Dear Mr Mason,

Planning Application - Number 2018/1792
Moorhouse Tileworks, Westerham Road - ("Moorhouse Demolition of existing buildings and the Distribution Centre and the redevelopment of the site")

I should like to oppose and object to the Application to redevelop the Moorhouse Tileworks site for the various issues and reasons which are set out below.

1 Density of traffic movements:

a) The A25 is at present an important and extremely busy road which is often impassable and becomes gridlocked on the frequent occasions when the M25 is closed or becomes blocked.

b) Increased future traffic flows arising from the "Moorhouse Distribution Centre" will create significant and very serious safety concerns to parents and the infant pupils who attend the Limpsfield C of E Infant School at the top of Pebble Hill - particularly when the children are dropped off to school in the morning between 8.00am and 9.00am and in the afternoon when they are collected from school. Given that the Centre will be operating 24 hours a day and 7 days a week with the majority of the vans leaving the depot during the peak morning rush hour the safety of the pupils at the local infants school will be unacceptably threatened.
c) A significant amount of the increased traffic flow will need to pass through Limpsfield High Street in order to access delivery addresses in the Sanderstead / Purley / Croydon and South London areas. The High Street in Limpsfield Village is very narrow and at times almost impassable because of “pinch points”. The future increase in traffic volumes through the Village will cause material difficulties and exacerbate the road blocks and delays which currently occur in the High Street on a regular basis.

d) It would be extremely naïve to assume that the traffic movements to and from the “Moorhouse Distribution Centre” will be confined to the A25. All the other roads in the area will be exploited, those to the North, the South, the East and the West in order to make deliveries to locations in Croydon/South London, Edenbridge and East Grinstead, Sevenoaks and Redhill/Reigate.

e) Many of the roads to the North, South, East and West of the ”Moorhouse Distribution Centre” are very narrow with numerous “pinch points”, they are bounded by numerous Listed Buildings, they have sharp blind bends, there are a large number of very difficult junctions/cross roads to negotiate which inevitably will give rise to “incidents” and pedestrian safety issues.

f) It is strange and somewhat concerning that the Developer has not provided any reliable, sound and verifiable information about the likely increase in future traffic movements once the site has been fully redeveloped. Why has the Developer not provided such information which is of fundamental importance to the Application? The traffic projections provided by the Developer are grossly understated and are significantly lower than the traffic movements from other Distribution Centres the same size which have been recently built. It is estimated and more than probable that there will be an additional 2,000 daily traffic movements on to the current overly congested A25.

g) Other traffic created by the further development of the remainder of the site has been totally ignored by the Developer and are not referred to in the Application.

2 Scale of the “Moorhouse Redevelopment”:

a) If the Application is successful it is proposed that the Class B 8 storage or distribution building(s) for commercial/industrial use will be constructed on the site. It is more than likely that the unit(s) will be massive and will approximate to the size of the combined Morrisons supermarket and warehouse in Oxted. The total surface area of the buildings alone will be approximately 21,000 square metres and they will be built to a height of nearly 12 metres which will rise well above the surrounding tree line which is difficult to accept in an area of Outstanding Natural Beauty.

b) The “Moorhouse Distribution Centre” will be totally inappropriate in the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty because of the size and scale of the building(s) and the type of business. There are no “compelling or very special circumstances” to
justify the harm that the development would cause to the Green Belt and the local Area of Outstanding Natural Beauty - ("AONB").

c) The development would have the effect of urbanising the local "AONB" which would be totally out of context with the general local area and setting. **It should be noted that all the newly built Distribution Centres or super depots are located in existing industrial zones which are conveniently next to motorway junctions, they are not situated in an "AONB".**

d) The Planning Application, if permitted, would create an unacceptable precedent for the further expansion and intense development of the entire Moorhouse site which would be totally inappropriate in an "AONB".

3 Employment:

Tandridge as a Borough is very fortunate to have a very low level of unemployment, since July 2015 the jobless figure has been less than 350. As a consequence any new employment created at the "Moorhouse site" will be taken up by workers who live outside the local area. **Because there is no reliable Public Transport to or from the site all the new workers at the "Moorhouse" location will have to drive to and from the site thereby further exacerbating the acute traffic density problems which currently exist.**

4 Conclusions:

I urge you to turn down and refuse the "Moorhouse Redevelopment" application because of:

a) the huge increase in future traffic movements which will inevitably occur thereby giving rise to problems regarding unacceptable levels of air pollution, health issues, noise pollution and safety to the local community especially children.

b) the increase in traffic movements will have a significant and very adverse impact on all the local villages which are situated on or around the A25.

c) the enormous scale of the proposed "Moorhouse Redevelopment" will have a very adverse impact on the locality which is classed as an Area of Outstanding Natural Beauty.

Yours sincerely,

John B Smith