

Our reference: COM596743107

Application number: 2024/0189

Application address: Heath Buildings, High Street, Oxshott, Leatherhead, KT22 0JW

Name: Miss Haymes

Address: 12 Silverdale Avenue, Oxshott, Leatherhead, Surrey, KT22 0LB

Comment type: You object to the planning application

Date of comment: 17 Mar 2024

Comment: We continue to object to this planning application for the following reasons:

1. No significant change to the original plans

There are no significant changes to the original application that was submitted for this development and the minimal changes that have happened do not address the two key issues that were raised in the refusal by planning officers:

- The size and design is overbearing and not in keeping with the high street
- Detrimental impact the design has on neighbouring properties

As both of these were provided as reasons for rejection under planning regulations previously, it would not be logical for this planning application to be approved when these two fundamental areas have not been changed.

2. Detrimental impact to the local economy

This planning application does not benefit the local economy, the plans reduce the amount and sqm available to commercial units, therefore reducing the number and variety of businesses who may be able to open within Oxshott. Further to this we have already seen the upcoming closure of local businesses due to the other planning applications submitted by this developer which demonstrates the negative impact on the local economy these plans are having.

3. Monopolisation of village development with no public consultation

There have been 4 planning applications submitted for development work in Oxshott High Street across 3 sites. (2 approved,- 2023/1184, 2022/3286 and 2 for this site, 1 rejected and this resubmission). Although submitted under different company names, the directors on companies house are the same individuals for all. This then shifts this and previous applications from being individual developments of buildings to a complete re design of the whole high street in its entirety by a single developer.

As this then becomes a full redevelopment of the entire high street and how it will look, feel and operate for decades to come, I would argue that had all three been considered at the same time then this would have been viewed as a regeneration scheme and regeneration should be done with public engagement and input into what the communities would want for the future of our village before any applications were submitted.

Given there has been no public engagement, but recent attempts on social media to claim this is a regeneration I would request the council rejects this planning application and asks for evidence of public engagement before any future applications are submitted.

4. Level of comments of support from non local representations

Whilst there is no doubt that some comments of support to this application are genuine, the amount and speed that many were received from a large amount of supporters who do not live near the local area should be questioned. Given that many of these contain no more than a few words of support and some don't even reference the correct type of development means they should not be viewed as reflective of support from the community but more likely as a result of targeting mailing lists connected to specific local businesses.

Heath buildings are tired and we would support a refresh of them but not to this size and scale and not without proper public engagement regarding the complete redevelopment of our entire village high street.