

Our ref. : AB1931/LPA101122

Planning Department  
Elmbridge Borough Council  
Civic Centre  
High Street  
Esher  
Surrey  
KT10 9SD

10<sup>th</sup> November 2022

Dear Sir/Madam,

**FULL PLANNING APPLICATION SUBMISSION  
THE MOLESEY VENTURE, SUNDIAL HOUSE, ORCHARD LANE, MOLESEY, KT8 0BN**

On behalf of the joint applicants, Lifestyle Residences Limited and Sons of Divine Providence, please find enclosed a full planning application relating to land known as the Molesey Venture, Sundial House, Orchard Lane, Molesey, KT8 0BN.

Planning permission is sought for the redevelopment of the application site by way of the demolition (or partial demolition) of all existing buildings and the erection of 3 buildings comprising 74 residential units (15 x 1 bed, 48 x 2 bed and 11 x 3 bed) and ancillary facilities for residents, underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe.

This planning application submission comprises the following documentation, all of which has been submitted electronically to Elmbridge Borough Council (the LPA), the majority via the Planning Portal website ;

- Completed application forms and ownership certificates.
- Completed Community Infrastructure Levy (CIL) form.
- This covering letter prepared by Beamish Planning Consultancy.
- **Design and Access Statement prepared by Assael Architecture.**
- Planning Statement prepared by Beamish Planning Consultancy.
- **Appendices (nos. 1 – 7) to Planning Statement prepared by Beamish Planning Consultancy.**
- Statement of Community Involvement prepared by Beamish Planning Consultancy.
- **Appendices (no. 1 – 4) to Statement of Community Involvement prepared by Beamish Planning Consultancy.**
- Transport Statement (Revision V2) prepared by Entran Ltd.
- Affordable Housing Financial Viability Assessment prepared by BNP Paribas Real Estate.
- Air Quality Assessment (Revision 1.1) prepared by Entran Ltd.
- Arboricultural Method Statement prepared by Arbtech Consulting Limited.
- Drawing no. Arbtech AIA 01 - Arboricultural Impact Assessment drawing prepared by Arbtech Consulting Limited.
- Drawing no. Arbtech TPP 01 - Tree Protection Plan prepared by Arbtech Consulting Limited.
- Arboricultural Site Survey – North prepared by Arbtech Consulting Limited.

- Arboricultural Site Survey – South prepared by Arbtech Consulting Limited.
- **Archaeological Desk Based Assessment (Version 3) prepared by RBS Group PLC.**
- Construction Management Plan (Version 1.2) prepared by Entran Ltd.
- Daylight and Sunlight Assessment prepared by CONSIL.
- Preliminary Ecological Appraisal (report no. RT-MME-153535-01 Rev. B) prepared by Middlemarch Environmental Ltd.
- Preliminary Bat Roost Assessment (report no. RT-MME-153535-02 Rev. A) prepared by Middlemarch Environmental Ltd.
- Dusk Emergence & Re-entry Bat Surveys (report no. RT-MME-153851-02 Rev. A) prepared by Middlemarch Environmental Ltd.
- Herpetofauna Reasonable Avoidance Method Statement (report no. RT-MME-153851-03 Rev. A) prepared by Middlemarch Environmental Ltd.
- Invasive Species Method Statement (report no. RT-MME-153851-04 Rev. A) prepared by Middlemarch Environmental Ltd.
- Biodiversity Net Gain Assessment (report no. RT-MME-156895 Rev. A) prepared by Middlemarch Environmental Ltd.
- **Biodiversity Metric 3.1 spreadsheet completed by Middlemarch Environmental Ltd.**
- Energy and Sustainability Statement (Rev. 04) prepared by Hoare Lea.
- **Fire Strategy Report (Revision R02) prepared by OFR Consultants Ltd.**
- Flood Risk Assessment prepared by KRS Environmental Ltd.
- **Land Quality Assessment (report ref. 4224R1rev1) prepared by Ground First Ltd.**
- Lighting Impact Assessment (Revision P03) prepared by Designs for Lighting Ltd.
- Drawing no. 2455-DFL-ELG-XX-LD-EO-13001 (Revision P02) – details of proposed luminaires prepared by Designs for Lighting Ltd.
- Residential Noise Assessment (Revision Ver. 1-1) prepared by Entran Ltd.
- **Foul & Surface Water Drainage Strategy Report prepared by Mason Navarro Pledge Ltd.**
- Correspondence between Lifestyle Residences Limited and Thames Water confirming support and dialogue for diversion of existing water pipe within application site.
- Drawing no. A3711-ASA-ZZ-00-DR-A-0111-P2 – site wide existing ground floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-01-DR-A-0112-P2 – site wide existing first floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-02-DR-A-0113-P2 – site wide existing roof plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0106-P4 – 1:1250 scale site location plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0107-P4 – 1:250 scale site plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0108-P4 – site wide proposed alterations/demolition plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0114-P2 – site wide existing elevations prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0115-P2 – site wide existing section prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0116-P2 – Molesey Venture Centre existing floor and roof plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0117-P2 – Molesey Venture Centre existing elevations and section prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0118-P2 – Newstead House existing floor and roof plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0119-P2 – Newstead House existing elevations and section prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0120-P2 – Horticultural Centre existing plans, elevations and section prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0121-P2 – Willow & Rivercroft Cottage existing plans, elevations and section prepared by Assael Architecture.

ADDRESS - **APARTMENT 231, RIVER CRESCENT, WATERSIDE WAY, NOTTINGHAM, NG2 4RE**

PHONE -

EMAIL -



- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0122-P2 – Sundial House existing floor and roof plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0123-P2 – Sundial House existing elevations and section prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-00-DR-A-0210-P33 – proposed site wide ground floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-01-DR-A-0211-P24 – proposed site wide first floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-02-DR-A-0212-P23 – proposed site wide ground floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-03-DR-A-0213-P23 – proposed site wide third floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-B1-DR-A-0209-P30 – proposed site wide basement plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-RP-DR-A-0215-P23 – proposed site wide roof plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-RP-DR-A-0220-P1 – proposed site wide location plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0300-P6 – proposed site wide sections prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-ZZ-DR-A-0302-P3 – proposed Building A Section AA prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-ZZ-DR-A-0303-P3 – proposed Building A Section BB prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-ZZ-DR-A-0304-P3 – proposed Building A Section CC prepared by Assael Architecture.
- Drawing no. A3711-ASA-BB-ZZ-DR-A-0305-P3 – proposed Building B Section AA and BB prepared by Assael Architecture.
- Drawing no. A3711-ASA-BC-ZZ-DR-A-0306-P3 – proposed Building C Section AA and BB prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-DR-A-0401-P8 – proposed side wide elevations prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-ZZ-DR-A-0402-P7 – proposed Building A Elevations Sheet 1 of 2 prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-ZZ-DR-A-0403-P7 – proposed Building A Elevations Sheet 2 of 2 prepared by Assael Architecture.
- Drawing no. A3711-ASA-BB-ZZ-DR-A-0404-P6 – proposed Building B Elevations prepared by Assael Architecture.
- Drawing no. A3711-ASA-BC-ZZ-DR-A-0405-P6 – proposed Building C Elevations prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-00-DR-A-0510-P14 – proposed Building A ground floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-01-DR-A-0511-P13 – proposed Building A first floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-02-DR-A-0512-P13 – proposed Building A second floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-BA-03-DR-A-0513-P11 – proposed Building A third floor plan prepared by Assael Architecture.
- Drawing no. A3711-ASA-BB-ZZ-DR-A-0514-P7 – proposed Building B floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-BC-ZZ-DR-A-0515-P6 – proposed Building C ground floor and first floor plans prepared by Assael Architecture.
- Drawing no. A3711-ASA-BC-ZZ-DR-A-0516-P6 – proposed Building C second floor and roof plan prepared by Assael Architecture.

- Drawing no. A3711-ASA-ZZ-ZZ-SC-A-0700-P23 – proposed area schedule prepared by Assael Architecture.
- Drawing no. A3711-ASA-ZZ-ZZ-SC-A-0701-P3 – existing area schedule prepared by Assael Architecture.
- Drawing no. 2241-EXA-XX-GF-DR-L-00101 Revision P04 – landscaping plan prepared by Exterior Architecture.
- Drawing no. 2241-EXA-XX-GF-DR-L-00150 Revision P04 – tree retain and removal plan prepared by Exterior Architecture.


Please note that all documentation highlighted in red within the preceding list is being sent to the LPA directly, as either the respective file size of each of those documents exceeds the 10MB maximum file size which can be uploaded to the Planning Portal website, or because the file is not in a format which can be uploaded to the Planning Portal website.

Payment of the statutory planning application fee of £26,171, plus the Planning Portal ‘service charge’ fee of £32.20, making total fees of £26203.20, will be made directly by our clients to the LPA following the submission of this application, given that it is not possible for application fees in excess of £1,000 to be paid electronically when submitting an application via the Planning Portal website.

As detailed within both the accompanying Planning Statement (prepared by Beamish Planning Consultancy) and Design and Access Statement (prepared by Assael Architecture), the submission of this planning application follows extensive pre-application engagement with both the LPA and local residents. That engagement included several pre-application meetings with Paul Falconer (Development Manager), Jack Trendall (Senior Planning Officer) and John Kilner (Senior Conservation and Design Officer) and a 2-day public consultation event in June 2022, and these proposals are also the subject of an ongoing Planning Performance Agreement (PPA).

We trust that this planning application will be promptly validated and look forward to receiving formal confirmation of this in due course. We also look forward to subsequent engagement with the Case Officer to whom this application is allocated, and in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,

  
Adam Beamish  
BA (Hons), DIP TRP, MRTPI