usage and ground coverage, and having already cut down many large established trees on the plot, would likely exacerbate flooding to surrounding homes. The proposed tree planting on the plot falls far short of what is needed, environmentally as well as supporting habitats for native species or replacing the trees already felled from the area prior to the planning application being made. Trees planted should be increased and should be native species, and the number of proposed dwellings reduced significantly.

The high density of proposed oversized housing, remains overbearing and out of character with the area. The number of proposed homes is too high for this location. It would negatively impact surrounding properties, local amenities and the area.