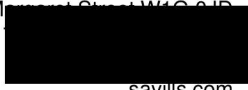


16 December 2022



Planning Department
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KT10 9SD

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Dear Sir or Madam,

16-18 Oatlands Drive, Weybridge, KT13 9JL
Town & Country Planning Act 1990 (as amended)

On behalf of our client, The Ridge (Oatlands) LLP, we hereby submit an application for full planning permission relating to the above site. The proposed description of development is as follows:

“Demolition of two existing dwellinghouses followed by the erection of two residential buildings (Use Class C3) over three and four storeys respectively, provision of vehicular access, residents’ car parking, cycle storage, refuse storage and amenity areas, hard and soft landscaping, and all associated engineering, infrastructure and works”

The Application

The planning application is comprised of the following materials which are all being submitted digitally via the Planning Portal to the Council under application reference PP-11753469:

- Planning Application Forms & Certificates, prepared by Savills;
- CIL Additional Information Form 1, prepared by Savills;
- Site Location Plan, prepared by MAYD Architecture;
- Planning Application Drawings, prepared by MAYD Architecture;
- Planning Statement including Statement of Community Involvement, prepared by Savills;
- Design and Access Statement, prepared by MAYD Architecture;
- Flood Risk Assessment and Drainage Strategy, prepared by Lanmor Consulting;
- Archaeological Desk-based Assessment, prepared by L-P Archaeology;
- Transport Statement, prepared by Lanmor Consulting;
- Travel Plan and Impact Assessment, prepared by Lanmor Consulting;
- Tree Survey and Impact Assessment, prepared by Keen Consultants;
- Tree Protection Plan, prepared by Keen Consultants;
- Tree Constraints Plan, prepared by Keen Consultants;
- Landscape Masterplan, prepared by Keen Consultants;



- Ecological Report, including BNG Technical Note, prepared by AA Environmental;
- Financial Viability Appraisal, prepared by S106 Management Ltd; and
- Sustainability and Energy Statement, prepared by Envision.

A full list of the submitted drawings are included in Appendix 1 of this letter.

Based on the number of new dwellings proposed the requisite planning application fee has been calculated as £15,246.00 and this money will be transferred to the Council via the Planning Portal submission.

Summary and Next Steps

The proposals represent a high-quality, sustainable and contextual development. The proposed mix of residential accommodation is in accordance with the Council's housing requirements. The proposals would make a strong contribution to the Borough's short-term housing supply by making more efficient use of previously developed land in this sustainable location, which the Local Plan supports. This benefit should be given substantial weight, given the council's acute shortage of available development land. The application is supported by a full suite of technical reports which demonstrate that there are no technical reasons why planning permission should not be granted.

We look forward to receiving confirmation shortly that the application has been registered, validated and assigned to a planning officer. Should there be any immediate queries, please do not hesitate to contact me directly at this office on [REDACTED] or [REDACTED].

Yours sincerely,



Joseph Daniels
Associate Director

Enc. As above.

Appendix 1 – List of Drawings

| Drawing Name | Drawing Number |
|---|-----------------------|
| Site Location Plan | MA212 001 Rev P2 |
| Existing Site Plan | MA212 219 Rev P1 |
| Existing Survey Sheet 1 | MA212 220 Rev P1 |
| Existing Survey Sheet 2 | MA212 221 Rev P1 |
| Proposed Site Plan | MA212 230 Rev P1 |
| Proposed Site Context Plan | MA212 231 Rev P1 |
| Proposed Site Basement Plan | MA212 250 Rev P5 |
| Proposed Site Lower Ground Floor | MA212 251 Rev P4 |
| Proposed Site Ground Floor | MA212 252 Rev P5 |
| Proposed Site First Floor | MA212 253 Rev P4 |
| Proposed Site Second Floor | MA212 252 Rev P4 |
| Proposed Roof Plan | MA212 255 Rev P5 |
| Proposed Refuse & Recycling Store | MA212 260 Rev P1 |
| Existing and Proposed Streetscene | MA212 350 Rev P4 |
| Proposed Streetscene | MA212 351 Rev P1 |
| Inner Streetscene | MA212 352 Rev P3 |
| Front Elevation Rear Building Streetscene | MA212 353 Rev P2 |
| Rear Elevation Rear Building Streetscene | MA212 354 Rev P1 |
| Side Elevation and Section 01 | MA212 360 Rev P1 |
| Side Elevation and Section 02 | MA212 361 Rev P1 |
| Proposed Elevations, Front Building | MA212 370 Rev P1 |
| Proposed Elevations Rear Building | MA212 371 Rev P1 |
| Front Building Floor Plans | MA212 400 Rev P1 |
| Rear Building Floor Plans | MA212 410 Rev P1 |
| Area Schedule | MA212 490 Rev P6 |