

Our reference: COM600862027

Application number: 2024/0189

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

Name: Mrs Dodd

Address: 8 Trent Close Tilbury Tilbury, Essex RM18 8SU

Comment type: You object to the planning application

Date of comment: 29 Mar 2024

Comment: As a former resident and now frequent visitor to Oxshott

Comment: A. HEIGHT, BULK AND MASS

I do object to this planning application. It breaches two key planning regulations, namely

1. Excessive height, bulk and mass causing harm to the semi-rural village street scene
2. Harmful loss of privacy, due to the overbearing impact on neighbouring properties.

I also object to the fact that this is effectively the third application of the plan (pre-application 2022 and formal 2023/1026), and the directive of the council that "THE EXCESSIVE SCALE NEEDS TO BE DRAMATICALLY ALTERED" has simply not been addressed.

The proposed building is still a 4 storey, 9 dwelling block, on a large footprint with an exceptionally large bulk. There is now further loss of privacy due to a terrace overlooking the rear of #1 Midgarth.

B. TREES

Midgarth Close currently has 5 specimen mature trees, three of which have TPOs. There is also a row of fine mature conifers along the boundary of #1, #2 Midgarth and Heath buildings.

The "underground car park, gym, refuse bin storage area, and access ramp" will require significant and disruptive excavation and piling. This digging will endanger the trees; although the developer's tree report states otherwise (this report had no access to the trees in question, neither initially nor for the revision in January 2024). To what extent the trees will be endangered needs to be established by an independent council (or other) inspection. It is simply unacceptable to proceed on the current assessment, and hope the trees survive.

I am optimistic that our councillors will arrange a tree inspection in the near future.

C. SALE OF PAVEMENT BY ELMBRIDGE BOROUGH COUNCIL TO DEVELOPERS

The sale of a large area of public pavement has not been referenced in any of the planning applications, and is certainly far from transparent. Do the Oxshott public know of this transaction? The current plans show a large overhang, of some metres depth, of concrete structure, over the pavement in front of the retail units. The low lying concrete structure will be supported by large columns. Is this revised plan supposed to address the loss of the pavement area for the general public? Clearly this is not a substitute for the removal of the amenity of open space afforded by the present layout.

D. LEGACY OF OXSHOTT HIGH STREET

There are to be developments of housing and retail, by the same developer, Wolsey House Group, all along the High Street, namely: 50 High Street, the post office and cock-a-doodle dough; West one Bathrooms; Trenchard Arlidge shop and garden, in Oakshade Road; Heath building.

These 4 planning applications are individual, and are considered as such. If these plans had been submitted as one, there would surely be an outcry that one group should hold such sway over an entire village?

As councillors, please take an overall view of the High Street, which has evolved over many years.

Would you want it to be your legacy that allowed a large block of very similar style architecture, of large bulk, density, style and mass to be repeated four times throughout the whole high street of Oxshott
Mrs Dodd