

Our reference: COM600248249

Application number: 2024/0189

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

Name: Mr Evans

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

Comment type: You object to the planning application

Date of comment: 27 Mar 2024

Comment: I think everyone can agree that this site in the high street is in need of development. However, I strongly object to this particular application based on the following points;

1. PREVIOUS APPLICATIONS. This application has already had several previous guises and each time it comes back, the developer patently refuses to take on board feedback from not only the local community, but also our Councillors, and even Elmbridge Planning Department. This latest iteration shows very minor cosmetic changes from the previous application that was refused as recently as Dec 2023. I am amazed that without the developer demonstrating material change from the previous versions, that this application is even being considered. I think a lot of people would see this as abuse of due process, an unnecessary burden on Council Planning resources and a complete and utter waste of taxpayers money. It should be rejected for this reason alone.

2. SIZE, MASS & SCALE. A building of this size is clearly ridiculous given its location in a small, compact High Street. It would completely dominate and destroy the street scene, and look entirely out of place in a quaint Surrey village such as Oxshott. A more modest remodelling of the existing building or even a rebuild would not only get the support of the local community but also be much more in keeping with the locale.

4. LOSS OF PRIVACY. Such a huge construction, more akin to a Marriott Hotel being 'dumped' in our high street, is bound to have an impact on neighbouring residents and their properties, which would be in the shadow of this monstrosity. This has been pointed out to the developer on several previous occasions but they have chosen to ignore it.

3. DESIGN & APPEARANCE. The design is not in keeping with the other 'traditional' buildings in our High Street. The architectural style fails completely to blend into our historic surroundings. Again, something that has been pointed out before but completely disregarded.

4. LOSS OF TREES. There are a number of protected trees that would clearly not survive the construction process. The tree survey information submitted is misleading and flawed in terms of its content, and written in such a way as to dismiss or minimise any impact. This needs to be properly and independently reviewed. Anyone who has an interest in protecting these precious gifts nature has given us should pay keen attention to what is happening here. If you let this cavalier approach to TPO's prevail, it sets a dangerous precedent for others to follow.

5. LOCAL IMPACT. Clearly a massive development like this would cause disproportionate disruption throughout the construction period. The road through Oxshott is heavily congested at the best of times and this will make transit through the village hugely disruptive for an extended period of time. It appears that no consideration has been given to this. Villagers and those visiting Oxshott (including customers to local businesses) will be heavily inconvenienced going about their daily lives. Parking, which is already a nightmare, will become an even bigger problem should a development of this size be allowed.

6. POLICY VIOLATIONS. It has been made clear to the Council and they have acknowledged the Policy issues that are being violated. The developer is also aware of these policy requirements as

they were highlighted during the previous applications. The developer has chosen to ignore these policies, as if they did not matter, or simply did not apply to them.

7. LOCAL FEEDBACK. All of these points above, and more, have been made by the good people of Oxshott who have taken their time to study the application carefully, and respond in a very thorough and thoughtful way. Contrast that with the random nature of many so called 'supporters' who don't even live in the area, and will probably never visit Oxshott. The comments they have made are not only brief in nature, but also demonstrate a total lack of familiarity with the development. It's a great shame that NONE of the suggestions/concerns raised last time are reflected in this latest attempt to railroad this project through the planning process. The 'real voice of Oxshott' has spoken, and on more than one occasion has been promptly ignored.

8. MISREPRESENTATION. It is vital that planning applications put to the public for consultation, should be accurate so that residents know exactly what they are looking at and being asked to comment on. This application in its previous form, had misrepresentations which were called out. This new application likewise, contains misleading information which needs to be addressed in any case, before any planning decision can be made. There has to be transparency and integrity in the planning process otherwise all applications submitted would be done so in a way to camouflage details likely to make approval problematic. This principle has to apply to everyone, including those who continue to think that 'the rules' do not apply to them.