Dear Sir/Madam

I am writing to object to the revised planning application referenced above which has been submitted by Roxhill, and was previously rejected by the council based on good reason. It is my firm belief that very little has been amended in this latest application to address serious concerns to our community, specifically in terms of:

- the 5600 sqm depot is enormous and is being placed within a Green Belt/Area of Outstanding Natural Beauty. The size and scale of the building alone contradicts the Councillor's need to offer such areas the highest level of landscape protection, and is materially larger than anything else comparable in the area.
- the significant negative impact it will have on the traffic levels in the immediate area, both along the A25 as well as those arteries which feed off the A25 to carry on to Croydon, Sevenoaks, Caterham, Redhill, Reigate, East Grinstead, Oxted, Bromley and beyond. Given it will also be a 24/7 operation, it most certainly will disturb the surrounding areas continuously. There are already approximately 14,300 motor vehicle movements daily on the western stretch of the A25 in Oxted, and 10,100 motor vehicle movements daily on the eastern stretch into Westerham (source - www.dft.gov.uk, 2017 road traffic stats). This means if the proposed Moorhouse facility adds the anticipated 1,500 additional daily movements it will increase overall movements by 10-15% above where levels are currently (depending on which way the DPD trucks are heading), adding materially to an already heavily used road. Keep in mind that there is no oversight of just how many vehicle movements could occur, which means the 1500 is a conservative estimate.
- its poor immediate access to the M25, which will require the use of the surrounding A25 road and arteries to reach the M25 in order to both receive and distribute the packages from this depot, which are estimated to be up to 30,000 daily.
- the number of listed buildings in the area that will be subjected to the materially increased traffic will risk their structural integrity and longevity. In the Tandridge, Surrey area, 598 buildings are Grade I or Grade II listed, of which 180 are on or just off the A25 as one travels west from the proposed Moorhouse facility. Similarly, to the East of the proposed facility there are 1650 buildings in the Sevenoaks, Kent district that are Grade 1 or Grade II listed, of which 208 are on or just off the A25 as one travels east from the proposed Moorhouse facility (source - www.historicengland.org.uk). These buildings are already subjected to high levels of traffic (particularly during rush hour), and the proposed Moorhouse facility will increase the noise and air pollution which will further contribute to the demise of these treasured buildings.
I strongly believe that if the proposed Moorhouse facility were to go ahead, it will be of such great negative impact to the surrounding areas in terms of noise and air pollution that the Green Belt / AONB we live in today will be immediately and permanently destroyed, the increased traffic will markedly impact the already long commuting times and poor road conditions, in addition to the negative long term impact to the historical buildings in our community. I therefore ask you respectfully to reject the Moorhouse planning application on these grounds in order to preserve our environment and community.

Yours truly,

Stuart Nassos
Limpsfield, Surrey