

Our reference: COM617606159

Application number: 2024/0189

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

Name: Dr Reeves

Address: 3 16 Upper Rock Gardens Brighton Brighton BN2 1QF

Comment type: You object to the planning application

Date of comment: 26 May 2024

Comment: Dear Planning Committee,

Please reject this repeated attempt by the developers to build their proposed, entirely unsuitable Heath Buildings complex in the heart of Oxshott, a small characterful Surrey village.

I lived in Oxshott when I was younger and still have family there. I visit them frequently, travelling up from the city where I live to the much more peaceful environment of Oxshott.

I'm familiar with the High Street, both its appeal and its drawbacks. I strongly object to the proposed plans for development: I think that the new building would destroy the appeal and only add to the negatives, without adding anything positive to the lives of the people who regularly use the village.

I'm appalled that the developers appear oblivious to, or are actively ignoring, the needs and opinions of the villagers who have already strongly objected to the previous proposals, only to be faced with a new proposal that is almost identical to the ones that have already been rejected. Clear reasons have been given for rejection but the developers are wasting the Council and residents' time and resources by resubmitting plans with no material revisions.

The Heath buildings need renovation and Oxshott requires commercial space and housing that would benefit those who are already resident in or associated with the village, people who are trying to live and work there and who wish to be part of the community. Time and money would be far better spent on projects that meet the needs of that community.

Whilst I would energetically support a sensitive, considerate upgrade in usability of the current buildings, I object to the developers' most recent proposal. This is based on the grounds that:

- 1) the most recent proposal is minimally different to the previous one that was submitted and rejected
- 2) the whole development is at least twice the size of what is required and feasible for a village of the size and character of Oxshott.

My objections are, more specifically:

1. The vast elevation and footprint of the proposed development will significantly disrupt the residential character of the village, which many in the area are keen to maintain.
2. The size and placement of the building will encroach on existing open space and render pedestrian access less safe. It will cause the loss of parking for shop customers, causing loss rather than gain to any commercial enterprises situated in the new building
3. The residential density of the building will require an enormous infrastructure of energy, water supply, sewage removal and household rubbish disposal which I doubt the village's existing resources can cope with without adverse consequences to existing village residents.
4. The developers obviously expect that the residential density will require significant increased motor vehicle use, given the proposal to incorporate a parking structure. The per capita motor

vehicle use, with additional deliveries, visitors, future renovations etc., will amount to a large quantity of traffic to and from the building. This will cause massive congestion of an already heavily-used road that cannot cope with the current level of traffic. A recent reduction of the speed limit through the village demonstrates that a problem already exists with road safety and congestion

6. The build time for a proposed development of this scale will significantly disrupt traffic on the A244, Oakshade Road and Steels Lane for an extended period of time. Those who would normally have travelled to or through Oxshott will likely be forced to bypass the whole village because of the congestion. This would not only cause financial loss to existing businesses in the village during the build but may also have a long-lasting effect, should people have by then found more accessible alternatives elsewhere for shopping, services, and visiting.

I'm extremely concerned that the developers are repeatedly failing to address the objections of Oxshott residents when revising their plans. It has also been brought to my attention that submission of support for the plans via the portal was submitted fraudulently, in the name of residents and shop customers who had not given their consent for this to be done.

The attitude of the developers and their supporters seems aggressive and underhanded, as well as entirely dismissive and unreceptive towards the needs of the village and its residents. I would be grateful if the council planning department would take this into account: the developers' behaviour demonstrates an arrogance and lack of respect which may also become apparent in any future liaison with residents and the Council should the developers ever be permitted to build in Oxshott.

Many thanks for considering my submission.

Yours sincerely,
Dr Alison Reeves