

**Our reference:** COM617501324

**Application number:** 2024/0189

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

**Name:** Dr Reeves

**Address:** 2 Midgarth Close, Oxshott, Leatherhead, Surrey, KT22 0JY

**Comment type:** You object to the planning application

**Date of comment:** 25 May 2024

**Comment:** This is the third time that this outrageous development has been proposed and the second time a knowledgeable Planning Committee have quite rightly refused it. It is evident that the Developer has completely ignored suggestions from both the residents of Oxshott and the Planning Committee and the lead Planning Officer at Elmbridge Council. Clear reasons were given for rejection both last time and the two times before and the Developers have chosen to be arrogant and totally ignored the valid reasons for rejection. This applied not only for this application 2024/1089, but also 2023/1026. This then raises the question, why are public resources being wastefully used to try and force through this inappropriate (for Oxshott) development to be 'recycled' and forced upon the public. I would argue that with council finances in a critical state, as they are in all over the country, there comes a point where the Lead Planning officer's recommendation of "no" means "no". This is blatant abuse of Council resources. Time and money should be better spent on projects that meet the needs of the community. The other very unusual aspect is why is the customer list of the owner of the local Hair Salon still being used extensively in an attempt to promote the development.

As a resident of Oxshott for greater than 20 years, I want to repeat my position on the current proposal: Whilst I am supportive of efforts to upgrade the appearance of the current building, I object to the recent proposals on the following grounds:

1. The gross modern style of the proposed development will significantly disrupt the residential character of the village, which many in the area are keen to maintain.
2. The planned encroachment on the existing open space in front of the buildings will impair pedestrian safety even more than is currently the case, particularly for wheelchair and pushchair users.
3. The scale of the proposed development is excessive and will dwarf the surrounding buildings. Extending the height of the building will turn the high street into a tunnel of traffic squeezed in to an increasingly smaller volume. This despite the recent designation - but not enforcement of - the road as a 20mph zone.
4. Preserving the trees (TPO's.....please note that the reported 'external tree expert' does not actually exist, how can the Council have missed this? ) and plants which surround the existing building and especially Midgarth Close should be a priority, especially due to the known flood risks down Oakshade road, caused by numerous recent developments. The council will have extensive records and external invoices validating this fact.
5. Increasing the residential capacity of the property will lead to an increase in road traffic and cars associated with the property. The proposed parking arrangements will remain insufficient, which will lead to additional traffic chaos in Oakshade and Silverdale roads plus the A244 in front of Heath Buildings themselves. These areas are already congested and dangerous - due to the location of three schools in the area, none of which are served by buses, given the age of the children. Since the last time this proposal was raised, a speed limit of 20mph has been introduced

in the area – further proof of the risk to death/injury on the local road.

6. The likelihood of the basement development causing subsidence and other threats to the structural integrity of surrounding buildings is very high. In addition the schematic in the revised (latest) proposal is incorrect in that the tree at No3 Midgarth Close is at least 2 metres lower than shown and the 'radar' survey is blatantly inaccurate. Excavation WILL affect the roots.

7. Losing the three car spaces in front of the current building will have a negative impact on the shops in the village, with passing cars much more likely to drive on through to either Cobham or Ashtead for a coffee break, to pick up a prescription or to visit a local store.

8. The scale of the proposed development (e.g. groundwork and subsequent construction) is likely to disrupt traffic on the A244, Oakshade Road and Steels Lane not just significantly, but also for an extended period of time. The council holds extensive evidence of the level of through-traffic resulting from incidents on the M25. A problem which does not need further exacerbation.

9. The council also has evidence of vermin infestations caused by similar developments at the top of Oakshade Road. A phenomenon which is likely to occur again, should a development of this scale proceed. It would be better to redevelop the building in a tasteful way, in line with the image of a village. Residents would appreciate this. No effort has been made to rethink the project and take local residents' opinions into account.

10. As it stands, this development will be a disaster. It is born out of greed, not the overall welfare of Oxshott Village. Please reject this proposal once again.