
From: planning applications <planning.applications@reigate-banstead.gov.uk>

Sent: Thursday, October 24, 2024 7:45 AM

To: PlanningPublicAccess <PlanningPublicAccess@reigate-banstead.gov.uk>

Subject: Comments for Planning Application <23/00572/F>

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/10/2024 7:45 AM from Julius De Jager.

Application Summary

Address: Redhill Railway Station Princess Way Redhill Surrey RH1 1RB

Proposal: Phased redevelopment of Site A comprising up to 255 residential dwellings (Class C3 use) in two buildings ranging from 10-15 storeys and 7-14 storeys, associated car parking; cycle parking; flexible Class E uses at ground floor, partial demolition, refurbishment and extension to the existing Site A station entrance building with concourse. Demolition of vacant buildings associated with station on Site B. Replacement surface station car and cycle parking and taxi-drop off on Site B with a refurbished and extended Site B station entrance. Together with new public realm, hard and soft landscaping improvements, new access and servicing arrangements, plant, substation and associated works across Site A and Site B. As amended on 12/07/2023, 10/11/2023, 14/02/2024, 10/04/2024, 12/04/2024, 03/06/2024, 27/06/2024, 10/07/24, 05/08/2024, 12/08/24, 19/08/2024, 03/10/2024, 08/10/2024, 11/10/24 and on 12/10/2024.

Case Officer: Mr Michael Parker

[Click for further information](#)

Customer Details

Name: Julius De Jager

Address: 29 Monson road Redhill

Comments Details

Commenter Type: Neighbour - Objection

Stance: Customer objects to the Planning Application

Reasons for comment:

- Alternative location/ proposal preferred
- Crime fears
- Drainage/sewage capacity
- Harm to Conservation Area

- Harm to Green Belt/countryside
- Harm to wildlife habitat
- Hazard to highway safety
- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Loss of private view
- Noise & disturbance
- Overdevelopment
- Overlooking and loss of privacy
- Overshadowing
- Poor design
- Support - Visual amenity benefits

Comments: Dear Mr. Parker,

I am writing to object to the planning application for the phased redevelopment of Site A and Site B, as detailed in the submission and subsequent amendments. My objections are based on the following grounds:

Increased Traffic and Road Infrastructure:

The development of 255 residential dwellings will undoubtedly result in a significant increase in traffic in the surrounding area. There has been no consideration or proposal for upgrading the adjacent roads, which are already under pressure from existing traffic volumes. Without appropriate road enhancements, this will lead to congestion, delays, and increased safety risks for pedestrians and cyclists.

Loss of Parking for Commuters and Residents:

The loss of existing parking spaces for commuters is concerning, as it will exacerbate parking issues around the station, potentially pushing commuters into residential streets. Furthermore, the plans do not seem to provide adequate parking for the future residents of the new dwellings, raising questions about where they will park and the potential spillover into already crowded local streets.

Loss of Views and Environmental Impact:

The scale of the proposed buildings, ranging from 7 to 15 storeys, will block existing views and negatively impact the visual landscape of the area. Additionally, there has been little attention given to the environmental consequences of such a large-scale development, particularly the impact on air quality, noise pollution, and local biodiversity during both the construction and operational phases.

Impact on Local Schools and Childcare Facilities:

The proposed development will put additional strain on local pre-schools, schools, and childcare infrastructure, which are already at capacity. The application does not appear to include any provisions or planning for how the increased demand for these services will be managed.

In summary, I believe the proposed development, as it stands, will have a detrimental impact on traffic, parking, local infrastructure, and the environment. I urge the council to reconsider the scale and scope of the application, ensuring that adequate infrastructure improvements and environmental considerations are made to mitigate these concerns.

Yours sincerely

Kind regards

