

Our ref. : AB1931/LPA150923

Mr. Jack Trendall, Senior Planning Officer
Planning Department
Elmbridge Borough Council
Civic Centre
High Street
Esher, Surrey
KT10 9SD

15th September 2023

Dear Mr. Trendall,

PLANNING APPLICATION REF. 2022/3525
THE MOLESEY VENTURE, SUNDIAL HOUSE, ORCHARD LANE, MOLESEY, KT8 0BN

We are writing you on behalf of the joint applicants, Lifestyle Residences Limited and Sons of Divine Providence, in respect of current planning application ref. 2022/3525, relating to land known as the Molesey Venture, Sundial House, Orchard Lane, Molesey, KT8 0BN.

As a result of the further comments received from statutory consultees and the representations received from third parties, and associated dialogue with the LPA, we now submit both revised and additional documentation which addresses further points raised within those comments and representations.

The documentation now being submitted is as follows ;

- This covering letter prepared by Beamish Planning Consultancy.
- Waste Management Plan (reference no. LROLWM1.0 version 2 dated 5th September 2023) prepared by Lifestyle Residences.
- Drawing no. A3711-ASA-ZZ-00-DR-A-0210-P41 – proposed site wide ground floor plans prepared by Assael Architecture (superceding revision P39 as most recently submitted in June 2023).
- Drawing no. A3711-ASA-BA-00-DR-A-0510-P17 – proposed Building A ground floor plan prepared by Assael Architecture (superceding revision P16 as most recently submitted in June 2023).
- Drawing no. A3711-ASA-ZZ-ZZ-SC-A-0700-P25 – proposed area schedule prepared by Assael Architecture (superceding revision P23 as most recently submitted in June 2023).
- Dusk Emergence & Re-entry Bat Surveys (Report no. RT-MME-153851-02 Rev. B dated September 2023) prepared by Middiemarch Environmental Ltd.
- Landscape and Ecological Management Plan (ref. RT-MME-160495-02 Rev. A dated August 2023) prepared by Middlemarch Environmental Ltd.
- Correspondence (ref. RT-MME-161385) entitled 'Report Clarifications' prepared by Middlemarch Environmental Ltd.

We now proceed to summarise the revised and additional documentation in the context of the points the relevant documentation responds to.

Refuse collection and management

To address the further statutory consultee comments provided by both Surrey County Council Highways (dated 31st July 2023) and Joint Waste Solutions (dated 1st August 2023 and 3rd July 2023), along with associated references to matters relating to refuse collection and management within some third-party representations, a Waste Management Plan for the development has been prepared by Lifestyle Residences Limited in conjunction with the professional team.

Cycle parking

As a result of correspondence with yourself, and at your request, the number of cycle spaces within proposed Building A has been increased from 32 spaces to 54 spaces, resulting in an associated increase in site-wide cycle space provision of 22 spaces so that a total of 78 spaces are provided across the site, which equates to a ratio of 1 cycle space per residential unit and 4 visitor cycle parking spaces.

Biodiversity and ecological matters

In response to further statutory consultee comments provided by both Surrey Wildlife Trust Ecology Planning Advice Service (dated 25th July 2023) and Surrey Bat Group (original comments dated 10th December 2022), Middlemarch Environmental Ltd. have updated both their Dusk Emergence & Re-Entry Bat Survey Report and their Landscape and Ecological Management Plan.

Specifically, their correspondence (ref. RT-MME-161385) provides the requested clarification on each of the points raised by both statutory consultees.

Arboricultural matters


The LPA's Tree Officer, Russell Gibbons, in his most recent consultee comments (dated 21st July 2023) has raised no objection to the proposals, subject to the imposition of appropriately worded conditions.

We note that a third party has expressed concern as to the possibility of servicing vehicles associated with the proposed development transgressing onto the Root Protection Areas of either retained or proposed trees. We would point out that, when comparing the extent of the Root Protection Areas (as identified within previously submitted drawing no. Arbtech AIA 01 dated June 2023) with the revised swept path analysis contained within Appendix A of the previously submitted correspondence from Entran Environmental & Transportation dated 31st May 2023), it is clear that no servicing vehicles will transgress into the Root Protection Areas of any retained or proposed tree.

We trust that this revised and additional information will now be uploaded to the LPA website and the LPA will promptly undertake a further statutory consultation exercise with both local residents and statutory consultees.

We also look forward to ongoing engagement with yourself over the coming weeks, and should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully


Adam Beamish
BA (Hons), DIP TRP, MRTPI