

Our reference: COM599815402

Application number: 2024/0189

Application address: Heath Buildings High Street Oxshott Leatherhead Surrey KT22 0JP

Name: Mrs Evans

Address: 3 Midgarth Close, Oxshott, Leatherhead, Surrey, KT22 0JY

Comment type: You object to the planning application

Date of comment: 26 Mar 2024

Comment: I refer to planning application 2024/0189 which is almost identical to the previous application to tear down Heath Buildings (2023/1026) and construct a 4 storey building including 9 apartments, 4 shops and underground car park. My understanding was that the planning rules stipulate a maximum of 2 and 1/2 storey so I am surprised that the developer keeps pushing for a much higher type of construction. I strongly object to this development for many reasons.

Taking into account that the initial planning application (reference 2023/1026) was rejected in its pre-submission phase in 2022, that the case officer recommended refusal and that the project was refused by the Elmbridge planning committee in December 2023, I was surprised to, first of all, see a brand new planning application for the same project but more importantly shocked to notice that none of the reasons for refusal have been addressed. It is disappointing that no efforts have been made by the developer or regeneration team to find compromises and engage in conversation with the most impacted neighbours. There has been no consideration for the local community. We are all in agreement that Heath Buildings look tired and need some renovation. However, not on this scale.

Most people would be in favour of a renovation keeping the current bulk of the building the same so I am not sure why this is not considered. This project should not be about profit but to provide for the community in Oxshott and around. If it is truly for the benefit of the Oxshott community as it is claimed, and is profit not the motive, then a renovation on the same scale would be appropriate and adequate.

This project is completely out of line and unnecessary and will create the following issues:

- Bulk and mass issues have not been addressed and will create loss of light and privacy for immediate neighbours
- Chaos for traffic (the A244 being a link between the M25 and A3)
- Safety of children and pedestrians knowing there are 3 schools in the surrounding area
- Refuse (it will be impossible for the refuse trucks to come and get the refuse and turn around)
- Disruption (traffic and noise are already bad in the high street)
- Pollution (the construction will create a lot of pollution and we are in a heavy density populated area full of young children)
- Flood risks (particularly on Oakshade road and caused by numerous recent developments)
- Presence of TPO trees in the immediate vicinity which will be at serious risk
- Subsidence (this would be catastrophic and a problem in getting insurance)
- Vermin infestation (already caused by recent developments and reported to the council)

I am also concerned by the inaccurate information provided on the planning applications as

regards to tree levels and roots. The details seem not to be reflecting the correct position of the trees level and the extend of the roots.

The fact that the economic argument is not really valid nor proven and that there will be less shops than currently is also detrimental to the project. With lack of parking space, customers will choose to go to Cobham or other close towns as opposed to stop in Oxshott.

I strongly object to this development. It will only bring chaos and misery to the village. Many residents have expressed their concerns over and over with valid arguments in their objections.

This project must be refused a third time!