

Our reference: COM618844397

Application number: 2024/0189

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

Name: Mr Ellis

Address: 4 Midgarth Close, Oxshott, Leatherhead, Surrey, KT22 0JY

Comment type: You object to the planning application

Date of comment: 30 May 2024

Comment: This is actually the 4th time the developer has submitted plans to the council and with it goes the substantial work this creates for our heavily stretched Council officers.

When the pre application was made in 2022 officials pointed out the well documented serious planning code breaches, however the 2023 application did nothing to address these, whilst you could seriously argue that the council should have rejected this latest "version" under the de minimis principle as there has yet again been no material improvements to the design.

The developer has publically stated the building has to be on such an excessive scale to make it viable. Such logic holds no weight when council officers assess the planning application. This must also be the case when councillors review this latest submission.

The developer has now also chosen to raise the threat of a Permitted Development option should this application be rejected. Such an approach highlights that the developer has clearly the profit motive above everything else.

Regarding the revised plans the developer has made changes which could further impact adversely on the already significant privacy violations.

Although raised formally to the council officer these drawings still show the adjoining trees at the incorrect level. I remain extremely frustrated that the council's tree expert has not visited the site and thereby understand our valid concerns about underground excavations.

To date the developer has not provided any drawings showing the proposed underground car park elevation compared to the current. I remain concerned that the new foundations will be below current levels. The provision of such a drawing would potentially alleviate these concerns.

During the last council hearing it was disclosed that a substantial part of the pavement area had been sold subject to planning permission being granted. There have been substantial objections raised to Oxshott losing any of this much valued area. I am concerned that potentially councillors and certainly residents have not been afforded any consultation on this. Likewise what scrutiny has been placed regarding the commercial agreement reached for this sale of publically owned property.

I remain extremely concerned that proposed scheme would put huge pressures on local parking. The area behind the new building will be a ramp , that area currently provides space for normally 8 cars. With effectively only 1 car space per new flat and no spaces for the retail units there will

inevitably be a large number of cars permanently parked on Oakshade Road.

I am extremely proud that Oxshott residents have continued to raise extensive objections to this unwanted proposal. It now remains upto our elected councillors to ensure this proposal is rejected once and for all.