

Our reference: COM616473491

Application number: 2023/2889

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

Name: Ms Little

Address: 128 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 22 May 2024

Comment: Part Three

12. Lack of amenity /negative impact on mental health for residents of the new development: Apartments have no proposed green space and the gardens of plots 7-14 of 11m in length do not meet the existing requirements. There is no communal amenity space within the development other than a path linking the 'poorer' apartments to Copse Road. The existing site comprises 1970m² landscaped and grassed garden, whereas the total amount of green space of the proposed development is less than one third of this.

Underground parking would enable sufficient parking spaces for a more reasonable 2 spaces per dwelling to be created and provide additional landscaping in a communal amenity area, benefitting local wildlife. This height of properties in plots 7-14 could be reduced because the additional space given to car parking would allow for a larger plot area and the bedroom on the top floor could then be accommodated within the two-story building . This would be far more in keeping with the local character and improve the design by maintaining communal green amenity space at ground level. Additional sensitive landscaping would protect existing wildlife and improve the overall design of the development. The currently proposed 3 storey properties change the existing character of the residential landscape locally and this could be avoided and mitigated through underground parking.

13. Overdevelopment. This proposal is significantly overdeveloped. The layout maximises dwelling density compared to the recommended 40dph, whilst minimising consideration for the quality of life of individuals living in and around the development. I strongly disagree with the number of dwellings proposed for the Glenelm site. Houses have been shoehorned into the development without respecting the character of the local environment as required by DM2. This proposal does not take into account the pressure on existing infrastructure, with severely limited public transport links creating a pressure on new residents to utilise their personal vehicles. Sustainable developments would take these limitations into account. Potentially an extension to the Chatterbus service could be helpful. It is encouraging to see cycle stores and electric charging points for vehicles.

14. Affordable housing: CS21 clearly states that with 15+ dwellings 40% should be affordable housing. In an area crying out for affordable housing, for key workers and first time buyers only market housing has been proposed.

15. Hazardous substances: I am also greatly concerned by the 2 year timescale for development with the potential for the escape of PM10 airborne particles, DPM particulate matter, noxious vapours and hazardous chemicals.

16. Noise and Light pollution: The development should be undertaken in conjunction with the 'considerate building scheme' to minimise disturbance to existing residents surrounding the development. I also object to the light pollution caused by security lighting which will be required over the two year period of construction and the effect this will have upon both residents' sleep and protected species' habitat and foraging.

17. Lack of biodiversity

A GoogleMaps satellite shows the previous density of trees and habitat for wildlife. The Biodiversity net gains baseline was assessed as that of March 2023, two years after the majority of trees and bushes were removed from the property without any notice to neighbours, prior to preservation orders being submitted. The value of the site must be considered as that prior to 2020, when the original owner/occupier of Glenelm resided there. The biodiversity of this site has been systematically diminished prior to the submission of planning application 2021/3242.

Protection of Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Common Pipistrelle Bats (*Pipistrellus Pipistrellus*) and other species like Noctule (*Nyctalus noctula*). All species of bat are protected under the Wildlife and Countryside Act as their numbers are in decline. Two Pipistrelle bats were previously observed entering and exiting the bungalow Glenelm and a have since been observed foraging within the site grounds and boundary. The soprano pipistrelle is a priority species in the UK Biodiversity Action Plan.

The addition of Bat and bird boxes to mitigate the destruction of existing habitat will encourage biodiversity. Guarantees from the development are sought to confirm that the Ecology Partnership's recommendations on low level limited targeted lighting of the site and suitable planting of night scented flowers will be incorporated into the landscaping throughout the development to provide foraging and commuting habitat for bats.

Other wildlife:

Glenelm and my own garden are home to occasional dormice, frogs, toads and hedgehogs, with parakeets from Bushey park visiting local gardens and tall trees. Fencing at the site needs to include hedgehog links to allow for movement between the site and neighbouring gardens