STACK HOUSE RESIDENTS (OXTED) LTD  
c/o 15 Stack House  
West Hill  
OXTED  
RH8 9JA

Ms Lesley Westphal,  
Planning Department,  
Tandridge District Council,  
OXTED,  

15th October 2018  

Dear Ms Westphal,  

Planning Application 2018/1792  

We are writing on behalf of the 18 leaseholders/shareholders of Stack House to register our objection to the above planning application. Some of our members are also writing to you individually.

We note that this is the third application by the same applicants at this site and that Tandridge District Council rejected the original application in December 2015. In our view, the changes to the proposal following the refusal of previous applications do not address the grounds for refusal. The proposal would cause significant harm to the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB) and there are no very special circumstances to justify that harm.

Also we believe it would generate unacceptable levels of increased traffic and pollution, potentially harmful to public health, in an area already suffering considerable problems with congestion and air pollution caused by the A25 and the M25. Stack House faces onto the A25 and even existing levels of traffic present us with increasing difficulty of access and exit, together with hazardous risks when trying to cross to Oxted town centre, station and shops. The situation is made even worse whenever problems on the M25 force traffic onto the only alternative – the A25.

Specifically, we object for the following reasons:

1. This is inappropriate development in the Green Belt and Surrey Hills Area of Outstanding Natural Beauty (AONB) due to the scale of the building and type of business. Research of DPD’s published information shows that other newly built DPD, so called, “super depots” are located in existing industrial zones, not in an AONB.

2. The proposal would have an industrialising effect on the AONB, with plans to increase the volume of the existing buildings and the height and massing of the buildings would harm the openness of the landscape and would be out of character with the surrounding area. The applicant’s documents show that the
development cannot be hidden and will be visible from the North Downs, including from well used recreational routes and important viewpoints. The token landscaping proposed by the developers is immaterial as screening of the site is entirely dependent upon the existing trees and woodlands surrounding the site over which the developer has no control.

3. There are no very special circumstances (VSC) to justify the harm to the Green Belt/AONB because that harm is not “clearly outweighed” by other considerations as required by the National Planning Policy Framework (NPPF). The NPPF states that “great weight should be given to conserving landscape and scenic beauty” in AONBs which “have the highest status of protection in relation to landscape and scenic beauty.”

4. We believe this is an unsustainable location. The site is very poorly served by public transport. The only service is currently by bus which runs infrequently during the weekdays and is virtually non-existent at weekends. The only realistic manner of accessing the site is by car thereby bringing yet more traffic to the area and so running contrary to local development plans. This aspect also creates further harm to the Green Belt.

5. Serious traffic implications for the surrounding area with heavy traffic flows exiting from Moorhouse on to the A25. We believe this would lead to unacceptable extra air and noise pollution in an area already suffering significant air pollution from the A25 and M25. Roxhill have seriously understated the volume of traffic which would be generated by the site once it is operating at its actual full potential. We believe this would cause disruption and inconvenience to residents of those properties adjacent to the A25 and damage to public health throughout the Tandridge District Council area.

6. All of the above mean that the proposal is contrary to the NPPF, to the Tandridge Local Plan, to the AONB management plan and to the interests of local residents and taxpayers.

On the basis of all of these reasons we believe that this application is as flawed as the first application and we urge the council to REJECT it in the same manner.

Yours sincerely,

On behalf of the members of Stack House Residents (Oxted) Ltd

R G COOK
Director

C J COOTE
Director

A G HOPKINS
Director